



SAGC Bulletin  
From: Facilities Committee  
June 20, 2008

Dear Members

The facilities committee has completed an initial assessment of the condition of our now 13 year old Clubhouse structure and submits that the time for remedial action is long overdue. There is nothing quite like having water on the outside of your building, greeting you on the inside - to get the investigative ball rolling!!!

Professional assessment performed by Symmetry Construction was completed June 14<sup>th</sup> and has confirmed our general observations. Existing damage combined with a few inherent design & construction flaws have allowed the elements to severely damage our building. This damage will have to be repaired to protect the integrity of the clubhouse asset.

To Date we are pursuing the following approach:

1. Identify needs and prioritize repairs & upgrades into 3 categories
  - Phase One – Urgent: Action required this fall
  - Phase Two - 2 year plan
  - Phase Three - 5 year plan and beyond
2. Employing a project manager to oversee Phase One operations.
  - Terms of Reference are currently being developed

The board, staff and professional opinion submit that damage to the exterior building envelope of our clubhouse is the most pressing threat to our current asset. The process of identifying options, costing proposals and building consensus is urgently required.

Your Board intends to seek financial authorization from the membership by mid August so that repairs can proceed. In the meantime we will be refining the proposal and providing information concerning the extent of the damage and the proposed repairs. Throughout the process your questions and input is invited. Please submit your questions & idea's in writing to the Facilities Committee Chair, Bob Howard (email [howards@sunwave.net](mailto:howards@sunwave.net))

In the meantime we will do our best to keep you posted on developments via bulletins and the web site.

Respectfully  
Board of Directors