

Report of the Ad Hoc Committee for Community Facilities

Formation of this committee was approved by the Board at the March 2 meeting with the goal of identifying deferred maintenance, liability issues, desired renovations, and optimizations of the District's physical assets. Ultimately, the Board or its designee(s) should draft a list of facilities which need improvement, identify associated costs, prioritize updates and coordinate improvements with the District's long-term budget planning.

The initial members of the "facilities committee" include Board member Paul Jeschke and community residents Mike Moore, Frank Schoenfield and Lauri Piel. The committee met March 14 at the Community Center and developed a plan to "survey" CSD facilities. We specifically decided against looking into possible encroachments of CSD property and easements and suggest that another committee be tasked with that responsibility.

The committee met again March 28. We were joined by District Manager Bill Hansell and community residents Gail Falls, Kathy Sward and John Sward. The following observations were discussed for possible action by the District Manager:

Facility: Pumphouse & **Barbeque Site** on Frank Valley Road

The wood frame pumphouse shed appears to be in good condition, as do three other steel storage containers.

The steel storage container used for the annual MBVFD barbeque has been leaking, but has been recently patched. Consider replacing.

A large LPG tank (250 gallons?) and several 5 gallon tanks are abandoned and are a safety hazard and should be removed

A tractor and trailer are stored here.

A gasoline powered wood splitter and a chipper are stored here and look as if they could be started by curious children. They should be secured by a fence or otherwise disabled.

A large satellite dish has been abandoned here and should be removed.

Three rusty grills near the volleyball court appear to be non functional and should be removed.

Buckets and containers throughout the area contain water and are mosquito-breeding areas.

The bridge to the barbeque area appears to be safe and in good repair.

The barbeque pit and booths used for the barbeque are “funky” but serviceable enough for annual use.

The 8 picnic tables and 8 benches are rotting and falling apart.

Facility: **Upper Tank** adjacent to the Overlook

Rebar and metal bands from the old tank are stored haphazardly on the ground and should be removed.

Redwood from the old tank is still on the site. Some of the old wood has rusty nails protruding and is a hazard.

The metal access ladder/tower from the old tank is still standing, but serves no CSD purpose. A piece of plywood has been attached to prohibit climbing, but the entire structure should be removed.

Facility: **Lower Tank** at Starbuck extension

The tank and shed/office appear to be in good shape.

Several large, dead tree limbs are on the ground suggesting that trees at the site should be examined as possible hazards.

Facility: **Community Center**

Mike Moore volunteered to conduct a walk-around inspection of the Community Center. His observations follow. The committee decided to survey the community for input on preferred use and areas that should be modified and/or updated and improved. The survey is summarized below.

Condition Report: The **roof** is in generally good shape but a soft brush and bleach should be used to remove moss on the north side.

The **gutter** is made of copper and is doing well.

The **glass cover** on the deck needs work. Some glass needs replacing, the non-copper gutter should be cleaned and wood needs oiling.

The 2x6 **main decking** is in fair condition. Some areas are in need of replacement as are some of the 2x2 railings. The foundation and underpinnings look good, but stored wood and debris should be removed from under the deck and the area assessed for possible storage space.

Old single pane **windows** should be replaced. (The Quilters are donating \$5000 toward exchanging the unused and blocked sliding glass door on the uphill side of the main room for a large window. **Siding** is in generally good condition, but some nails need setting, the wood oiled and limited areas should be replaced.

The old, single pane **skylights** are in fair condition with no apparent leaks.

The **propane tank** on the hill is very old, not strapped down and lacks an earthquake valve.

Interior framing needs inspection and strengthening. The 6x6 beam that fell out should be reinstalled using metal fasteners. Recommend hiring an engineer to study the system and build a custom seismic system. Could use off the shelf metal fasteners. Redwood **walls** are in decent shape. Paint sheetrock and consider painting concrete.

All **flooring** and carpet in the main room needs to be replaced. The kitchen remodeling is holding up well, but lack of a larger commercial oven is a frequent complaint.

The downstairs **bathrooms** are serviceable but need updating. The floors should be replaced, the cabinets need a tune-up, and sinks are loose on the wall, toilets okay.

The **electrical** system is adequate, but some receptacles and switches should be relocated.

The fireplace is in good shape, but the firebrick inside should be inspected.

The area is dark and needs cleaning. Carpet should be replaced.

The “**Kid’s Room**” needs immediate help. The carpet is moldy and should be removed. The walls and floor should be washed with bleach. The sliding door should be reset to replace rotten areas.

The **deck railing and decking** in the upstairs meeting room needs major work. The rails have possible termite damage, are rotten and need immediate replacement. Part of the deck is rotting and needs replacement. All decking needs oiling.

The **filing cabinets** used by the MBVFA need to be tuned-up and painted.

Flooring in the upstairs meeting room is in bad shape and needs replacement.

The built-in **electric heater** is old and in bad shape, constitutes a fire danger and should not be used. It needs to be replaced.

The sink area badly needs updating. Curtains over cabinets need to be replaced with cabinet doors.

The upstairs **bathroom** needs updating such as new cabinet and doors. The toilet should be replaced with a low-flow model.

MUIR BEACH AD HOC COMMITTEE FOR COMMUNITY FACILITIES SURVEY RESULTS

This report by committee member Frank Schoenfeld is a summary of the survey distributed to the community by the Muir Beach Community Facilities Ad Hoc Committee. One hundred and sixty surveys were distributed March 20 with 21 completed and returned. This report will follow the format of the survey questions.

1) Is the community center meeting the needs of the community? If not, what modifications should be made?

76% of respondents were satisfied with the community center's functioning in terms of providing for community activities.

47% recommended developing the upstairs room to make it more comfortable for smaller group meetings and activities with 24% recommending a senior center emphasis.

2) Are there features of the community center that need to be repaired or improved?

81% noted that the floor coverings throughout the community center needed replacing.

10-15% of respondents described the need for improvement or replacement for each of the following features: (i) windows/doors; (ii) support beam; (iii) toilets; (iv) improve heating system; (v) new commercial grade stove; (vi) plastic deck curtains; (vii) remodel kid's room; (viii) replace kitchen countertop

3) Are there ways to improve utilization of space in the community center?

25% recommended the development of the upstairs room into a senior center.

15% recommended improving and reorganizing storage throughout the facility.

10% asked for a review of the cost effectiveness and physical impact of the rental of the community center to outside groups. Other recommendations were: (i) develop a picnic area above the playground; (ii) improve balcony; (iii) make the upstairs room a children's center (iv): partition kitchen from the main room.

4) Are there additional facilities that should be available at the community center?

25% recommended developing a senior center

10% recommended the addition of each of the following facilities:

(i) develop the outdoor area above the playground; (ii) small exercise facility; (iii); CSD manager's office.

Other recommendations were: (i) complete the construction of the stone wall; (ii) increase storage space; (iii) add a lower deck; (iv) community printer/copier; (v) additional small building; (vi) outside drinking fountain.

5) Priority of Observations and Recommendations

- (1)** Senior Center
- (2)** Use of Community Center should be exclusive to members of the community
- (3)** Upgrade current facilities, especially flooring
- (4)** Improve heating
- (5)** Remodel upstairs room
- (6)** Complete stone wall
- (7)** Upgrade kids' room
- (8)** Outside picnic area
- (9)** Pest control
- (10)** Install solar system

SUMMARY

The survey results represent 13% of all the surveys distributed to the community. The description of the responses is meant to reflect the weight of responses recommending specific suggestions for the community center. Also, this report is intended to be inclusive because individual suggestions were also valuable and should be available to the community for consideration. The priority list was compiled by the ranking and frequency of recommendations to the priority question.

Question	% + Response	% Recommend	Recommendations	%
Meeting Community Needs	76	24	Remodel Upstairs Room	47
			Senior Center Upstairs	24
Need for Repair/ Improvement	71	71	Replace floor coverings	81
			Replace windows/doors	15
			Get commercial grade stove for kitchen	15
			Replace support beam	10
			Replace outside plastic curtains	10
			Improve heating system	10
			Upgrade toilets (low flow)	10
			Remodel kids' room	10
			New kitchen counter top	10
Improve Utilization of space	81	81	Develop upstairs room into Sr. Center	25
			Expand and reorganize storage	15
			Review value/impact of rental approach	10
			Develop area above playground	10
			Improve balcony	10
			Children's center upstairs	5
			Partition kitchen from main downstairs room	5
Additional Facilities	61	61	Develop a Senior Center	25
			Develop outdoor area above playground	10
			Develop small exercise facility	10
			Provide space for CSD manager's office	10
			Complete construction of stone wall	5
			Add storage space	5
			Add lower deck	5
			Provide community printer/copier	5

Add small building	5
Add outside drinking fountain	5

Question

	% + Response	% Recommend	Recommendations	Rank
Priority List	67	67	Senior Center	1
			Community Center exclusive to community	2
			Upgrade current facilities, especially flooring	3
			Improve heating system	4
			Remodel upstairs room	5
			Complete stone wall	6
			Upgrade kids' room	7
			Outside picnic area	8
			Pest control	9
			Install solar system	10