

# Estancia at Bonita Bay

Master Plan Presentation  
3.27.2026



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G R O U P



- Introductions
- Master Plan Concepts
- Construction & Implementation
- Financial Discussion
- Questions



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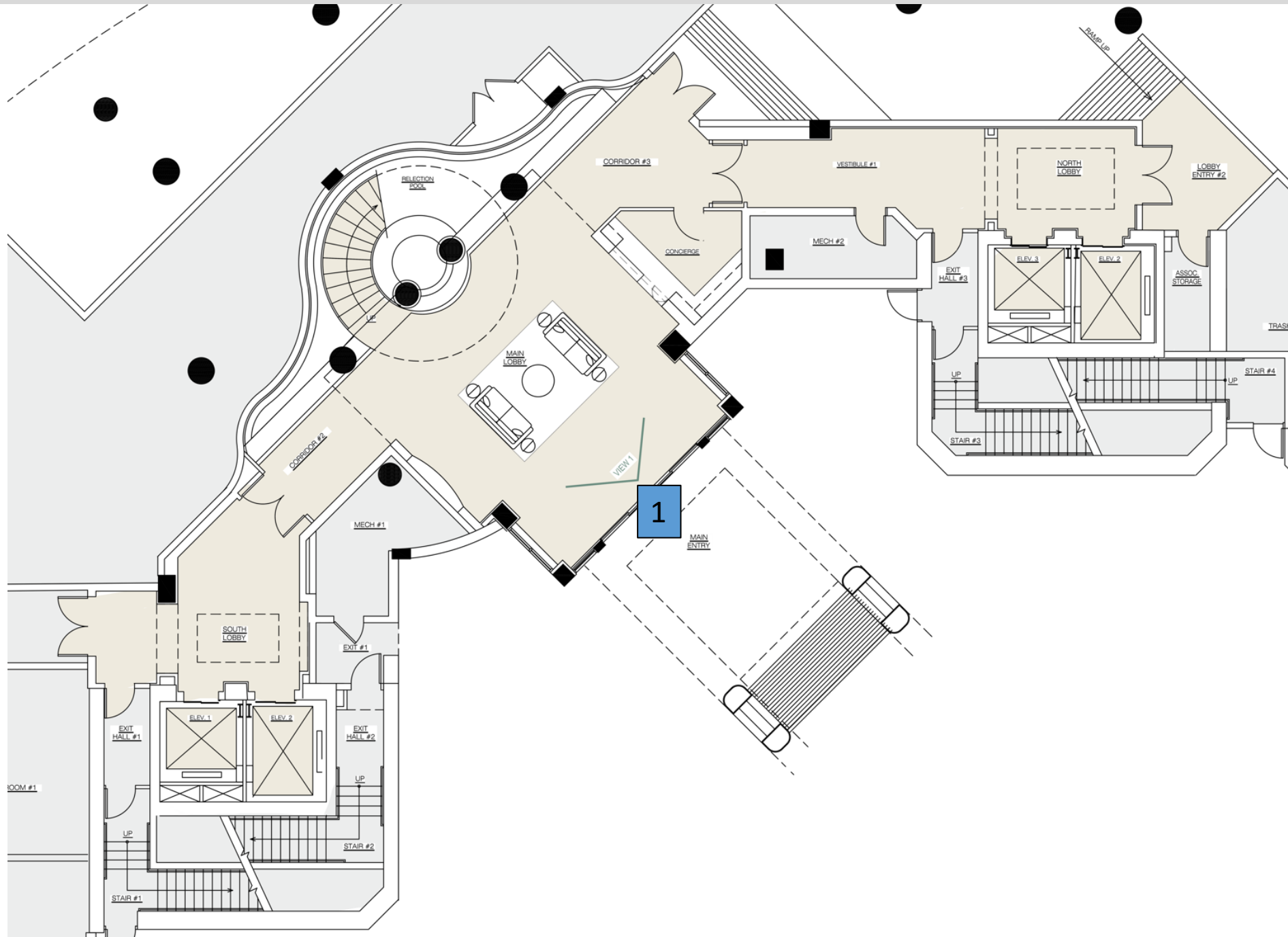


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Designer

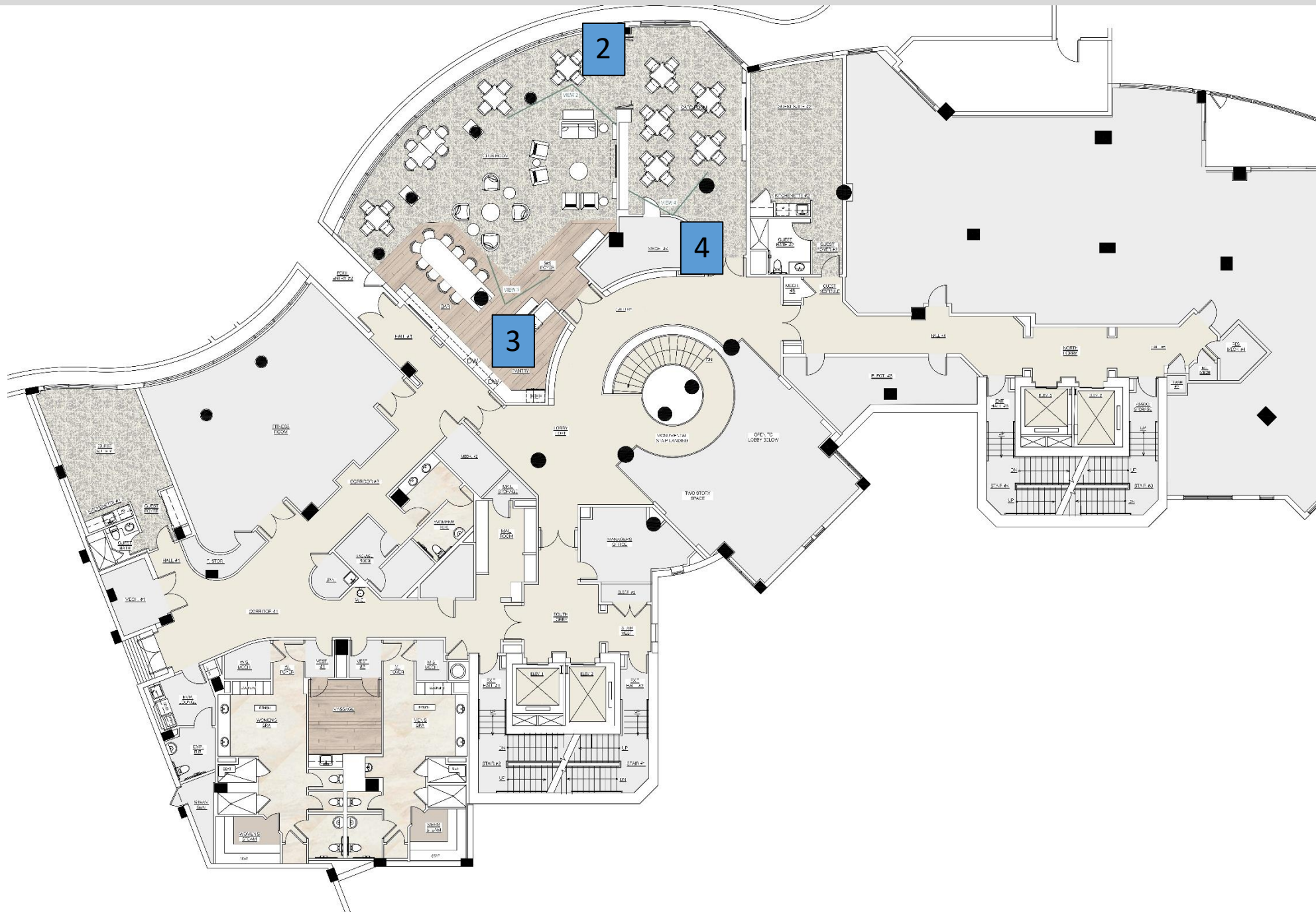


Joanne Halm  
Office & Procurement  
Manager

# FIRST LEVEL FLOOR PLAN



# SECOND LEVEL FLOOR PLAN

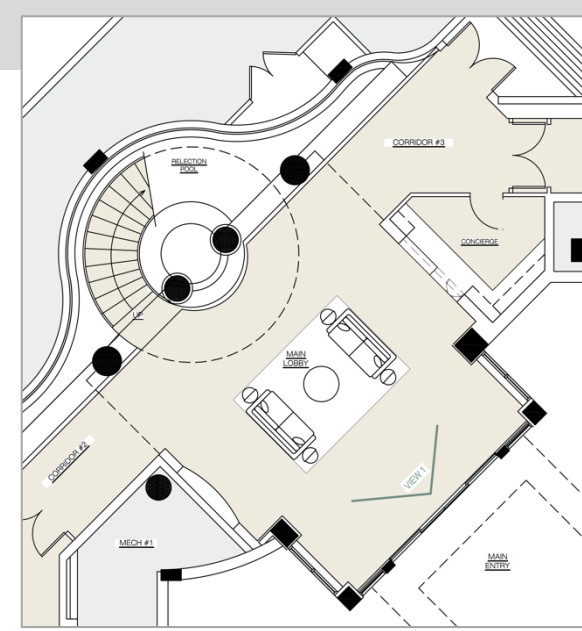




## OBSERVATIONS

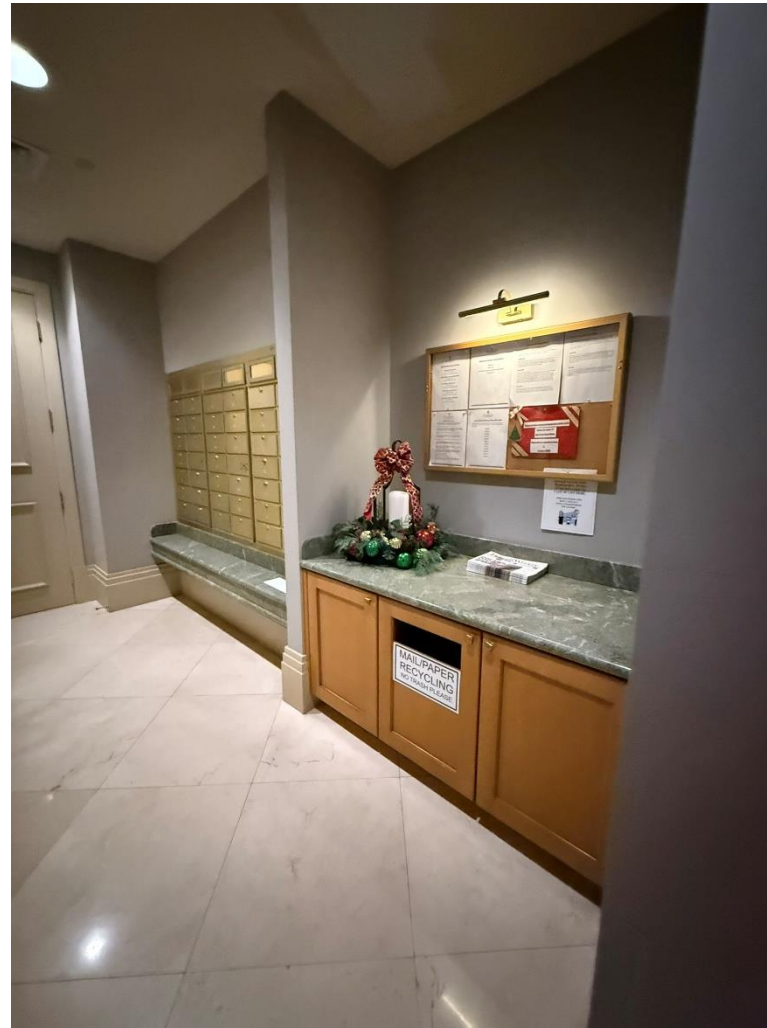
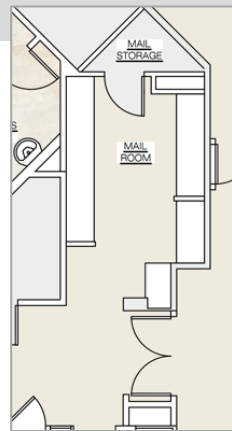
- Update reception desk to be more approachable – a concierge experience
- Revitalize the water feature with thoughtful new finishes and improved lighting/visibility
- General finish update for walls and stained wood throughout
- Existing flooring to remain
- Update light fixtures
- Refresh furnishings as needed

# LOBBY RENDERING



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Artist's conceptual rendering for representation only. Final finishes and furnishings may vary.



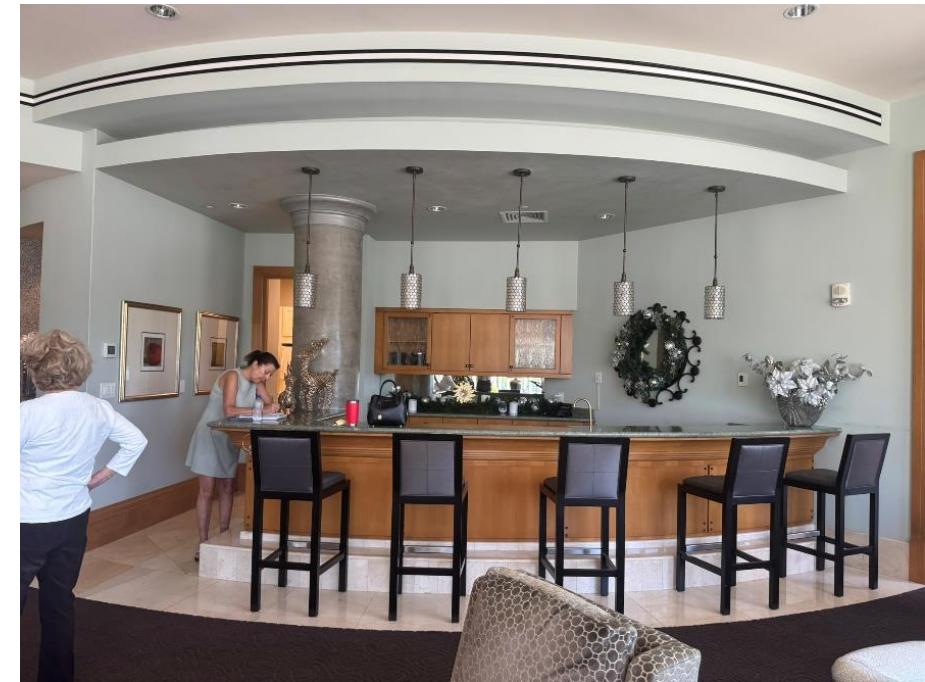
## OBSERVATIONS

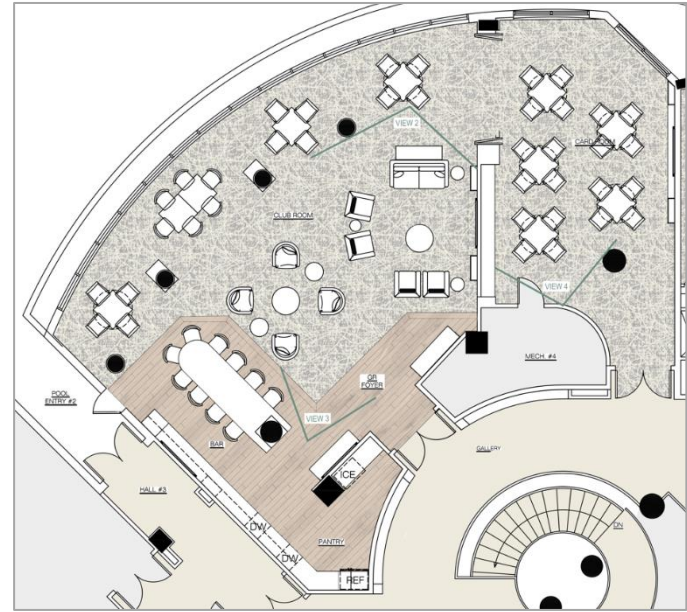
- Refresh paint in mailroom and throughout corridors
- Include new counters and casework for mail sorting
- Existing mailboxes to remain
- New art light and bulletin board
- Lightly address drycleaning closet with new hanging as needed



## OBSERVATIONS

- Provide a new social bar, incorporating more seating and better space utilization for catering, self-serve for entertaining and media.
- Incorporate the catering kitchen with open plan concept with new finishes and panel-ready appliances.
- Provide a variety of seating, including lounge groupings and combination of counter-height and dining-height seating for flexible arrangements.
- Provide synergy in furnishings with adjacent Card Room and include new bi-fold doors for flow and open-plan access.
- Incorporate better audio/visual for improved visibility and increased use of the space. EX- Board meetings, social gatherings, private parties, movie night with grandkids.
- Update finishes, revise ceilings, addressing acoustics, lighting and furnishings throughout.

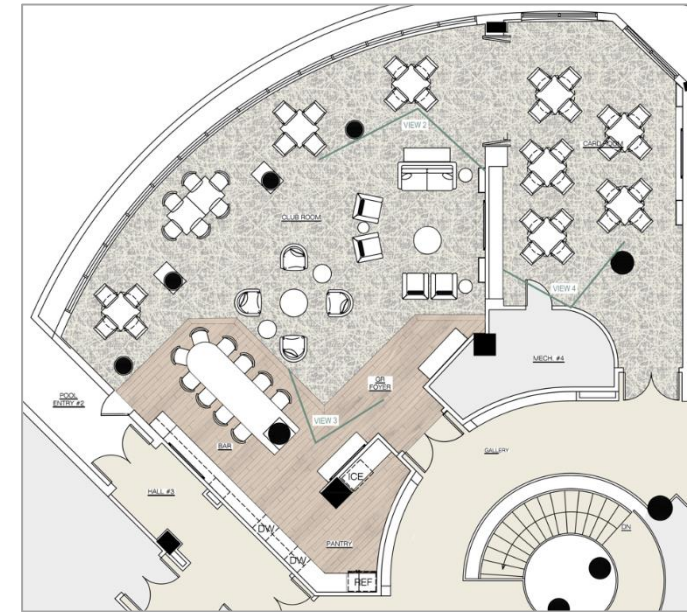




  
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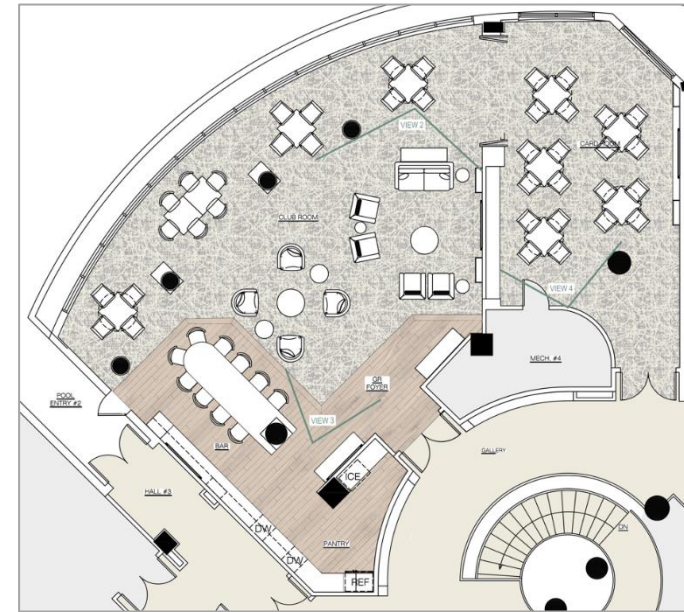
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# SOCIAL ROOM RENDERING - Enlarged Bar



Artist's conceptual rendering for representation only. Final finishes and furnishings may vary.

# SOCIAL ROOM RENDERING - Lounge View



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## OBSERVATIONS

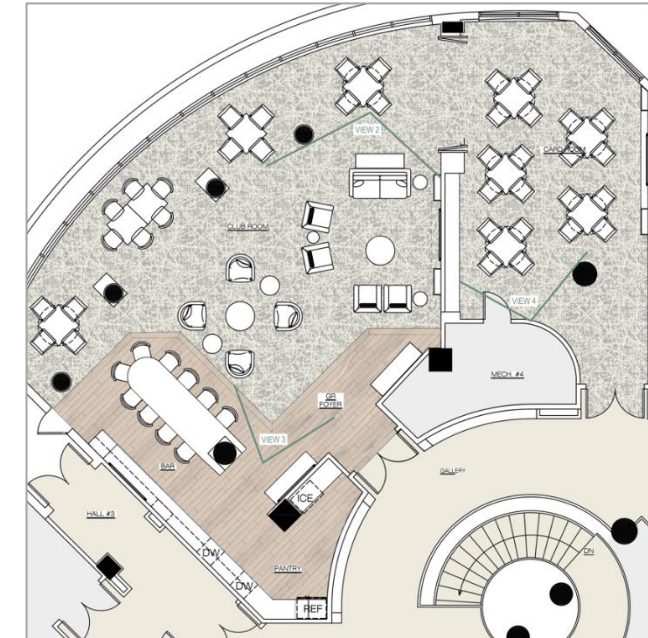
- Include new bi-fold glass doors for visibility and access into Social Room
- Integrate media wall, with new A/V and acoustic attenuation with shared Guest Suite wall
- Incorporate new concierge counter with storage for cards and games.
- Provide new flooring, wall finishes, and ceiling finishes and lighting
- New furnishings to include drop-leaf card tables and card chairs.



# CARD ROOM RENDERING



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Artist's conceptual rendering for representation only. Final finishes and furnishings may vary.





## OBSERVATIONS

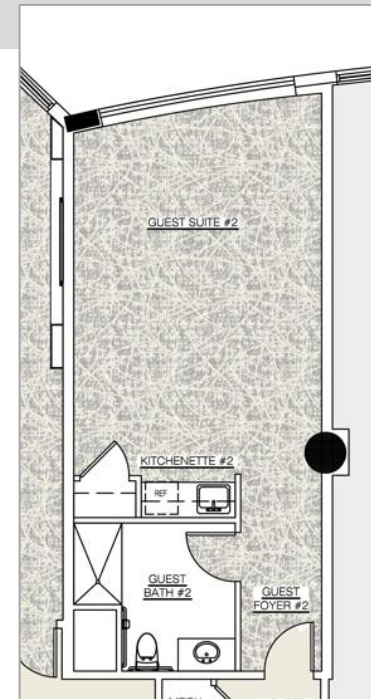
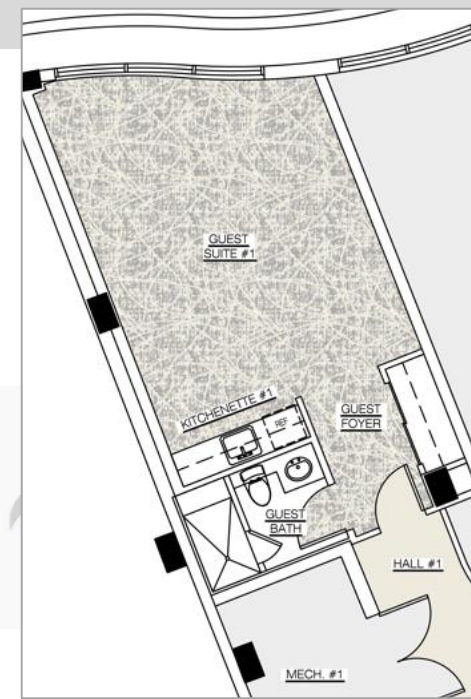
- Freshen aesthetic to imbue a welcoming first impression to guests and realtors
- Refresh restrooms with new flooring, shower enclosures, vanities and plumbing fixtures providing a boutique hotel atmosphere
- Incorporate new kitchenette cabinetry and counters with new appliances and plumbing fixtures
- Address acoustic issues with neighboring head and footwalls
- Provide new furnishings, finishes, lighting and fans for more hospitality feel



# LOOK & FEEL CONCEPTS- GUEST SUITES



Acoustic headwall & footwall treatment

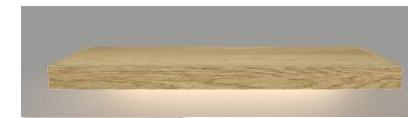


Guest Suite Furniture

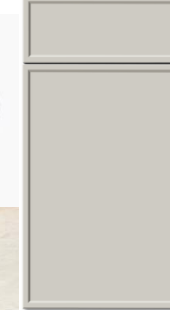


Textured wet wall tile

Restroom Fixtures



LED-Lit Floating Shelves at Kitchenette



Cabinet Style & hardware



Carpet



Restrooms & Kitchenette Tile



## OBSERVATIONS:

- Improve restroom vanities, including lighting and plumbing fixtures, and integrated restroom accessories
- New floor, wall and shower tile throughout
- New LVT in Massage room
- Refresh restroom stall fixtures, incorporate dry sauna
- Address unused lockers with new storage for janitorial and/or linens for shower
- Maintain code-compliance and ADA accessibility needs
- Provide better, dimmable lighting for massage room
- Lightly address furnishings to maintain design aesthetic



## OBSERVATIONS:

- Improve restroom vanities and plumbing fixtures
- Refresh wallpaper, artwork throughout
- Existing floor tile to remain
- Refresh restroom stall fixtures and integrated restroom accessories
- Improve general lighting and decorative wall sconces to brighten

# RESTROOMS, LOCKERS & SPA



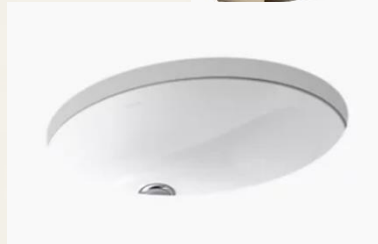
Vanity Sconce @  
Corridor Restrooms



Electric Mirrors @ Pool Baths



Restroom  
Fixtures



Countertop



Wall Faucets @  
Corridor Restrooms



Wallcovering@  
Corridor Restrooms



Cabinetry &  
hardware



Tile @ Locker Room Restrooms



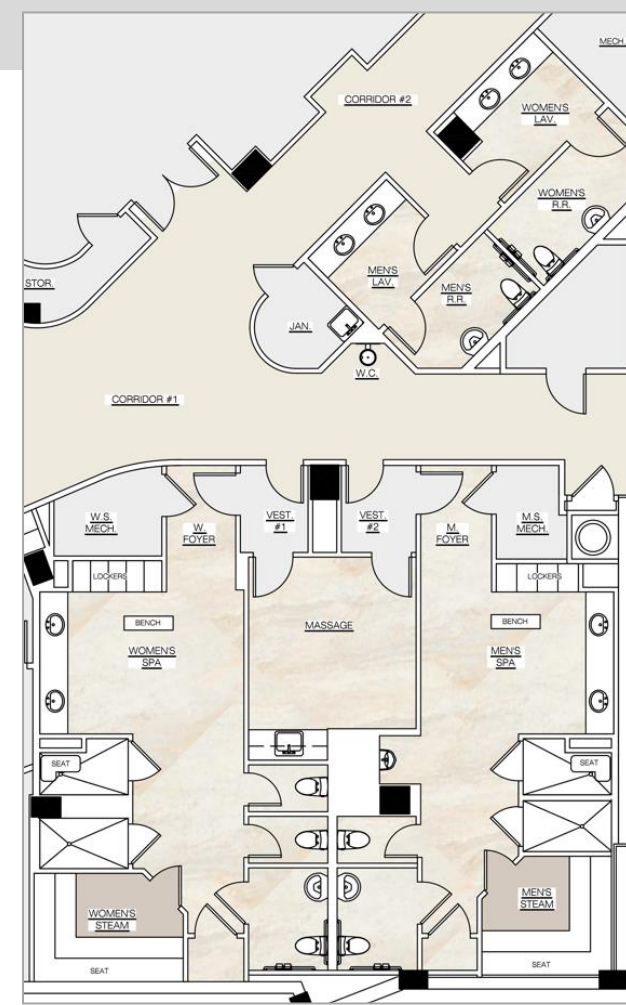
Textured wet wall tile

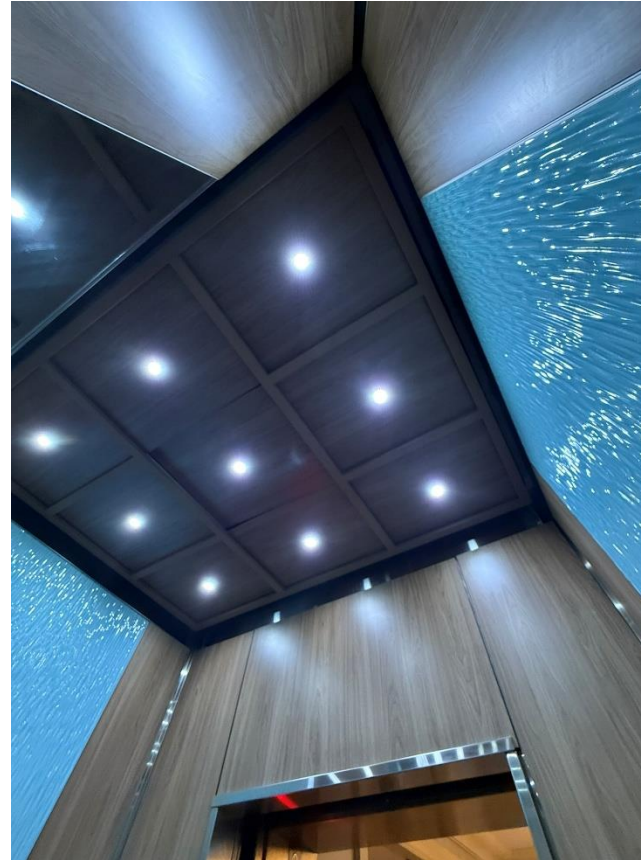


Shower Floor  
Tile



Wood Plank Tile @ Massage Room Floor





## OBSERVATIONS

- Improve lighting to correct temperature and light output
- New flooring to coordinate with interior cabs and refreshed lobby palette
- Replace pendant lighting in elevator lobbies
- Provide new guest chairs and accent pillows for elevator lobbies





## OBSERVATIONS

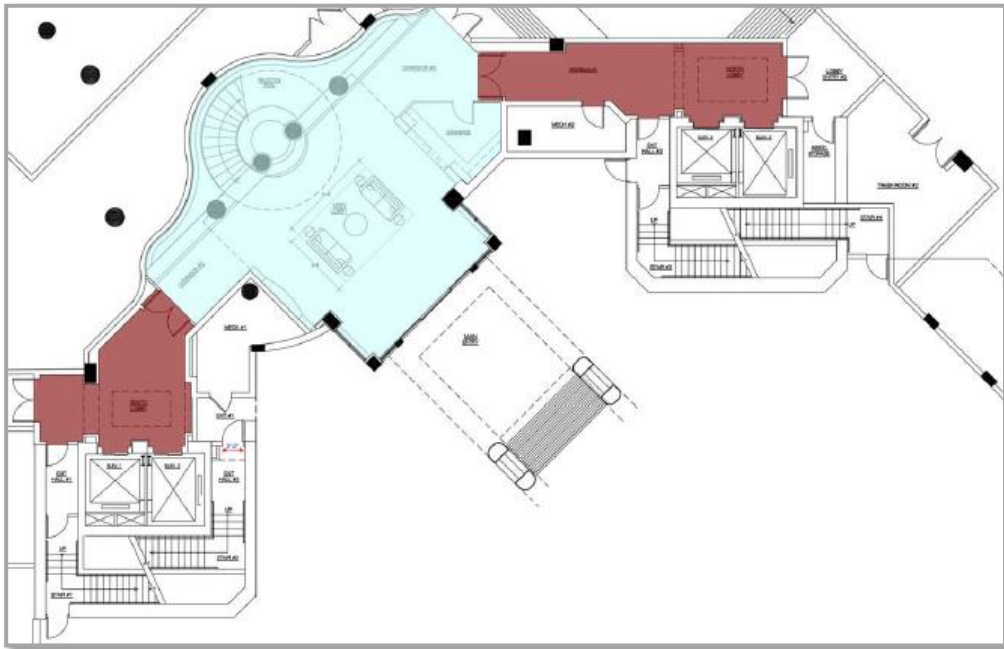
- Reinvigorate the patio outside the Social Room so that it becomes an extension of the adjacent Social Room
- Provide a variety of seating types including lounge groupings, dining tables and chairs and fire tables to create a flexible and inviting area
- New lounge seating at Poolside





Based on this Master Plan approach for one mobilization and all areas under construction concurrently.

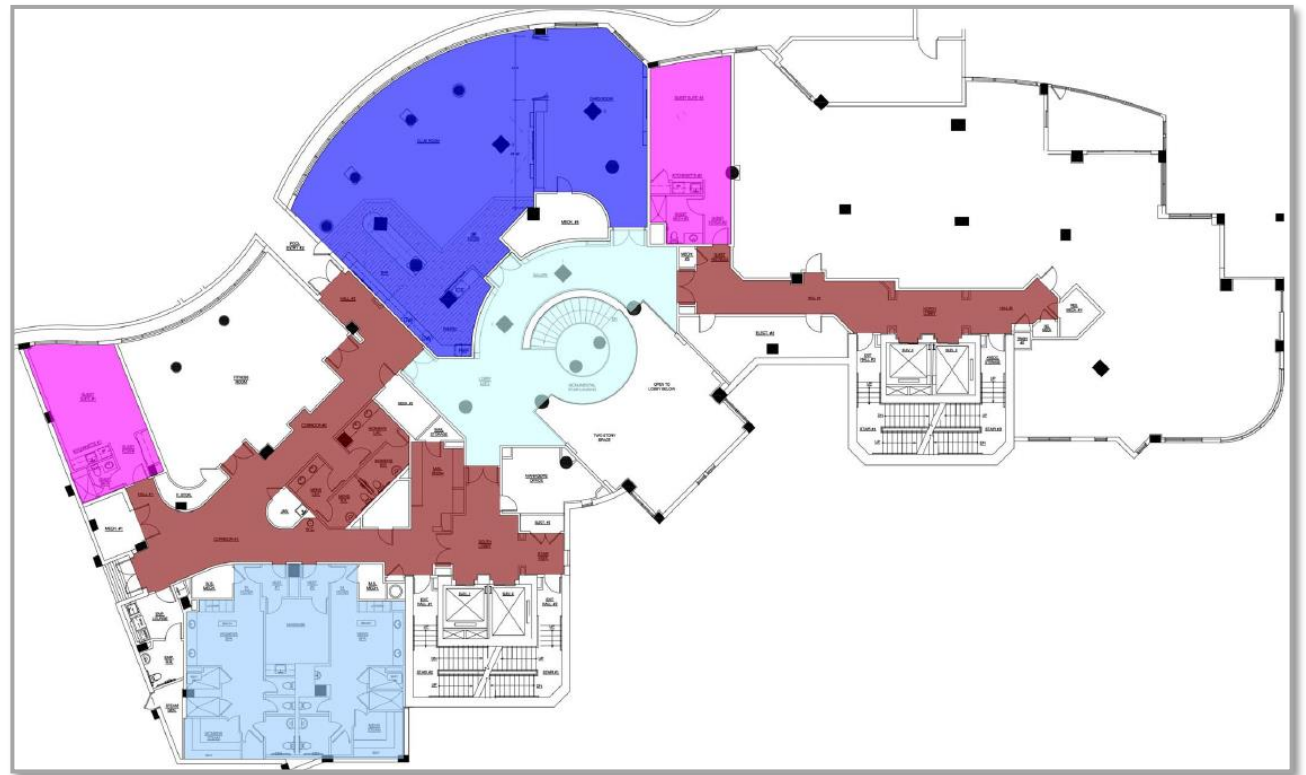
Estimated at a 9-month construction schedule.

FLOOR 1



 Ground Floor Lobby	1590.8 SQ FT
 Flanking Corridors	718.4 SQ FT

FLOOR 2



 2nd Floor Lobby	1180.7 SQ FT
 Club Room / Card Room	2422.4 SQ FT
 Guest Suites	981.2 SQ FT
 Pool/Spa Baths	1388.1 SQ FT
 Flanking Corridors / Mail Room / Elevator Lobbies	2394.3 SQ FT

We'd now like to open for questions.





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