

Why was the Building Committee formed?

The Executive Board asked membership to form a committee due to the need for significant repairs to the building and a desire to address the problem comprehensively as opposed to applying more band-aid-style fixes.

Who is on the Building Committee?

The Committee is a group of members who have volunteered their time, talents and energy to address the significant concerns regarding the current state of the pool building. (Jason Wix - Committee Chair, Ruth Easterling, Emily Goldstein, Stephanie Grant, Jennifer Hefford-Anderson, Todd Kayner, Aimee Lloyd, Dan McGrath, Keith Pinson, Brian Riggs, Josh Schumacher and Megan Schumacher)

How was the project scope chosen?

The Committee became aware that the building needed a completely new roof structure at the bare minimum. Such a project would also require rework to much of the plumbing, electrical and natural gas lines. We determined that membership feedback indicated strong support for a more serious remodel and we felt that simply replacing the roof would limit our options for the future. Since hiring the architects, we have also discovered that our exterior walls require seismic retrofitting.

How was the architect chosen?

We contacted three different architects and after receiving their bids, the Committee recommended that the Board hire Strouse Davis Architecture. The Board approved and we are currently in the design-phase of the project.

Will the pool have to close during construction?

Our goal is to begin construction on October 1st with completion by the end of February. We have planned a 2-month cushion in case the project takes longer than expected.

What is the budget for the project?

We are working with an estimate of \$500,000 with a 30% contingency of \$150,000.

Don't we already have CIF money in the bank for this project?

Yes we do! The Board has been saving our CIF dues and we have \$100,000 that we can use for this project.

How much are we borrowing and what are the terms?

The Club will borrow \$300,000 from Umpqua Bank on a 15-year term, with a 5-year fixed rate of 4.94%. The rate will reset at 5 and 10 years. There is no prepayment penalty after the first 5 years.

Why did the committee decide on an assessment?

The committee spent considerable time debating the best strategy to fund this project. Because of the dire need to replace the roof, and the loan we were able to secure with good terms from Umpqua Bank, we decided the best way to move forward was to ask membership for a one-time \$1,000 assessment to raise the additional capital needed to proceed on schedule. Using the assessment model also puts us at a reduced financial risk should we experience an economic downturn in the near future.

We also analyzed dues, fees and assessments at other local pools undergoing major renovations and feel our plan keeps us competitive. Sometimes it is difficult to compare different pricing structures but for reference, the following are the current pricing structures at Normandy Park Swim Club and Arbor Heights Swim and Tennis Club, both of which are preparing to undergo significant renovations.

| | <u>NPSC</u> | <u>AHSTC</u> | <u>OVSC</u> |
|----------------------|-------------|--------------|-------------------------|
| Joining fee: | \$1,000 | \$1,800 | \$500* |
| Annual dues/fees | \$1,000 | \$920 | \$775 (\$875 years 2-6) |
| One-time assessment: | \$1,000 | | \$1,000 |

*Subject to change if the assessment is passed by membership.

Who pays the assessment?

All regular members and any members joining for the 2020/2021 season. All members and new members paying the assessment will receive a legacy brick or tile. Senior members will not be required to pay the assessment.

What if members leave?

The Committee understands that the assessment may lead some families to leave the club. We feel confident that with our 80+ family waitlist we will be able to fill any vacancies that may arise.

When will the \$1,000 assessment be due?

The first \$500 will be due on August 15, 2019. The second \$500 will be due on February 1, 2020 (with annual CIF dues). Members will also have the option to make five \$100 autopayments beginning on September 15, 2019, with a final payment on January 15, 2020.

Will my CIF dues change?

No. Annual CIF dues will remain the same.

If we are using annual CIF payments to pay the loan, how much will be left over for unexpected repairs, or small improvement projects?

Based on current projections, we will have \$12,000 in CIF left over each year after loan payments. This will allow us to tackle any unexpected repairs, plan for small improvements, or work on prepaying the loan.

What if the project comes in significantly under budget?

The Committee recognizes the risk with any construction project and has a healthy 30% contingency for the project. Should the project come in significantly under budget, the Committee will come before membership with options on how to use any leftover funds. Those options may include, but are not limited to, rebates to members, prepayment of the loan, or additional capital improvement projects.

Members and new members who pay the assessment will receive a legacy brick or tile, what is that?

The Committee wants everyone to feel connected to this project. Your \$1,000 one-time assessment entitles you to a membership brick or tile (final design to come). Your family's name will be engraved in stone or printed on a beautiful tile as a permanent installation to recognize you for providing the financial means to fund the project. Because without you, this wouldn't be possible!

This project doesn't have everything I want, will it be flexible for future changes?

The Committee has worked with the architect to ensure the design will allow for some pretty cool add-ons in the future.

Can we fundraise?

Absolutely! We have a fundraising team with lots of great ideas. From auctioning off parking spaces, to selling advertising to local businesses. But, really, the sky's the limit! Do you really want TVs in the main cabana? Do you want the main cabana to become an indoor/outdoor space with accordian-style glass doors? Almost anything is possible, and if you make a sizable donation, we will put your name on it!