

# Oakwood Homes – Ebert's Terrace

Denver, CO

## Project Details

**Description:** ..... 5,800 sf Restaurant/Bar Remodel  
**Owner:** ..... Oakwood Homes  
**Architect:** ..... LAI Design Group  
**General Contractor:** ..... Spartan Construction  
**Budget:** ..... \$2.95M  
**Completion:** ..... May 2019



## Project Description

Ebert's Terrace is a 5,800 sf restaurant & bar located on the Green Valley Ranch Golf Course in Denver, CO. The restaurant and bar features a 1,150 sf multi-use room for Oakwood Life members that includes a private 550 sf deck. The project scope included the addition of a new kitchen and bar with overhead rolling doors to open the space to the exterior. Additionally, the project expanded the existing deck to over 1,850 sf of outdoor dining space.

## Scope of Services

Chris Landry served as Project Executive for the duration of the design and construction of the Restaurant, overseeing and managing virtually all aspects of the project over a 9-month period. Responsibilities included, but not limited to:

- Ongoing development and management of the complete project budget, including monthly management, tracking and reporting to the client of all change orders, contingency usage, budget transfers and commitment levels
- Close coordination with the GVR Golf Course to minimize disruption to golf operations, including an underground bore for a fiber line to connect the restaurant and golf clubhouse
- Close supervision of the project schedule, with strong control over critical design, preconstruction, construction, utility, FF&E and building systems commissioning milestones
- Oversight of the architectural design team and close tracking of their progress towards achieving the Restaurants programmatic and aesthetic/architectural goals, as well as construction cost targets
- Management of the kitchen equipment consultant for the design and installation of kitchen equipment
- Monthly construction draw reviews and daily monitoring and negotiation of potential and realized construction change orders
- Preparation of monthly reports for the Owner
- Negotiation, engagement and management of contracts with secondary consultants in the fields of geotechnical, survey, network and security design, audio/visual and signage design
- Furniture Fixtures and Equipment (FF&E) selection and procurement, including restaurant and bar specific furniture and equipment through several distinct vendors and specialty fabricators
- Coordination of close-out activities with all vendors and consultants

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