

TAB 10

Clubhouse Parking Site Plan Estimate

Issue:

The Board should review the estimate for the revised site plan and decide about negotiating a lower estimate. The parking proposal and where to obtain the funding has already been approved by the Board.

Background:

The parking plan proposal was presented as a Tab at the September 28, 2021 Regular Board Meeting. The motion to have Greenway Engineering revise their existing site plan to include the additional asphalted parking spaces (13 slanted), additional boat trailer spaces (4-6 parallel parking spaces plus 3 slanted plus the parking lot next to Lakeview), additional handicapped spaces (2-4 total, near the beach and behind the clubhouse) and several dedicated food truck and mobile kitchen spaces was approved unanimously.

Using undesignated funds to pay for the site plan revision was also approved.

There was a discussion about how much the site plan could cost and an estimate of the revision will be requested from Greenway when they come out to meet with the general manager.

Greenway's estimate was received and reviewed at the November 3rd Master Planning Committee meeting. The total cost of the changes to the site plan came to \$18,400. In addition, the county review will cost around \$2500.

This cost is higher than expected but is less costly than hiring another firm to start from scratch, which could be in the \$25k - \$30k range. The high cost has to do with Frederick County requirements for the site plan package that is presented to them (SEE estimate for details). Project coordination and addressing county comments to the plan are billed hourly with a budgeted amount predicted in the estimate.

The actual price will end up being based on current hourly rates and the actual time involved in the project.

The original site plan would accommodate 38 asphalt slanted spaces. The new plan would add about 13 more slanted spaces for a total of 51 new parking spaces plus boat-trailer parking, etc. **Presently the clubhouse parking lot has 58 spaces.** This would almost double the spaces available.

Discussion at MPC included attempting to negotiate a lower estimate from Greenway, whether this was a significant number of new spaces to be worth the additional cost and that other ways should be explored for restricting guests and non-members from parking at the clubhouse during summer weekends and events. (Actually before going ahead with any additional parking, the site plan must be revised anyway to remove the leveling of Beach I, the retaining walls and drainage system that are on the original plan, surveyed but not yet presented to the county.)

Recommendation/Motion:

A motion was made at MPC to have the GM go back to Greenway and negotiate a reduced rate of between \$12k to \$14k (this is about a 30% discount in price). The motion carried by a majority.

Cathy Melcher, Chair of Master Planning Committee

November 23, 2021