



Building & Grounds Report July 2016

Projects Completed – Weather has continued to slow progress on a few projects. The sudden lake rise was handled well.

1. **Inspected electrical systems** that were submerged and repowered. Electrician inspected and replaced water damaged fuses on RC box, checked out the point light circuit and replaced GFCI outlets that were non-functional. The 30 amp RV connection completed with buried cable and personally tested. A second outlet is planned for Cabin 1 but requires trenching and conduit to be laid – labor included previous budget, trenching will be coordinated with other projects.
2. **Bathroom sand blasting completed by Ace Sandblasting.** A final pressure washing is needed and the walls will be ready for refinishing. Currently testing stain and paint options and collating new painting contractor bids.

Short Term Projects

3. Create RV space rental guideline and fees – **MOTION ATTACHED.**
4. A working budget and task outline for the bath house remodel is attached. It remains within \$30,000 target and appears doable. Most of the initial work can be done in increments of a day or two with minimal closures and interruptions. The first phase will involve the suspended ceiling, floor drains and getting the items that will be shipped ordered so that installation can proceed after the walls are complete. The Phase 1 tasks include:
 - a. Install new waterless urinals (3), demo and cap old plumbing. Can be done prior to walls. **MOTION ATTACHED.**
 - b. Floor drainage – cut radial channels in the concrete to the existing drains to improve drainage from low spots. Install new drain fittings. **MOTION ATTACHED.**
 - c. Replace suspended ceiling system, lower to 9 feet were feasible. Have found vinyl/polystyrene panels that are durable and waterproof. **MOTION ATTACHED.**
 - d. Replace mirrors and lighting fixtures. Use LED wall sconces and eliminate overhead fixtures if possible. Mount for easy removal. **MOTION ATTACHED**
 - e. New stalls estimated at \$2000 per side. Additional budget allowed for swinging doors and urinal dividers. Industrial grade composite/plastic/solid core, designed to be waterproof. 2-3 week lead time. **MOTION ATTACHED.**
5. The skins for the **point sign** have been handed off to Ed to be trimmed so they can be mounted soon.
6. **Water line layout** for trenching can happen now that flood issues have abated. Tom C. and Tom Groll will be working on that as their schedules permit. Once layout is complete we will coordinate rocksaw use with Doug Casey. Then final bids for plumbing can be obtained for and submitted for additional funds approval if above the allocated amount. (\$2,000)

Projects in Planning

7. Install work counter (move grill storage box); add a removable work sink for the beer can grill area. Materials to be funded by Keel Fleet (~\$500). Locate sink under stairs support next to trap for easy drainage access. Quick connect fittings to overhead water lines will allow it to be moved/stored in off season. Move of fridge not feasible due to ice machine drains located along the wall.
8. Improving the lighting in the playground and south parking area with LEDs. Suggestion to use an old mast is being investigated.
9. Paint sail training pavilion – paint is very well worn. Use volunteers. Check costs to see if will fit in budget.
10. Material for the Clubhouse siding replacement will be purchased (\$1,000 budget approved) and contractor estimates solicited and the repairs will begin as soon as possible based on contractor availability.
11. The Main front sign redesign is being assisted by Bill Benker. He did the new sign for Winkley's Hardware and will get a design and cost together as soon as I get him some specs.

Respectfully submitted,
Chris S. Thompson
B & G Commander