

# Shepherd's Run

## Phase 1 Preliminary Plan Renovation/Improvements Outline

The below narrative has been developed to describe in writing the specific improvements and renovations being proposed for approval in this Preliminary plan phase. We have also listed out improvements not included in this phase of work but anticipated in future phases.

### Phase 1A & Phase 1B

Improvements/Renovations Included in this first preliminary plan:

- Interior Improvements of Existing building
  - 1A - Life safety and accessibility upgrades
  - 1A - Conversion of existing chapel to a special event hall
  - 1A - Additional existing sitting rooms and support spaces will function in a substantially similar manor as ancillary hotel/lobby spaces
  - 1A - Conversion of existing assembly space to winemaking facility
  - 1A - Conversion of existing manor bedrooms to 10 hotel units.
  - 1B - Conversion of existing dorm spaces and bedrooms (*initially designed for 120 full time residents*) to 23 additional hotel units.
  - 1B - Conversion of existing commercial kitchen and cafeteria (*designed for 3 meal 120 full time residents*) to an 80-seat restaurant
  - 1B - Conversion of existing classrooms to spa and fitness area
  - 1B - Conversion of existing classrooms to meeting/conference spaces
  
- Exterior Improvements of Existing Site
  - 1A - Create Event tent area on rear lawn
  - 1A - Plant grape vines per plan
  - 1A - Build decks in rear courtyard per plan
  - 1A - General landscape and hardscape improvements
  - 1A - Convert existing basketball courts to parking areas

### Phase 2 & Phase 3

Improvements/Renovations from Conceptual Masterplan that are NOT Included in this proposed preliminary plan:

- 2 - Infrastructure associated with extended stay bungalows
- 2 - Construction of pool area
- 3 - New construction of extended stay bungalows