

House Committee Annual Report for 2023

Renovations and Improvements

- **Front Porch and Steps Renovation:** The front porch and steps underwent a significant renovation before the opening day of the year. The work included re-leveling the deck stringers using PT 2x4's and installing new composite, Dove gray, precolored decking. Additionally, composite handrails were fitted, and the stairs were rebuilt using PT structural members with re-colored composite treads and risers. All renovations were executed in accordance current building code requirements. The materials used in this renovation are expected to have a life cycle of 50 years or more while the need for repainting during their useful life has been eliminated.
- **Main Parking Lot Re-Grading:** The main parking lot, covering an area of 20,000 square feet, underwent re-grading to greatly improve it's condition. The process involved removing old broken asphalt, laying down crushed gravel, leveling that bed of stone and then compacting it for better stability. The re-grading project, spanning over two days, was completed before the opening day, and all adjacent stakeholders approved and complied with this coordinated effort. The renovated parking lot has significantly improved safety for vehicle transit and pedestrians moving to and from their parked vehicles.
- **Interior Repainting:** Several interior areas received a fresh coat of paint. The E.D.'s office, the Wedding Room, the entrance foyer, and the hallway steps leading to the downstairs art space were repainted. Additionally, touch-up painting was done around the front porch ensuring a cohesive and aesthetically pleasing appearance throughout the property.

- **AC Units Maintenance and Service:** The two AC units in the main gallery have experienced temperamental functioning due to two primary factors. First, the absence of an annual maintenance contract since their installation in 2014, and secondly, the extreme heat and humidity we are experiencing this summer. The committee worked to resolve and continues to address and resolve these issues. The units are now functioning with minor hiccups. Plans are underway to establish an annual service agreement with a reputable AC service company to ensure regular maintenance and optimal performance for the future.

Proposed Future Projects

A 10 year facility plan has been DRAFTED but still needs BOT review and approval. Some of the larger projects noted on this report for near future action are:

Pirates Lane: The repaving of Pirates Lane, stretching from Eastern Ave to the NSAA entrance stairs and up the private drive on the building's west side, is estimated to cost \$40,000. The expenses would be shared among all adjacent stakeholders. This necessary work will enhance the accessibility and safety of vehicles and foot traffic.

Fire Escape Rebuilding: The fire escape located at the building's NW corner requires upgrades to comply with current safety and building codes. The estimated cost for this project is \$50,000. This structure ensures the building's compliance with safety regulations while providing safe, emergency evacuation of people.

Customer Interaction Area and Office Reconfiguration:

The project involves reconfiguring the customer interaction area and office space, estimated at \$12,500. This reconfiguration aims to optimize customer service and staff efficiency, enhancing overall visitor experience.

Window Replacement:

Six "peak" windows on the north and south sides of the building should be replaced with insulated deadlights featuring faux window panes to match existing window pane configurations. The estimated cost for this project is \$10,000, improving energy efficiency and preserving the building's architectural integrity.

Roof and Gutter Inspections:

Roof and gutter inspections are crucial for preventive maintenance. This project has an estimated cost of \$6,000 which includes allowances for possible remedial repairs to addressing any identified issues promptly.

Enhanced Gallery Art Wall Lighting:

The main gallery will benefit from energy efficient, enhanced lighting with LED spotlights, estimated at \$20,000. This upgrade aims to improve the display and visibility of artwork, enhancing the overall gallery experience for visitors.

Respectfully submitted by Steven Lush House Committee Chair