

# Renew 50 Project Timeline of Six Core Phases

*Focus Areas: Planning, Engagement, Construction*



# 2022/2023 Concept to Referendum Key Milestones

## Actions

**Phase One**  
2020 – 2022  
**Long-Range Planning & Project Launch**

- Identify longer-term needs
- Gather data, review trends
- Survey Property Owners
- Develop Strategic Plan Goals (2021 & 2022)
- Create Facilities Subcommittee for deeper analysis

**Phase Two**  
March 2022 – December 2022  
**Facilities Subcommittee Conceptualization**

- Assess Existing Facilities
- Analyze usage data, trends
- Conceptual visioning with Architectural Firm for Lake House & Oyster Catcher
- Identify Programming, Space needs
- Develop, Socialize, Refine Conceptual Designs
- Explore possibilities with TOSI
- Form Steering Committee
- Estimate costs, refine concepts, timelines
- Engage Other SIPOA Board Committees
- Develop Recommendation for Community Presentations

**Phase Three**  
January 2023 – June 2023  
**Property Owner Review, Engagement, Vote**

- Virtual and in-person Property Owner Listening Sessions (January 2023)
- Further refine plans
- Presentations with Property Owners at Oyster Catcher (during Annual Meeting Weekend)
- Gather additional input from Property Owners (April – May 2023)
- Seek referendum approval from Property Owners (June 2023)

Phase One: Project Launch

Phase Two: Concepts, Planning, Outreach

Phase Three: Engagement, Referendum

# Mid-Year 2023 – 2026: Post-Property Owner Approval Key Milestones

## Phase Four

July 2023 – June 2024

**Plan to Town of Seabrook  
Island & Charleston County**

- Engage specialty subcontractors
- Develop detailed plans
- Submit building permit application to TOSI & Charleston County
- Provide additional details as requested/needed
- Bid & award construction contract
- Work coordinated by Architects & General Contractors with SIPOA Staff and Facilities Subcommittee

## Phase Five

July 2024 – 2025

**Oyster Catcher Parcel  
Construction**

- Groundbreaking ceremony
- Relocation of current furnishings & meetings/activities
- Temporary Boardwalk One Parking determined
- Demolition of structure, pool occurs
- Construction begins, completed
- Grand Opening Ribbon Cutting

## Phase Six

2025 – 2026

**Lake House Refresh**

- Transition of non-fitness assets, functions away from Lake House
- Adapt Fitness Schedules as needed during remodeling phases
- Remodeling begins, completed
- Refreshed Lake House Ribbon Cutting

## Actions

**Phase Four: TOSI & CHS  
Co. Proposal Application**

**Phase Five: Oyster  
Catcher New Facility Build**

**Phase Six: Lake House  
Refresh**