

BPG presentation to the Board of Twin Lakes  
Outline.

Preamble:

BPG has been busy this season. After the pool was opened, and all the attending problems were solved, we began to concentrate on the finalization of the plans for the new bathroom facilities near the tennis courts. As we went through the plans, currently solving some pool light issues, we kept talking to vendors, key board members and obtaining a myriad of bid proposals for various projects, responding not only to the 5-year plan, but board member requests. As we worked through the new bathroom costs each one of the specifics for the bathroom project lead to analyze various other projects. So we would like to take you through the process, current costs and recommendations for Twin Lakes

1. New Bathrooms & Sewers

a. Design;

After talking to a lot of people, and because of the last board meeting, it was decided to make the bathrooms male and female, and also to include a 5 1/2-foot wide by 13-foot long closet secured for social use. Social will be able to store it's freezer and food (beer, etc) safely in the room with limited access.

The bathrooms themselves will be totally insulated, so they can remain open 24/7-365 days a year without any freeze damage. We will have heaters in place for the winter months, and vents for the summer. The rooms themselves will be tiled on the sides and the floor. The floor will be sloped to a 4-inch drain for easy cleaning. All appliances will be safety and handicapped compliant as per current code.

It will be built on a slab and will use the back wall of the Board room side of the pavilion in common. As we considered the outward appearance we decided to try to emulate the Picnic /Tennis pavilion with Cypress siding and metal roof. It will also need to have the fencing and gate to the playground relocated for access, the fence moved on the pavilion side to make room for the baths. As you will shortly see this will start conversation on other projects

b. Advantages;

Several advantages are apparent. . With the growth of our tennis team numbers, additional bathrooms for Men & Women are an obvious advantage. Beyond that- access to the swimming pavilion will increase bathroom facilities and allow more use of the Swimming pavilion. It will also provide secured storage for Social and the existing social storage can be converted to secured storage for Swim Team

c. Cost:

Total

**\$36111.00**

2. Pavilion alteration

a. Design:

Because we needed to move the fencing and alter the flower boxes to accommodate the slab for the bathrooms, it was very little cost to increase the slab size and give us a walkway (Handicapped available for code) to the pavilion with an additional gate where the pavilion meets the boardroom side. We had been thinking about a way to use the pavilion other than swim season. One of the great disadvantages was the cost of guards for parties and gatherings, even if the pool was not open. This was demanded both by the SA underwriters and our insurance. By working with Allied Fencing we have come up with a design of a temporary fence that can be erected and secured by two people in about 1 hour. This would enclose the pavilion from the pool after swim season and fully compliant with all insurance needs.

b. Advantages

First obvious advantage, the pavilion could be used year round for meeting, socials, gatherings, parties, etc. without the headache of having and type of lifeguard presence. It would make the pavilion a year round facility, for members and neighborhood clubs. Thinking outside the box, we could eventually have some type of clear covering on the sides giving a heated area with two space heaters. Social could possibly extend their schedule for special meals or events. There would be no worry about parties given there. It would also solve the constant question of members "why guards?"

Cost: **TO BE BUILT- LATER - NOT IN THIS PERIOD**

3. Cypress siding for entire club

a. Reasoning:

As we considered material for the bathhouse, we began to look again at cypress paneling. This would not only match the existing pavilion, but also solve controversy about the color of paint.

b. Advantages Short term - Long term:

In the short term, we gain a beautiful exterior to the club. We negate the \$6000 cost of painting the club. (Some sections will require restaining every 2-3 years, a lot less than that, where protected. In the long run we no longer have the wood rot problems we have been fixing every year.

c. Costs

## \$13.500 Pre-stained and installed

### 4. New Roof

- a. Material - Metal & architectural Tile
- b. Designs
- c. Advantages;

Again as we looked at the roof of the new bathhouses, we were told by several contractors that we will actually have to start the roof over a section of the new roof, to establish a proper drainage slope, we theorize we would try to move the replacement of the roof up a bit to accomplish everything at one time. It seemed a waste to cover the new bathhouse and recover it in 2010 when the roof was scheduled to begin. We are suggesting the same type of metal roof as the current Picnic/Tennis pavilion. This has a life – time year guarantee and prevent the mold and moss growth on the existing roof under the trees. We think it would add practical attractiveness with a limited additional expenditure of funds.

- d. Cost:

**\$24,375.00**

- e. New pool Deck

There have been several issues with our deck, bad concrete, old mounting for boards coming up through the concrete. Sinking of certain sections that allow for puddles to form and improper run off. We are also dealing with a 40 year old deck. Most of the original drainage was terra cotta, which by now has collapse, and the drains do not work properly. The entire surface of the pool deck will now be removed and all surfaces leveled evenly. New strip drains will be installed around the pool area. All of these drains will run off into the culvert behind court 5 & 6. A curbing will be established which will prevent sand from filtering in from the volleyball court.

- f. Advantages including new sewer & drainage

Drainage—as stated an entire new system of drains will be laid down. This eliminates any need to construct new runoff drains through the parking lot as first proposed, a \$7500.00 savings. Because all the concrete will be removed all electrical conduits will be exposed and any preventive maintenance can be accomplished with cutting or removing concrete at a later date.

- g. Cost

**\$132,866.00**

Summary:

Total Costs;

**\$206,784.00**

Financing:

This will involve setting up a line of bank credit- Milt is working on this, and can discuss on Monday. However. We will only have to commit the excess of 2010 dues and will have any indebtedness satisfied by 2013. Excess dues in 2011-2012 & 2013 will settled indebtedness and still provide funds for future projects.

Importantly we will always maintain a \$20,000 reserve ongoing each year (including 2010) for any emergencies