

General Manager Report

November 11, 2019

Community Center Progress Report

Significant progress on work at the Community Center continues to be made. A summary of recent work has been provided by the architect and is included below. The project is on schedule for an estimated completion in early 2020. An update on construction payment and contingency status is attached.

- The structural steel at the southwest window wall is in place.
- The exterior canopy steel has been erected with the roof framing installed.
- The fascia boards and gutters have been installed.
- Application of the roofing is underway.
- It was discovered that the skylights are in severe disrepair and will need to be replaced. KCK will provide an estimate for this additional cost and work.
- The new concrete retaining walls for the back and side have been poured.
- The irrigation lines have been reinstalled below the level of the new paving.
- The new furnace and ductwork have been installed.
- The re-routing of the gas line is finished.
- The new HVAC units in the Meeting Rooms have been anchored and the plumbing/electrical work associated with these continues.
- New strip lights have been installed in the Main Hall and Meeting Rooms.
- Electrical work regarding the Exit Signs, occupancy sensors and other areas continues.

Finance Committee Meeting

A Finance Committee meeting is planned for the first week in December. The meeting will include a budget status review and a report on the budget vs. actual expenditure for fiscal year 2018/19. At this time, it appears that there will be a net positive balance from last fiscal year. The final information will be presented to the Board of Directors at the December 12 meeting after the Finance Committee has had an opportunity to review.

Best regards,

Tony Constantouros