

## Pavilion committee comments by Bob Sudell, April 9th 2013

The pavilion committee has worked diligently to design a project based on the desires and feedback from the community. Please recognize that the committee did not design the project based solely on the thoughts of the committee. Believing that we did meet the desires of the Association prior to the March town hall, we sought competitive bids from contractors we are familiar with or who were recommended to us by Association members, the town and the architect. We want to use local contractors as much as possible as we believe in supporting our community while avoiding any conflicts of interest. While we are not a municipality and are not bound by low bid regulations, we remain absolutely committed to fiscal responsibility and are negotiating the best possible prices while obtaining quality contractors with excellent reputations. Please remember that we are members of the Association as well and are fully aware of budget issues and cost constraints.

The purpose of the town hall meeting in March and the information posted to the website was to vet the design with the members of the Association and seek confirmation that the proposed project met the desires and needs of the Association. We received overwhelming support at the March town hall and through several dozen emails from those who could not attend, but instead viewed the presentation and information electronically.

The committee received bids from five contractors ranging from \$233,249 to \$370,896. We realized that to move forward with such high bids would not be fiscally responsible. We went back to the drawing board and determined that the scope of work is reasonable, but we found that the materials and design were the elements that made the bid costs so expensive. Consequently, we thoroughly analyzed the bids to seek savings and to rule out contractors whose bids were not reasonable. The committee worked hard to bring the project in affordably while providing the architectural and functional features desired and supported by the Association members who participated in the discussions. We realize the new pavilion will cost more than many of us paid for our cottages!

In January, the committee found an experienced contractor, Post and Beam Homes (<http://postandbeamhomes.com/index.html>), who gave us a bid of about \$140,000 based on the original design drawings but without the cupola, soffit lights, screen wall and additional design elements and features that we incorporated in February based on Association feedback. Much to our surprise, we learned that Post and Beam Homes could still provide us with our

original design specifications if we modified the type of frame to a post and beam frame. The committee interviewed Post and Beam, and came to the conclusion that we would reap significant savings by hiring this contractor to erect the frame for about \$84,000. Post and Beam Homes has been in business for over thirty years. Post and beam construction is as durable as conventional truss framing and will meet our requirements of a fifty-plus year lifespan.

We also received support from two Association members who are licensed contractors, a roofing contractor and an electrician, who are willing to donate labor or materials. Again, substantial savings were gained.

The committee has the right people with the proper qualifications to manage the project. We made the decision to perform as much of the work with our volunteers as possible, again reaping substantial savings. Having done all of this, the committee met with the Board of Governors and presented our proposal with a budget request of up to \$175,000. The Board reviewed our recommendations and approved the request. However, when the committee met the day before the April 7th meeting, we realized that we were not sure if the old septic system, in place with the original clubhouse, had actually been removed. We priced the job below \$175,000 but had not included enough of a contingency fund for the potential remains of an old septic system or other unknowns. Therefore, we agreed to ask the Association to provide a larger contingency fund so that the project would not come to a screeching halt due to lack of funds.

At the April 7th meeting, there were over one hundred voting members present, both seasonal members and "year-rounders". We received overwhelming support from an estimated 90% of those present to proceed with the request to fund the project up to \$190,000. The committee is committed to bring this project to completion while remaining fiscally responsible.