



# OCEAN PINES ASSOCIATION, INC.

## PROPOSED MOTION

**DATE:** January 11 2019

**TOPIC:** Replacement of OPA Golf Clubhouse \_

**FOR INCLUSION IN MEETING HELD ON:** January 15, 2019

**SUBMITTED BY:** Steve Tuttle **SECOND BY:** \_\_\_\_\_

**MOTION:** to direct the General Manager to enter into design/build contract negotiations with Gillis Gilkerson to tear down the existing county club building and construct a new approximately 7000 square foot building on the footprint of the existing country club

**PURPOSE AND EFFECT:** The effect of adopting this motion will be to provide OPA with an attractive, functional, energy efficient, low maintenance building for golf operations and the community.

**BACKGROUND:** A September 30, 2016 Becker Morgan Group (BMG) Report which updated an August 2011 report, provided an analysis of the building envelope, structural systems, and the mechanical, electrical and plumbing systems of the OPA Country Club. The report indicates the building envelope is in serious disrepair, the structural system while generally in compliance with existing codes, the pile foundation requires that load paths remain the same, the age of the mechanical systems requires complete replacement, electrical system needs to be replaced in its entirety, significant replacement of the plumbing system is needed. The BMG report states "Depending on the intended program and use, campus plan and golf course operations vision plan, the clubhouse building should be further studied for both new building and renovation options." OPA has taken the necessary steps to study the option of renovating the existing building and the option of replacing the country club with a smaller, one story building that will serve both golf operations and provide space for the use by the Ocean Pines community. When one considers the current condition of the existing building, the additional work required on the ground level and the cost to complete the renovation of the existing building it is in the best interest of OPA to tear down the existing building and replace it with a smaller, one story, energy efficient building that will meet the needs of the golf program and provide community space for years to come. The estimated total cost of the renovation project is \$1,968,230. The estimated cost of replacing the building as described above is \$1,564,500.

**MOTION OUTCOME: PASSED:** \_\_\_\_\_ **FAILED:** \_\_\_\_\_

**DIRECTORS IN FAVOR: DIRECTORS OPPOSED: DIRECTORS ABSTAINED:**