

COMPLETE BEACH II PAVILION BY REALLOCATING PHASE B FUNDING - ACTION TAB FOR BOARD

06/28/22

ISSUE: The Beach II Pavilion Pad was poured during Phase A without constructing a pavilion on the site plan for a future phase. On May 4, 2022 the Master Planning Committee (MPC) approved a motion to make completion of the Beach II pavilion a priority for 2023 in order to preserve the integrity of the concrete pad that was poured in 2022. MPC also moved to reprioritize funding for Beach II Phase B projects to higher priority projects.

BACKGROUND: The Beach II Enhancement and Erosion Phase A Site Plan included a concrete pad for a future pavilion, and per the plan, the contractor poured the pad.

During the Frederick County inspection, the inspector said they would not approve a pavilion on this site without having new footers installed outside of the current pad configuration. The footer requirement would increase the size of the pavilion to be a minimum of 14' by 32' and may require rework of the original site plan. Additionally, the inspector stated that LHCC should provide ADA-compliant access to the pavilion. Adding an additional ADA parking spot and a pathway to the pavilion would also require that at least one kayak/canoe rack be moved to a different location.

Adding a pavilion requires LHCC to work with a contractor to design and install a pavilion on the site. LHCC may also need a structural engineering assessment to determine if the current concrete pad is sufficient to support a 14' by 32' custom pavilion.

RECOMMENDATION: Funding can be reallocated from two Beach II Phase B line items: 8010.14 Bathrooms, 8010.28 Campsites and Parking and 8010.12 Pavilion. Total funds from these two line items is currently ~\$88,000.00. Since Phase B Bathrooms and Campsite/Parking reconfiguration are not a high priority given more pressing association needs, reallocating Phase B funding and supplementing with Unallocated Funds, LHCC can finish the project in 2023.

BUDGET: \$88,000.00 reallocated from CIP and transferred to the pavilion structure with additional Unallocated funds of \$32,000.00, for a total of approximately \$120,000.00 to complete the pavilion structure.

SUMMARY: In addition to landscaping to be installed in the Fall of 2022, completing the pavilion project and if required, providing ADA-compliant accessibility, would bring a close to Phase A of the Beach II Enhancement and Erosion Control project. Additional phases would be moved to the bottom of the CIP priority list and no additional funding would be allocated.

PROPOSED MOTION(S) or ACTION(S):

Move to approve reallocation of Beach II Plan B funding and transfer the balance to complete the Beach II pavilion structure. Total cost for the completion of the pavilion would not exceed \$120,000.00.

SPONSOR: Darrell Melcher, LHCC VP

Master Planning Committee