

Lodge Project Feasibility Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Terry Borgman Long Range Planning Committee Chair	Ref
1	Verify that the Storage Room(s) are large enough to store all items expected to be placed in them.	All clubs were asked what were there anticipated storage needs for next 30 years and it was included	118
2	Why do we need a bigger facility?	As stated in the October 2021 Lodge Feasibility Study, the population increases over the last 30 years and the increase in housing permits have shown the lake community is growing. The proposed design should accommodate that growth. The existing facility has met its saturation point and cannot accept more people.	7
3	Why isn't the project at the marina	This is addressed in the Lodge Feasibility Study from October 2021.	18
4	. How was McCarty Associates selected as the Architect/Engineer (A/E)?	A selection panel was developed to review 3 architectural proposals. One firm expressed no interest. The second firm located in Columbus, lacked character in their style of work. The final selection, located locally in Hillsboro, was reviewed based on a job site review, had the lowest fee and has a large in-house staff to do the work.	65
5	It is unbelievable that we are considering assessing the community an estimated \$10.66 million (\$5.5 million for construction costs + an additional \$5.16 million in interest) on a lodge/lounge/restaurant when the existing structures can be renovated and remodeled for much less.	The cost of expanding, renovating and bringing old buildings up to code is more expensive than building new facilities. The Architect explained the difference between the alternatives. The least cost alternative, a new build, was selected.	139

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6	Where does this fit in the overall spending plan for the lake? What about safety, housing, security? – Are we sufficiently funding the other areas?	We have Capital Assessment Accounts for the other items in our community that ensures we are sufficiently funded.	167
7	Why can't you go south, to the other side of the pool?	That would require the structure to sit under the HV transmission lines which is not allowed by Duke Energy.	173
8	So how much square footing is the event center?	The event center will have 2617 square feet with a seating capacity of 225 people.	176
9	What is the need for making the facility bigger?	It is based on our growth rate – from 1980 to today we have added 400 to 500 new members. The Lodge's current seating capacity is 100, the Restaurant is 55 seats and anticipates an increase to 80, the Lounge currently is 43 seats and we anticipate 80 to 100 seats.	177
10	What are the next steps:	The community votes in November 2023 whether to move forward with this project. The Board would sign a contract with the architect to complete the design of the facility that would include contract documentation (1st quarter 2024). Contractors will be selected and bidding will take place by 3rd quarter 2024. Construction would start soon after Labor Day 2024, with completion of the facility in 3rd quarter 2025. See Architect, Administration and Cost Topics responses, line 14, for more information.	180
11	When we double the size of the lodge, are the other areas able to handle the doubling?	The new Lodge project size would be about 30% larger than the existing.	188

More questions or comments? Email lodgeproject@lakewaynoka.com