

# OAKMONT CLUBHOUSE REMODEL PROJECT UPDATE

As with many construction projects, there always seems to be delays. We are certainly experiencing them with our Clubhouse Remodel project. Read on for an update from our Clubhouse Remodel Executive Committee.

The Oakmont Clubhouse Remodel Project has continued to move forward and is nearing completion while currently maintaining the Contractor's budget with respect to the construction costs.

The office/reception area is essentially complete with the new offices, workstations, flooring, and painting completed. However, unforeseen issues beyond the Contractor's or Board of Director's control, mainly related to the COVID-19 pandemic has caused delays in final completion of the Reception/Office area and the Oakmont rooms. The delays have resulted in a slip to the original August/September completion schedule to October.

At the start of construction in late May, the Audio/Visual Contractor informed the Board that it was withdrawing from the Project. This decision forced the Board to rebid the A/V contract and, although a new A/V contractor was selected, the time lost in re-bidding the contract has subsequently increased the A/V cost and delayed work that needs to be done in the Oakmont room ceilings.

Additionally, an issue with the current contractor responsible for the Fire Alarm system also required a change of contractors. Although this change will save the Association money, it has also delayed work necessary to finish the Reception/Office and Oakmont rooms.

In addition to the above contractor issues, there has also been delays in delivering the main light fixtures that will provide a focal point in the Oakmont rooms.

Once the work on the Reception/Office and Oakmont rooms is completed, CCI will move forward with the additional work that is planned for the remainder of the main Oakmont Clubhouse and Mail Room areas. This work in the main Clubhouse will consist of lighting upgrades to LED's, painting, and installation of LVT flooring in the main Lobby, Billiards area, and Library. The Mail Room will be refurbished with new LVT flooring, LED lighting and painting. A new electronic door is also planned for the Mail Room. As was mentioned in a previous update, this additional work will be funded from the Association Reserve Account that has been allocated for the refurbishment and replacement of these items.

While this additional work will also impact reopening the Clubhouse, timing-wise, the COVID-19 shutdown has afforded the Association additional time to provide the Members with a "new-look" Clubhouse that will not only be appealing but will also reduce maintenance and utility costs in the years to come.

**Stay Well, Be Safe, Stay Healthy**

**Your Board of Directors**

September 30, 2020