



LRPC Update to the Membership

January 22, 2021

The Long Range Planning Committee (LRPC) and the Board of Governors continue to gather all relevant information to assist the Membership on making a decision as to the best path forward to address proactively the structural deficiencies, safety issues, and many other required repairs affecting our current clubhouse.

This past fall the LRPC requested bids from nine (9) qualified Garrett County contractors on the Association's plans to renovate the Club. Unfortunately, all of the contractors declined to submit a bid. Each contractor independently communicated with our architect to urge a new construction rather than a renovation project. The deteriorating condition of our existing structure and the complexity of bringing it up to an appropriate standard were key factors for the contractors.

As a result, in order to determine the level of costs involved in renovating or rebuilding the clubhouse, the LRPC, with concurrence of the Board, decided to make use of the bidders' interest in constructing a new building by directing the architect to reissue renovation plans to the contractors for "tear down and new build" pricing. This is simply a response to the reality of obtaining reliable costs and a viable contractor. The LRPC had the architect instruct the contractors to bid the project reusing our "legacy items," specifically the timber trusses in the pavilion, wormy chestnut paneling, and liquor lockers. With the architect's recommended six-week timetable for contractor bids we are looking to receive their pricing by early March. The architect has advised us that by using our current building plans for the bid process there is no additional cost to the Club other than his minimal fee for services coordinating the bids.

The LRPC and the Board are disappointed that there was no contractor interest in the Association's renovation plans. While the pricing process is now taking longer than anticipated, we are hopeful to present more concrete information later this spring to better inform the Membership regarding the long term decision concerning the best course of action for our Clubhouse.

The Finance Committee, the LRPC, and the Board have been researching various traditional financing mechanisms for the project. Additionally, the committee is reviewing the Association's successful self-finance plan from when the club was initially purchased. And of course, capital gifts from passionate members will always be welcomed. The Finance Committee is actively evaluating all of these various combinations of financing options to make the project viable and appropriate for Membership approval. We will communicate accordingly when we have a firmer idea of the project cost.

In the meantime, the Board of Governors has approved the recommendation of the Building and Grounds Chairman to take further interim steps to address the structural and safety issues that are most pressing. This includes the installation of additional temporary support underneath the Fireplace Room and deck. Doing so underneath the Fireplace Room will for the short-term allow us to preclude closing or limiting the use of this room for safety concerns.

Long Range Planning Committee
Finance Committee
Board of Governors