CASE STUDY

TPC RIVER'S BEND CLUBHOUSE

LOCATION
Maineville, Ohio

MARKET
Private Club / Hospitality

SQUARE FOOTAGE
8,785 SQ. FT.

DELIVERY METHOD
Construction Management

COMPLETION YEAR
2025

Project Overview

How Conger completed a clubhouse renovation ahead of an LPGA tournament while the facility remained in use.

TPC River's Bend was preparing to host a nationally televised LPGA tournament, with broadcast setup already scheduled. The clubhouse renovation—including updated dining spaces, a golf simulator lounge, an expanded pergola, and integrated kitchen and technology systems—needed to be substantially complete before tournament staging could begin.

The schedule could not shift. The clubhouse needed to remain open to members throughout construction. The project required a finished result that would hold up under national visibility.

Conger completed the renovation in time for tournament preparation.







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Commitment: Meeting the Tournament Schedule

The LPGA tournament established a fixed date that could not move. Tournament organizers needed the clubhouse substantially complete in advance so staging, broadcast equipment, and event infrastructure could be installed across the property.

Conger built the project around that requirement from the start. The schedule was developed to support turnover ahead of tournament preparation, with all major activities tied back to that milestone.

To support that schedule, the team:

1. **Maintained a detailed master schedule** that was reviewed regularly with trade partners, with milestones tied directly to tournament setup requirements.
2. **Procured long-lead items** — including millwork, AV equipment, kitchen technology, and specialty finishes — during preconstruction so installation would not be delayed by material availability.
3. **Coordinated construction staging** with tournament setup needs so spaces could transition from construction to event use without conflict.
4. **Established a single point of contact** for the club, design team, and tournament organizers to keep decisions moving without delay.

Maintaining that schedule required constant coordination as work progressed, particularly when field conditions did not match the original documents.

> ***On renovation work inside an existing building, you're always working around conditions that weren't fully documented when the original facility was built. In this case, our team responded immediately, restored temporary power so the kitchen could keep operating, and coordinated the permanent repair without affecting the overall project schedule.***
>
> — MIKE DITTMAN, CONGER CONSTRUCTION GROUP



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Preconstruction: The Work Before the Work

Key decisions on this project were made long before construction began.

Some contractors present a lower budget number upfront, then drift higher as the project progresses via change orders and project adjustments. Conger takes a different approach. We use preconstruction to identify risks, coordination issues, scheduling constraints, and budget pressures before construction begins, helping owners make informed decisions upfront rather than reacting later.

At TPC River's Bend, Conger worked with the club and design team during preconstruction to define the schedule and plan how the clubhouse would remain operational throughout the renovation. The schedule was built backward from the LPGA tournament date, with major milestones tied directly to event setup requirements and turnover deadlines.

Long-lead items, including AV equipment, millwork, and kitchen systems, were identified early and procured in advance to reduce the risk of delays. The team also mapped how construction activity, member access, staff operations, and tournament preparation would overlap throughout the project.

That process produced a more realistic initial budget and created greater predictability throughout construction. By the time work began in the field, the team had already worked through many of the decisions and coordination challenges that often create delays, disruption, or cost escalation.

Character: Responding to Field Conditions

TPC River's Bend had hosted tournaments for years, and over time, electrical and event-related infrastructure had been added across the property. Not all of those systems were fully documented in the drawings used for the renovation.

During saw-cutting work for new plumbing connections near the main bar, the team encountered an undocumented live electrical line. The cut disrupted power to part of the clubhouse, including equipment supporting kitchen operations.

Conger addressed the issue immediately. Temporary power was restored so the kitchen could continue operating, and the team coordinated the permanent repair within the existing construction schedule. The work was resolved without pushing downstream activities or affecting key milestones tied to the tournament.



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Connection: A Clubhouse That Never Closed For Its Members.

Construction took place while the clubhouse remained open. Members were eating breakfast near active work areas. Staff continued to host events and run daily operations in spaces adjacent to construction. At the same time, tournament planning was underway with outside groups who needed access to the property.

Conger managed that through direct, consistent coordination:

- The superintendent walked the building daily with the general manager to review work areas and upcoming activities.
- Trade partners met weekly with the project team and club leadership to review the schedule and address issues as they came up.
- Work was adjusted in real time around member events, banquet bookings, and tournament preparation.
- Tournament organizers were included early so the transition from construction to event setup was planned in advance.

The clubhouse remained in operation throughout the project, and coordination between the club, trade partners, and event teams continued as construction progressed.





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The Result — Three Promises Kept

Budget. The project was delivered within the budget established during preconstruction. Early procurement and ongoing coordination helped limit changes during construction.

Schedule. The clubhouse was completed in time for tournament setup, allowing spectator stands, broadcast equipment, and event infrastructure to be installed on the planned timeline. The tournament proceeded as scheduled.

Operations & Relationships. The clubhouse remained open throughout the renovation. Members continued to use the facility, and the kitchen remained in operation, including during the electrical disruption encountered during construction.

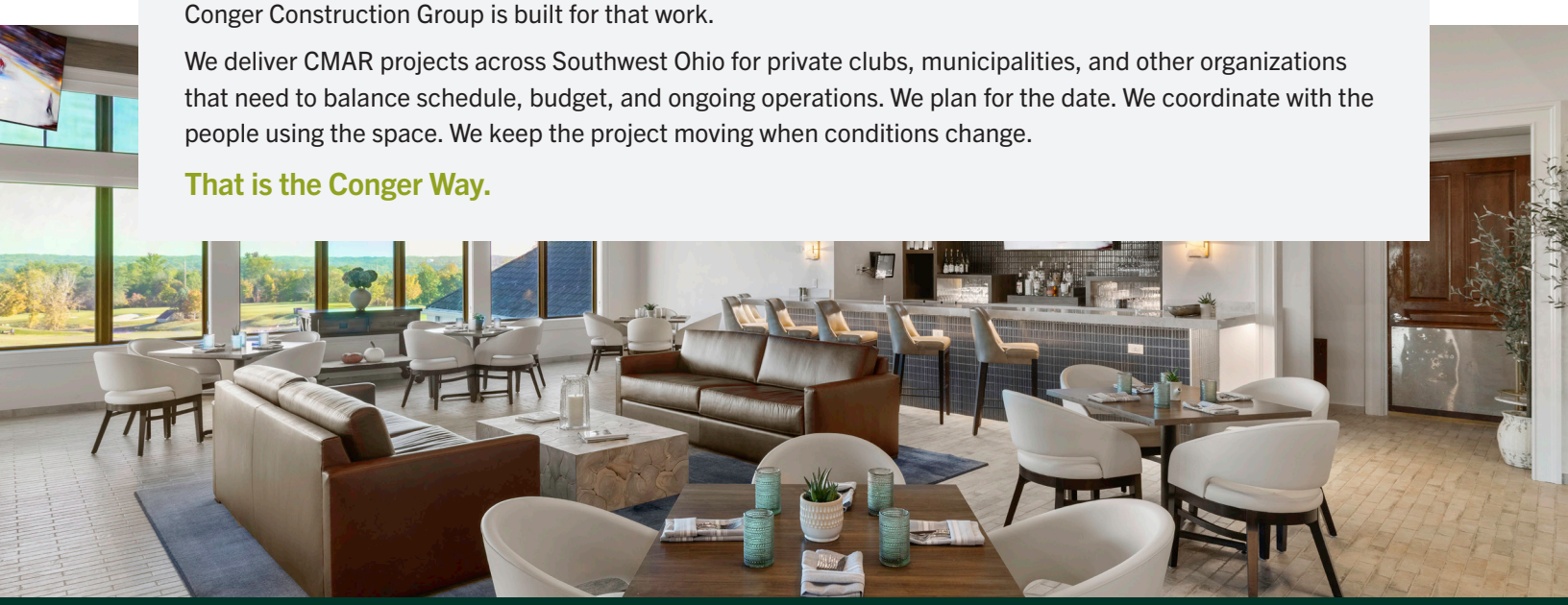
The completed renovation supports both daily member use and large-scale events. Updated dining and social spaces, the golf simulator lounge, the pergola-covered patio, and integrated kitchen and technology systems are now in place as intended.

The project also left the club in a stable position moving forward, with a completed facility, a met event deadline, and no interruption to member use during construction.

If your project has a fixed date, whether it's a tournament, an opening, or other event that cannot move, Conger Construction Group is built for that work.

We deliver CMAR projects across Southwest Ohio for private clubs, municipalities, and other organizations that need to balance schedule, budget, and ongoing operations. We plan for the date. We coordinate with the people using the space. We keep the project moving when conditions change.

That is the Conger Way.



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