

Thank you for the thoughtful comments and questions received by May 15. They are listed below with answers/responses from the Board of Directors. Questions or comments are shown in black while answers and responses are shown in red.

1. (Deck with Shed)

We agree that option 1 is a waste of money and therefore ranked 3
We also think putting \$150,000 Plus to rebuild in a flood plan is not logical. Hence ranked 2.
Finally we think meeting our most important needs for the FRA (ie: parking, tennis, a place to gather and create community) is where we need to focus. So if that is a raised deck with views of the ocean with a covering that would suffice. We could also need some storage in a shed for tables, chairs, etc. in other words, we do not need a clubhouse to meet our goals. Let's recreate not replace! Hence, we vote option 3 as our first choice.

Answer

Option C or 3 would be to replace the existing structure with something new. This can be whatever the FRA chooses to make it. There are suggestions from other members to consider what you suggest.



2. (Option B)

I feel that a complete rebuild may be too expensive, especially since we do not use it during the winter months. I think that repairing the building would be the best option.

Answer

A new foundation and decking would go a long way to making the present building safe to use once again. The expense of lifting the building and installing a new foundation would be incurred no matter what happened after that.

3. (Accessibility During Construction)

Will the parking lot be open during repairs/construction?

Answer

It is unlikely that we would be able to initiate any plan during the summer season of 2023 and instead construction will probably occur during the fall and winter enabling use starting in the summer of 2024. Hence we should have parking available this summer.

4. (Financing)

How would you finance option 2 or 3? Would you be getting a loan and then asking for donations? Increase membership fees? A combination?

Answer

The options for financing include donations, increased dues, and a loan with some combination seeming most likely. Our decision will depend upon the cost of what we do and how the membership wishes to fund it.

5. (B or C how many steps into the building)

I do want to thank the BOD for all their time invested in discovery and alternatives. I also commend the actions to engage professional parties in understanding the issues and potential solutions. Mike Morse is an experienced (and former) DEP official who is intimately familiar with State and local rules as well as the actual people with whom this project will be dealing. Although his input to date addresses only help in understanding the rules, I suggest his help may be needed again when the proposal is ready to go before the governing board(s).

Additionally, I also suggest we closely evaluate any building relocation in light of impact to the number of parking spaces, especially if we have to add handicap access via a ramp and/or steps within the existing footprint. Piers, in any context, and any additional elevation, sounds like a good idea given the impending financial investment and the threat of rising sea levels.

Other than Option A, it appears the eventual building will be required to be up on piers. The building is now on piers about 2 feet off the ground and there are 3 and 1/2 steps to get from the concrete pad to the existing deck and into the clubhouse. If code requires a **pier-based foundation at least 3 ft. above grade**, how much higher would the building then be compared to the current height?

Answer

Mike Morse is certainly knowledgeable but comes only at a high cost. That cost may not be as high as not using him so all angles will be considered. The code officer suggested we make the building parallel to Fortunes Rocks Road as an offering to the planning board. That would require a small move away from the pond on the left side of the building to achieve that goal. There was talk of needing to move it 15' to the left (or south) but this is not necessary as the code requirements will be the same (elevation of roughly 3 ft above grade) regardless of its position on the lot. If the building needs to have a 36" clearance under it then the flooring will be on top of the 36" pilings which means the actual floor will be approximately 48" from the ground. If you divide 48" by a standard riser of 7.75" then you would need 6-7 steps.

6. (Deck with Shed)

I think given the difficulties and delicate environment it could be better not to build a club house but have a tool shed and each summer an awning or cabana. Another tennis court?

Answer

There are comments from other members with similar thoughts. This would be considered as part of option c. Another tennis court would eliminate the parking lot.

7. (Option C)

Thank you for the comprehensive overview of the clubhouse situation and the opportunity to comment. I think the decision largely is based on the availability of resources. While option 3 has the highest budget, I believe it's the optimal solution if financing is available (either through donations or increased membership dues). Pursuing this option would create the longest-term solution. While option 2 would preserve some of the historical character of the building and has a more modest budget, unanticipated issues may surface during the redevelopment process which could increase costs. And while it would extend the useful life of the building, the outcome may be compromised in comparison to option 3.

Answer

Option C opens the door to many possibilities, some of which may ultimately be the least expensive.

8. (Deck with Shed)

Many thanks to the Board for the hard work on this issue and the clear presentation of possible courses of action. Although we're sure the leadership has already considered doing without a clubhouse, perhaps this should be an option put before the membership. We can picture a new patio or deck in the present location

without a building, with provision for fabric awning, gazebo, or tent-like capabilities to provide shade and rain protection during socials, meetings, or other uses.

Answer

This proposal would fall under option c – which is to replace the existing building – and it can be replaced with whatever the FRA chooses, within the code requirements.

9. (Option B)

Thank you for your diligent effort in addressing this issue. I believe Option B is the most practical solution, although we may be prudent to limit the scope of work to the structural issues and deck.

Answer

A new foundation and decking would go a long way to making the present building safe to use once again. The expense of lifting the building and installing a new foundation would be incurred no matter what happened after that.

10. (Option B)

I am having a little trouble understanding what would be achieved by building a new building rather than renovating the existing one. Questions I have include:

What additional functionality would be achieved by building a new building?

Will the new building be basically the same in terms of size, occupancy, etc. as the existing building?

Are any new uses envisioned for a new building that could not be served by the existing/renovated building?

Thanks for all the work the committee has done exploring the options.

Answer

If a new building that replicated the existing building was the final choice, then we would have new windows that would be at eye level and operate. There could be insulation in the ceiling (at a minimum), along with ceiling fans which would make the building cooler on hot summer days. We could have a ceiling mounted projector for watching movies. Storage which takes up both ends of the building could be organized into one large room, increasing capacity and providing easier access.

Option C includes all options beyond repair of the existing building and as such may possibly be the least expensive or most expensive option.

11. (Accessibility 2023)

1. What's to be done with the tennis court? and, will it be accessible for the 2023 season?
2. Will members have parking lot access this season?

Answer

The tennis court and parking will be available this summer. Construction would be planned for fall and winter months.

12. (Option A Minor Repair)

Dear BOD,

I wish to thank all of you for your time and efforts in exploring the various options presented to the FRA members.

After having spoken to the assembled members last summer in the Clubhouse, I felt I should offer my further thoughts at this time.

As noted previously, after inspecting the building's sub-structures with two separate contractors it is still my opinion that it is in the overall best interest of the Association and its members to proceed with preserving our existing structurally-sound building and simply shoring up its support structure via the proposed "Option A) Minimal Repair", and so I am voting for this choice.

It would seem that any fees paid to outside consultants that are separate from the actual repairs needed to support the building would not be counted against the 50% parameter that's mentioned. Though it is stated that this would be a "temporary" repair, the contractors I spoke with indicated that successful repairs can be done within the amounts mentioned. Furthermore, since this pricing parameter seems to be weighing heavily on the BOD decision process, I would offer that additional improvement could be effected in future years again within the 50% rule again if necessary.

I strongly believe that the existing structure is in overall very good condition and will last as it is for many years into the future, thus preserving the lasting character of the FRA facilities.

Peter G. Starr
Old Kings Hwy

12. (Option A) - Answer

There are really 2 options: repair or replace but each of these can take multiple forms. To date we have not had 'expert' input regarding a long-term repair option that could be accomplished for under \$5700 and that would have some certainty of passing a structural review enabling safe occupancy. Opinions abound but evidence is needed. If you have one or more contractors who would be willing and able to provide a bid for repairing the foundation that would meet these standards (not temporary, meet structural requirements, be under the \$5700 limit), this evidence would be welcome and can be communicated to the membership to enable the most informed vote.

13. (Deck with Shed)

In the spirit of form follows function, clubhouse repair vs rebuild decision would benefit from a consideration of the functional deficiencies and needs. The club house serves membership meetings, socials, music events, wine tastings, children activities, etc. For these activities, cramming people into a small club house increases the heat and excruciating noise. That is why most members at socials prefer the outside, and we look for other venues for wine tasting events.

Given the pains associated with the current design, we don't see the value of replicating the current clubhouse. How about a third option: open air pavilion. Sort of like a mini version of the pavilions at Seaside Pavilion (a fantastic venue for music events) in Old Orchard Beach, Thompson's Point (a popular community center for picnics, markets, music events) in Portland, or Waterhouse Center (a community center for craft shows in summer, skating rink in winter) in Kennebunk. This would involve putting a concrete slab floor on the existing footprint (including the deck and steps or moved to avoid flood plain) covered with a roof and building or buying a shed for storage of tables, chairs, etc. behind the pavilion. Sides of the pavilion would be left open, and roof mounted canvas drop downs, something like that could be used for wind protection, or privacy when needed. There could be a permanent's wall on the neighbor facing side for noise abatement, and better

acoustics for members during meetings, and music events. For inspiration, photos of Seaside Pavilion, Thompson's Point, Waterhouse Center attached.

With the open air pavilion, the members would have a lot more space to enjoy socials, membership meetings, music events, etc. under a roof in open air. Pavilion may induce gatherings for new social activities like exercise, yoga, and the like. Who knows, it may even usher in a new era of ballroom, tap and square dancing. Plus, the pavilion option would definitely be cheaper than replicate, or possibly even cheaper than repair. Maybe Mike Richard can make a blink construction assessment and provide a back of the envelope estimate for comparison to repair.

The pavilion roof could either mimic the current club house to pay homage to nostalgia or could be a flat roof with parapets to double the frolicking space with stairs access. If desired, an architect can render a schematic design of a pavilion to flesh out details for about 3% of the project cost for an attractive and functional design. Since an open air pavilion can accommodate a lot more chairs, and tables, members can contribute by donating items using an online registry to increase participation and enforce a uniform decoration.

In summary, the current clubhouse building is not used often because of the dysfunctional design of the current setup that is an over design for storage and poor design for social events. The pavilion would provide:

- 1) more comfortable support of events currently held at the club like socials, music events, art auctions, children activities, meetings ...
- 2) support of club functions currently held elsewhere like wine tasting events, Pilate, yoga, exercise classes ...
- 3) support of community functions not currently held at the club like chess, checkers games, ballroom/square, dancing, skating in winter ...

Alper Caglayan
132 Fortunes Rocks Road

Answer

Option C can be something other than what we have today.

14. (Option B or C)

The Hubers are looking forward to returning to Maine shortly. We agree with the BOD's assessment regarding option one. As to the other two options, not only the total cost but also the time frame of the payments should be considered.

DWH

Answer

Fine tuning costs will come into focus once the membership gives the board some direction. The membership will still be fully involved in the decision-making process including determining how much it will cost, how will FRA pay for it, what design and usage will be accommodated etc. Choosing an option is just the beginning of this journey.