

# Pavilion Concept Presentation

The Interlaken Pavilion Committee



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Brian Ward

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# Why are we discussing the Pavilion?

## Previous Discussion

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- HOA Requires a Pavilion and Maintenance  
(Specifically identified in the Declaration and Covenants)
- Current Pavilion in disrepair, a safety hazard & liability for the HOA
- Doing nothing is not an option for the HOA
- Only real questions are timing and cost

**Please Hold Questions Until the End**

# Pavilion State - Previous Discussion



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## Pavilion Status: (facts – from multiple engineering inspections)

- Roof – ***significant leaks*** in multiple locations
- Beams (roof truss) are ***rotted and extensive honeycombing damage*** by the wood bees
- Center support beams do not sit on concrete. Extend into the soil and ***bases are rotting.***
- Walls are ***rotted and mold present***
- Deck boards are ***rotted and a safety risk/hazard***
- Concrete under deck has been ***significantly undermined*** and ***requires repair.***
- Fireplace/Chimney need ***extensive repairs to meet code*** and not usable.
- ***Fire pit in good condition*** but is integral to the building structure.

***Structure is at the end of its useful life - repair is not a practical option***

# Pavilion - Previous Discussion

For Budget and Board Planning Purposes Only



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## **Pavilion - Previous Discussion:**

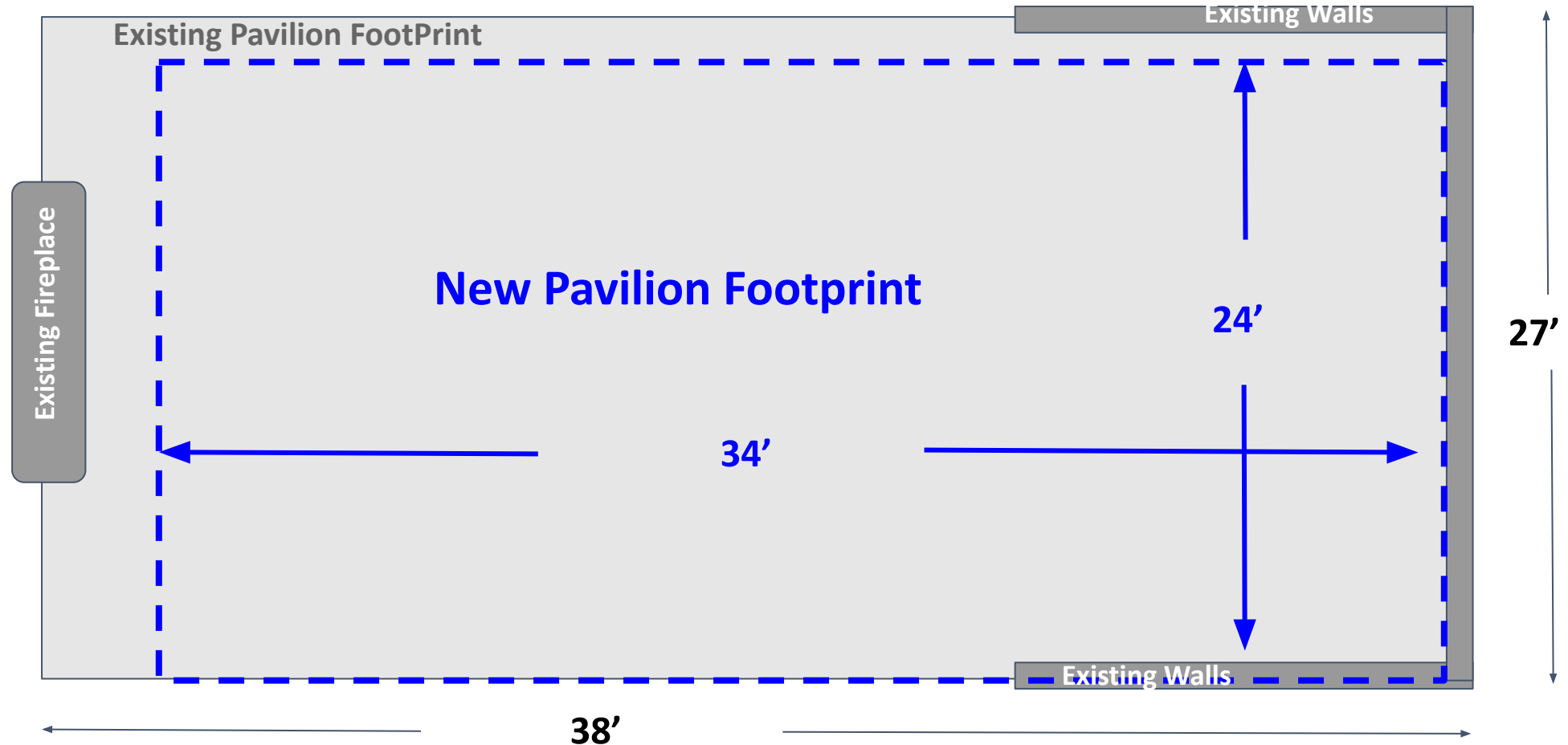
- Demolition, building and asbestos inspections/permits required.
- Stick Built & Post and Beam construction being considered
- New foundation piers and flooring required - not practical to utilize/save existing
- Minimum baseline cost projected at \$75K with basic options total realistically ~ \$100K
- Possible demolition in summer/fall 2023
- Build new Pavilion winter/spring 2024

## **Previous Board Request and Actions:**

- Approved demolition costs in 2023 budget
- Approved/completed an Asbestos inspection (required for demo permit)
- Pavilion committee requested to better refine concepts, options and projected costs.

# Pavilion Basic Concept (footprint)

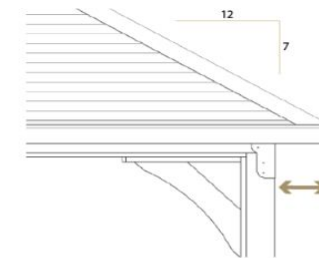
- Many standard footprints available
- As an example next Jump  
26' x 38' < \$10K



Not necessarily to scale

# Cheyenne Model – Stick Built

24'x34', 8 - 8" Laminated Posts, 8' clearance, Asphalt Shingles



OVERHANG & PITCH

12", 7/12

Note: Cost is the Timbers, Roofing, Delivery and Installation only!

# Kingston Model – Timber Frame

24'x34', 8 - 8" Timber Posts, 9' clearance, Asphalt Shingles



Eave Overhang  
18-24"



Gable Overhang  
16"



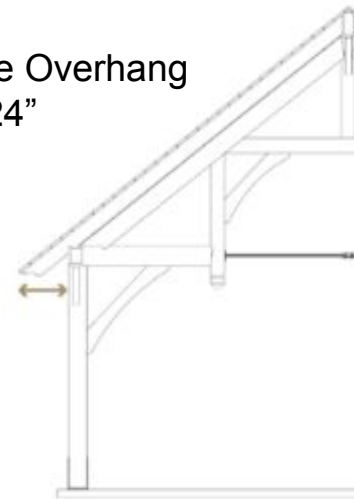
Note: Cost is the Timbers, Roofing, Delivery and Installation only!

# Denali Model – Timber Frame

24'x34', 10" - 10" Timber Posts, 9' Clearance, Asphalt Shingles



Eave Overhang  
18-24"



Gable Overhang  
24"



Note: Cost is the Timbers, Roofing, Delivery and Installation only!



# Grand Teton Model – Timber Frame

24'x34', 10"x 10" Timber Posts, 9' Clearance, Asphalt Shingles



Eave Overhang  
18-24"



Gable Overhang  
24"

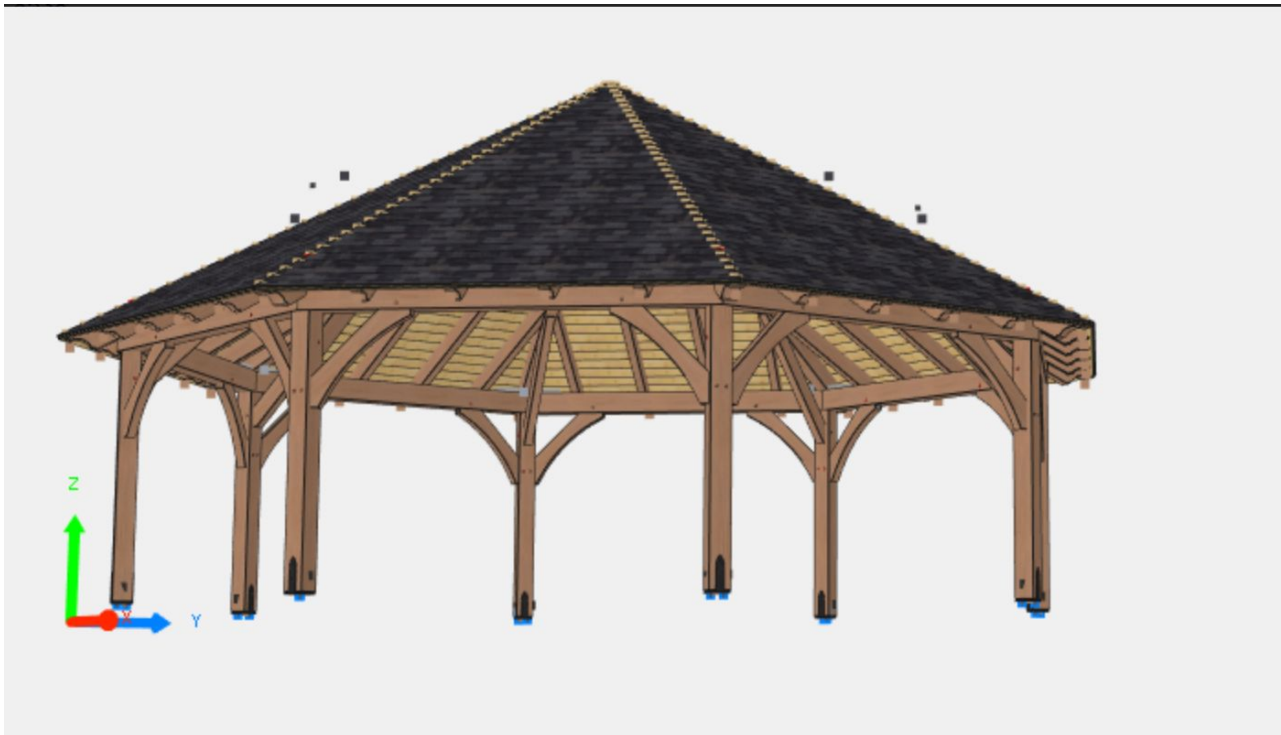


Note: Cost is the Timbers, Roofing, Delivery and Installation only!

# Octagon Timber Frame Options

30" Diameter

## Basic Octagon Shape



## Two Tier Octagon Option



Note: Cost is the Timbers, Roofing, Delivery and Installation only!



Timber Frame

# PAVILION KIT

Installation

# Rectangular Pavilion Details

## Basic Structure Cost Only!

Foundation work, flooring, electrical, other options are all additional costs



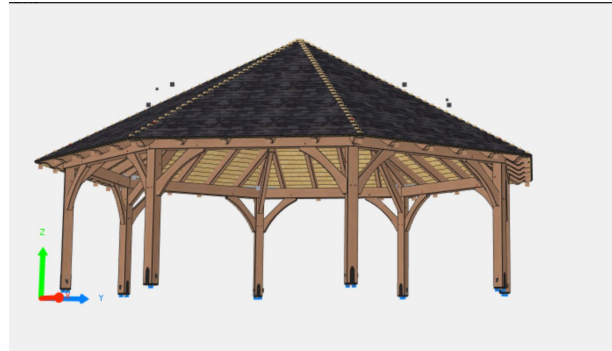
Model	Cheyenne	Kingston	Denali	Grand Teton
Construction	Stick-Built	Timber Frame	Timber Frame	Timber Frame
Posts	8 – 8"x8" Laminate posts/beams	8 – 8"x8" Real wood timbers	8 – 10"x10" Real wood timbers	8- 10"x10" Real wood timbers
Roof material	Architectural Shingles	Architectural Shingles	Architectural Shingles	Architectural Shingles
Roof decking	1"x 6" Pine	2"x 6/8" Pine	2"x 6/8" Pine	2/8"x 6" Pine
Eave Overhang	12"	18"-24"	18"-24"	18"-24"
Gable Overhang	12"	16"	24"	24"
Base Cost Delivered (DYI)	\$36,700	\$38,200	\$49,900	\$57,800
<b>Delivered and installed</b>	<b>\$46,300</b>	<b>\$53,300</b>	<b>\$68,800</b>	<b>\$78,900</b>

***What is the right balance between affordability, functionality, total cost and aesthetic preferences?***

# Octagon Pavilion Details

## Basic Structure Cost Only!

Foundation work, flooring, electrical, other options are all additional costs



Model	Basic Octagon	Two Tier Octagon
Construction	Timber Frame/Stick-Built	Timber Frame
Posts	8 – 8"x8" Real wood timbers	8 – 10"x10" Real wood timbers
Roof Structure	Single Level	Two Tier
Corbels	Angle only	Angle Plus Lattice Work (two tier)
Roof material	Architectural Shingles	Architectural Shingles
Roof decking	1"x 6" Pine	2"x 6/8" Pine
<b>Delivered and installed</b>	<b>\$50,800</b>	~ \$100,000 + (exact price subject to final engineering)

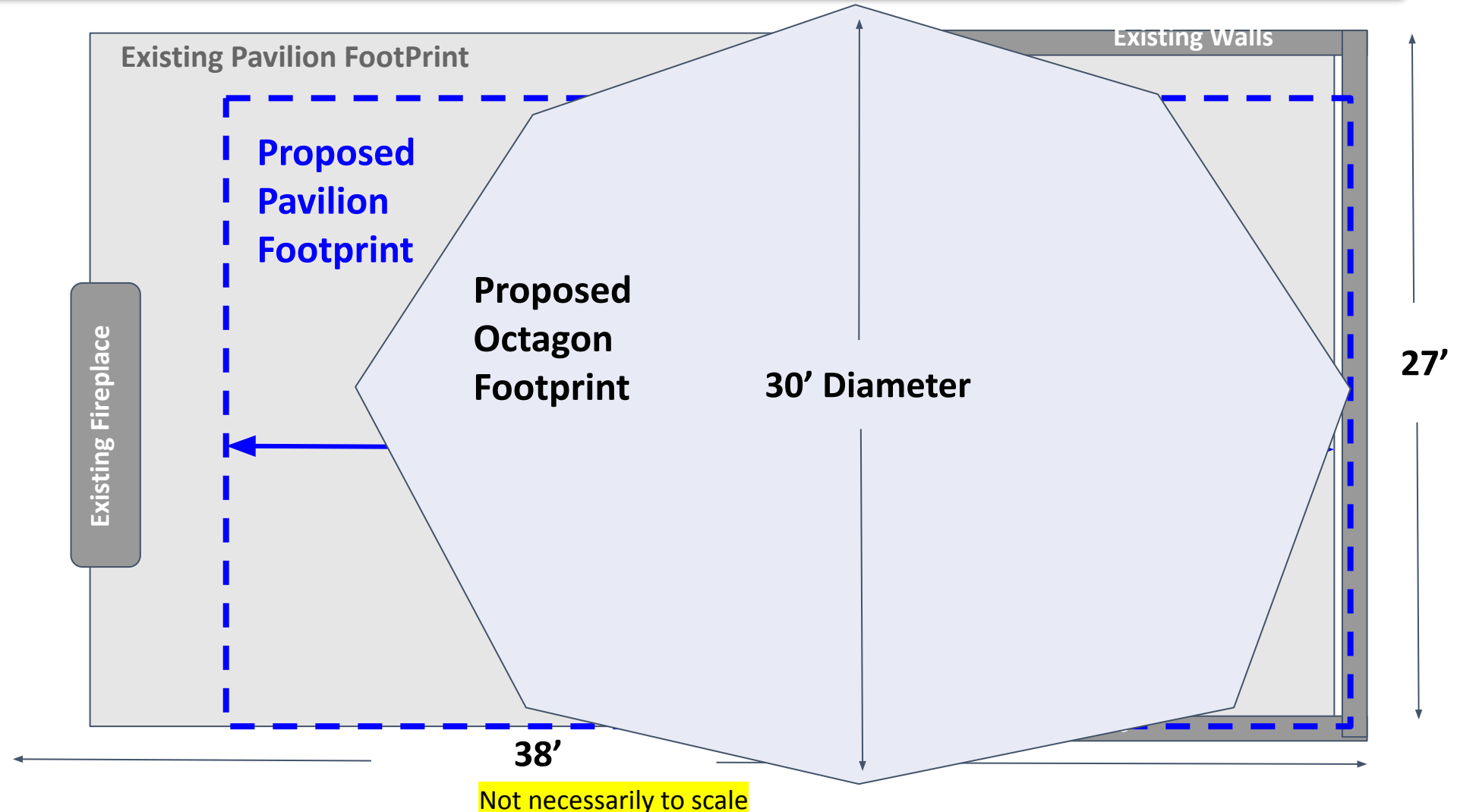
***What is the right balance between affordability, functionality, total cost and aesthetic preferences?***

# Pavilion Basic Concept (footprint)

- Many standard footprints available
- As an example next Jump  
26' x 38' < \$10K

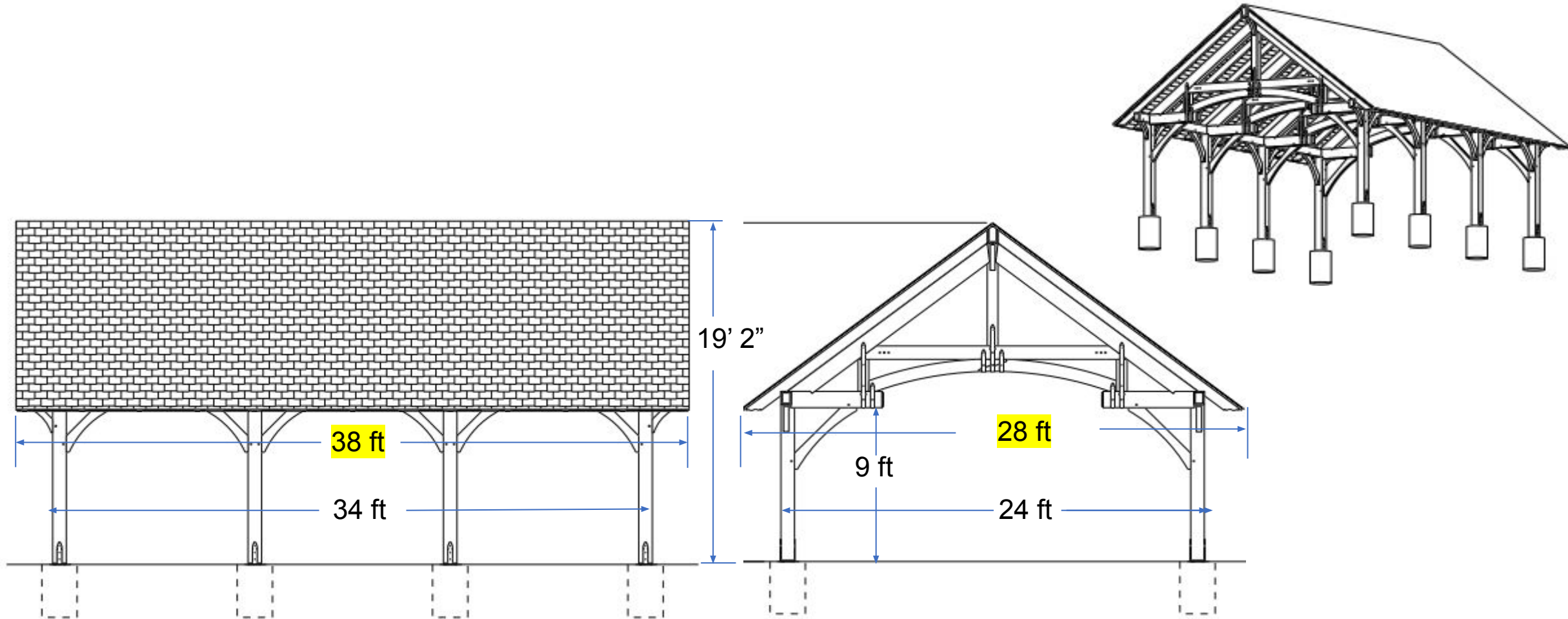
## Sq/Ft Comparison

Existing 1,026  
Rectangular 816  
Octagon 706



# Pavilion Basic Concept (footprint)

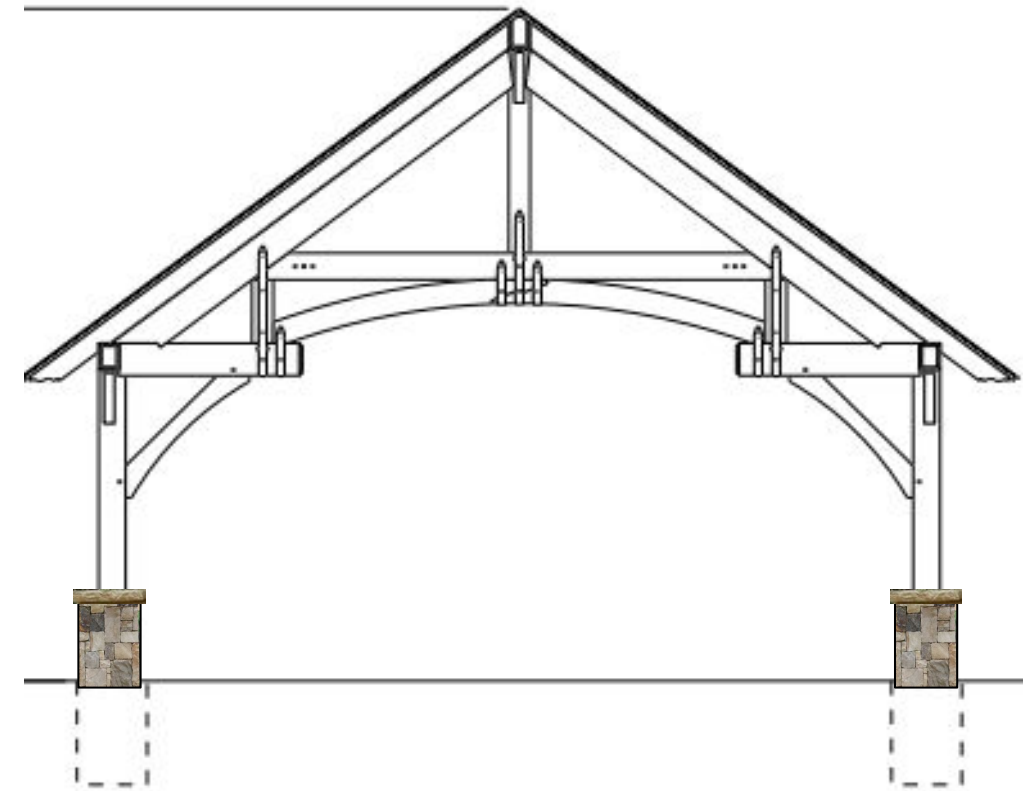
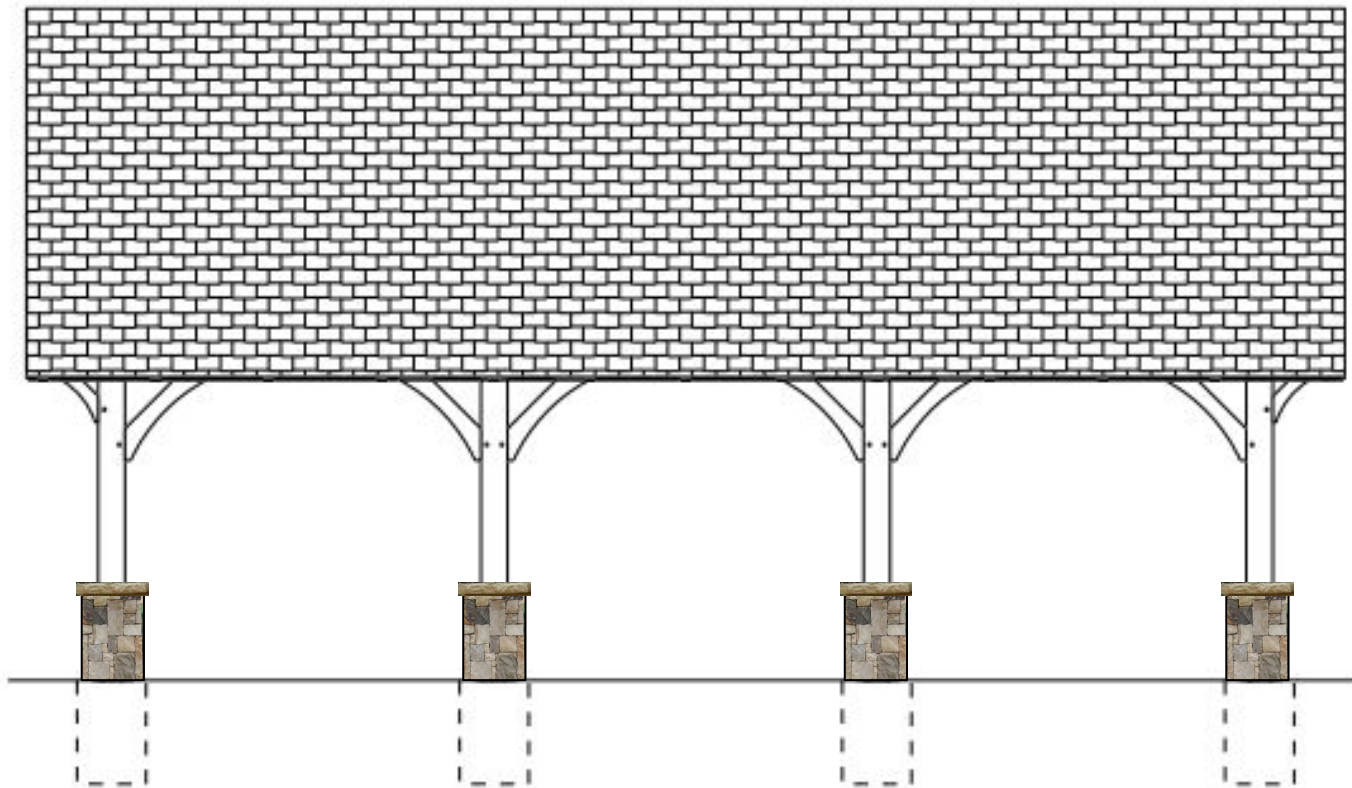
24'x34', 10"x 10" Posts, 9' Clearance, Asphalt Shingles



# Pavilion Concepts Rendering (basic design)

Concept only! – Stonework Supports (3' high, capped with Bluestone)

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Not necessarily to scale



Concept  
What If .....?

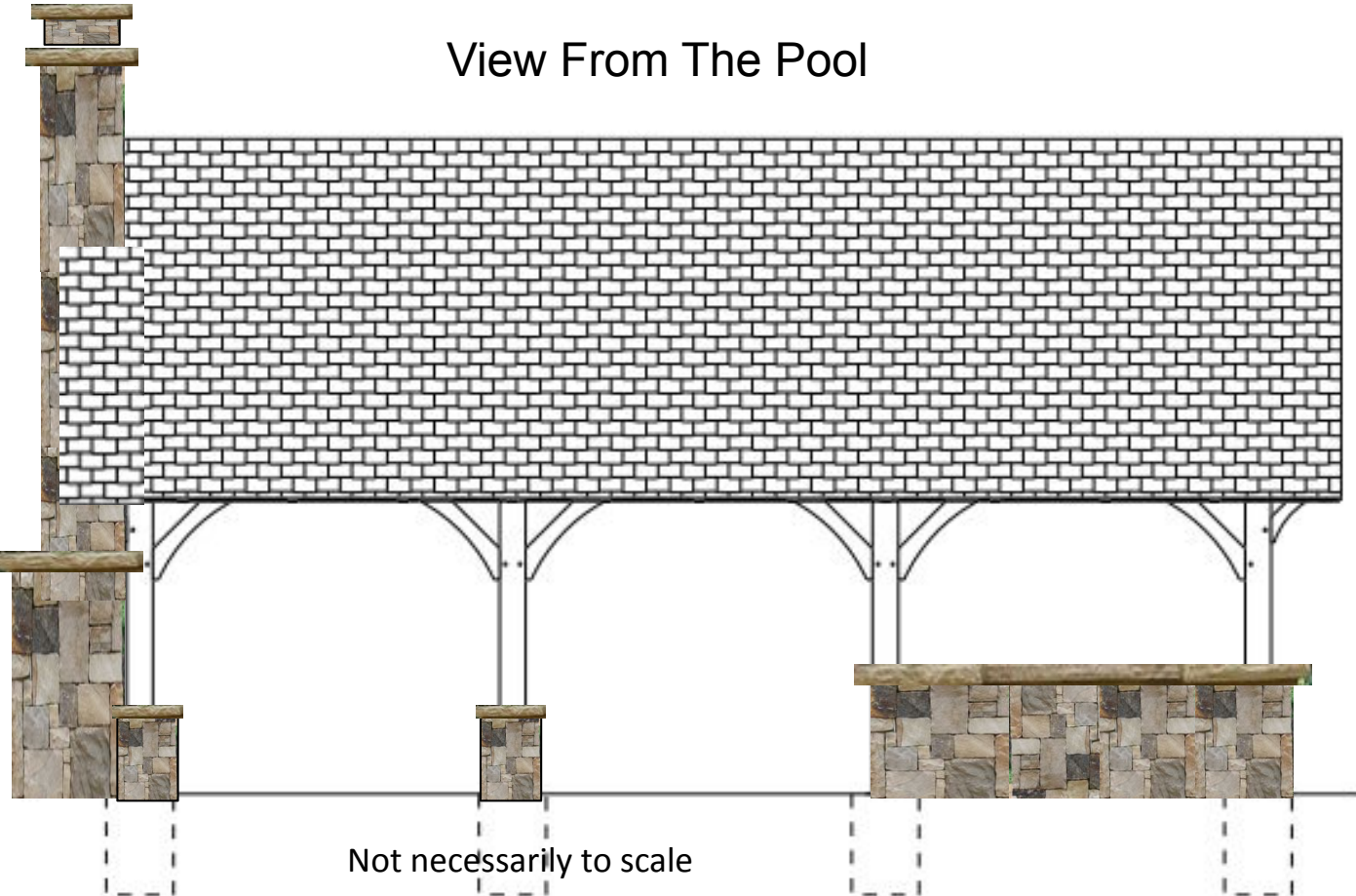


# Pavilion Concepts Rendering

Concept Only! – Half Walls, Fireplace, Cabinets and Refrig.

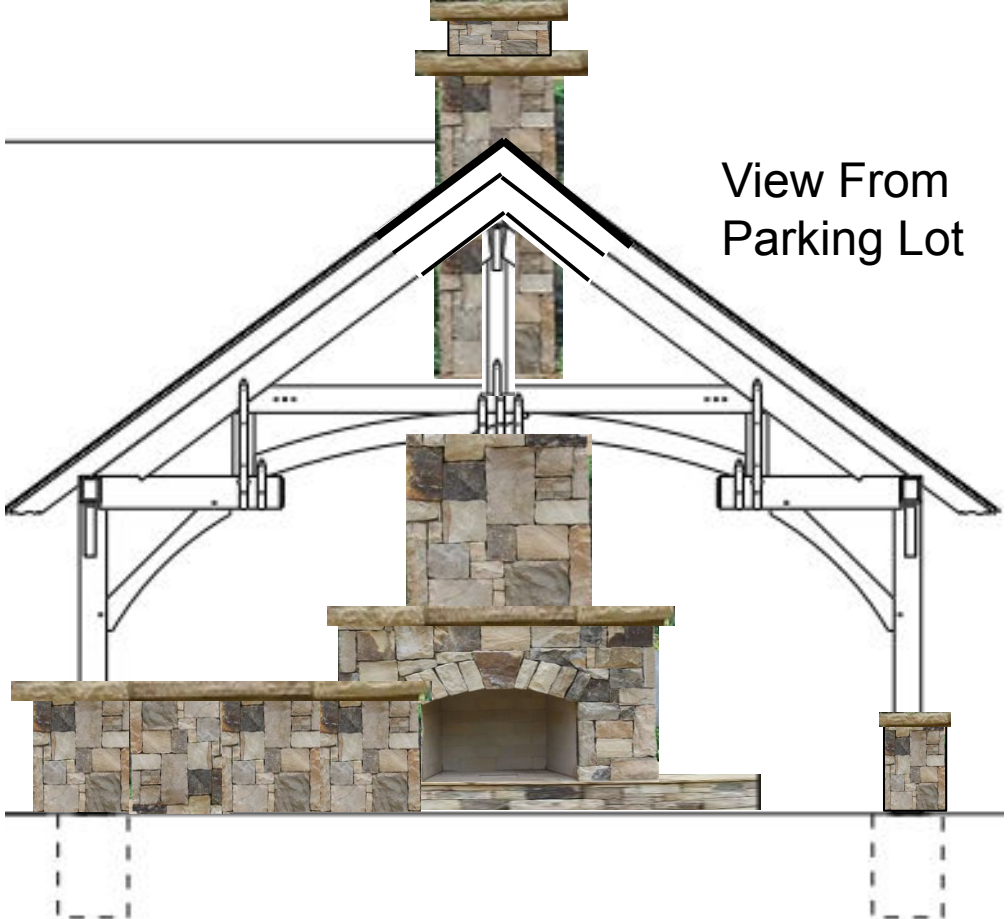


View From The Pool



Not necessarily to scale

View From Parking Lot

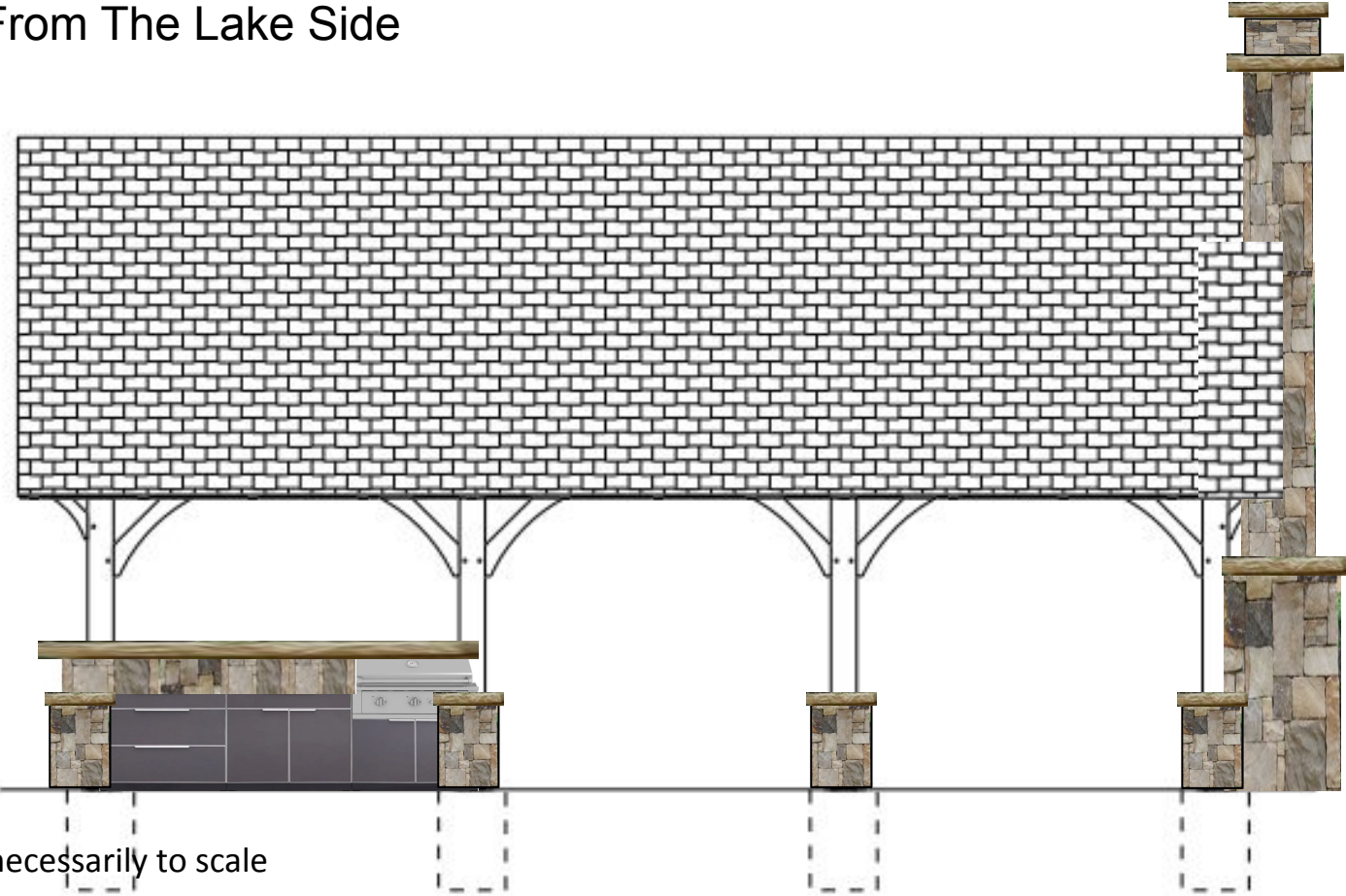


# Pavilion Concepts Rendering

Concept Only! – Half Walls, Fireplace, Cabinets and Refrig.



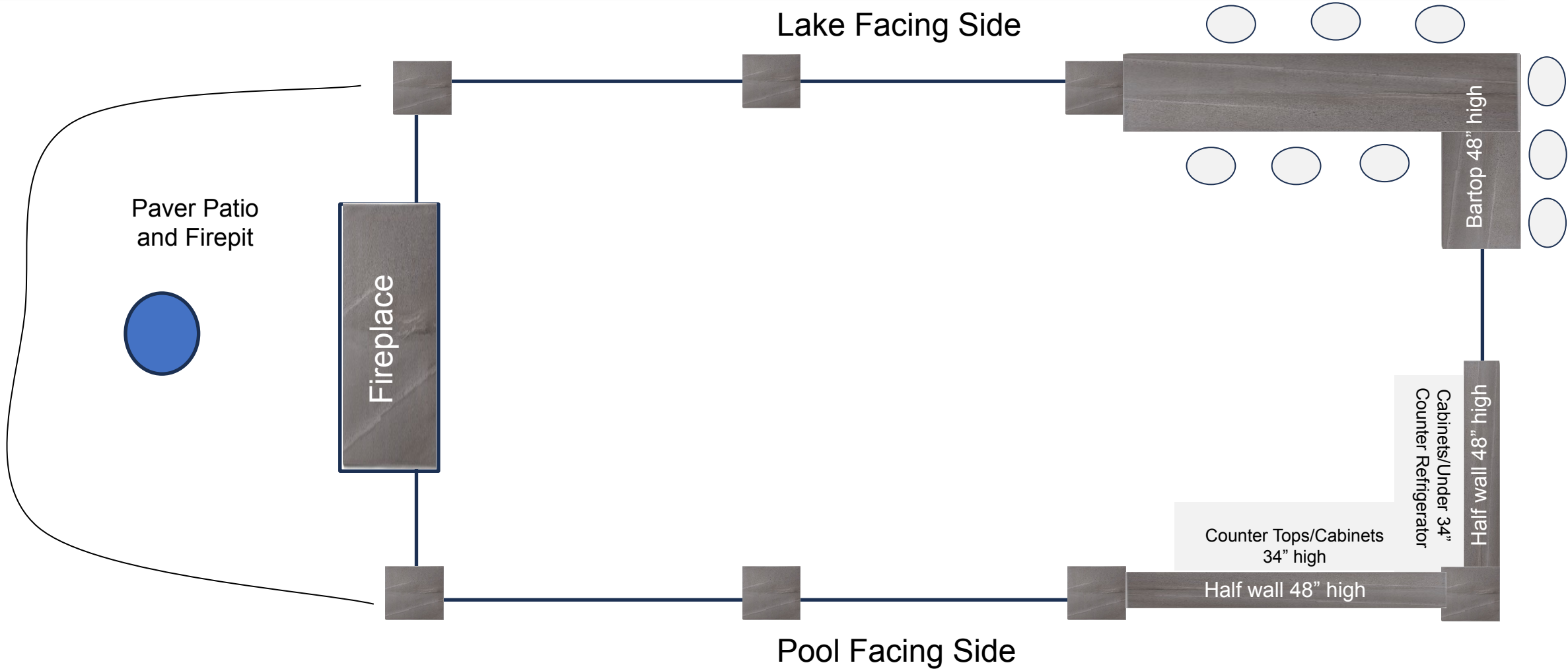
View From The Lake Side



Not necessarily to scale

# Pavilion Concepts Rendering (overhead view)

Concept Only! – Half Walls, Fireplace, Counters, Refrig, Bartops

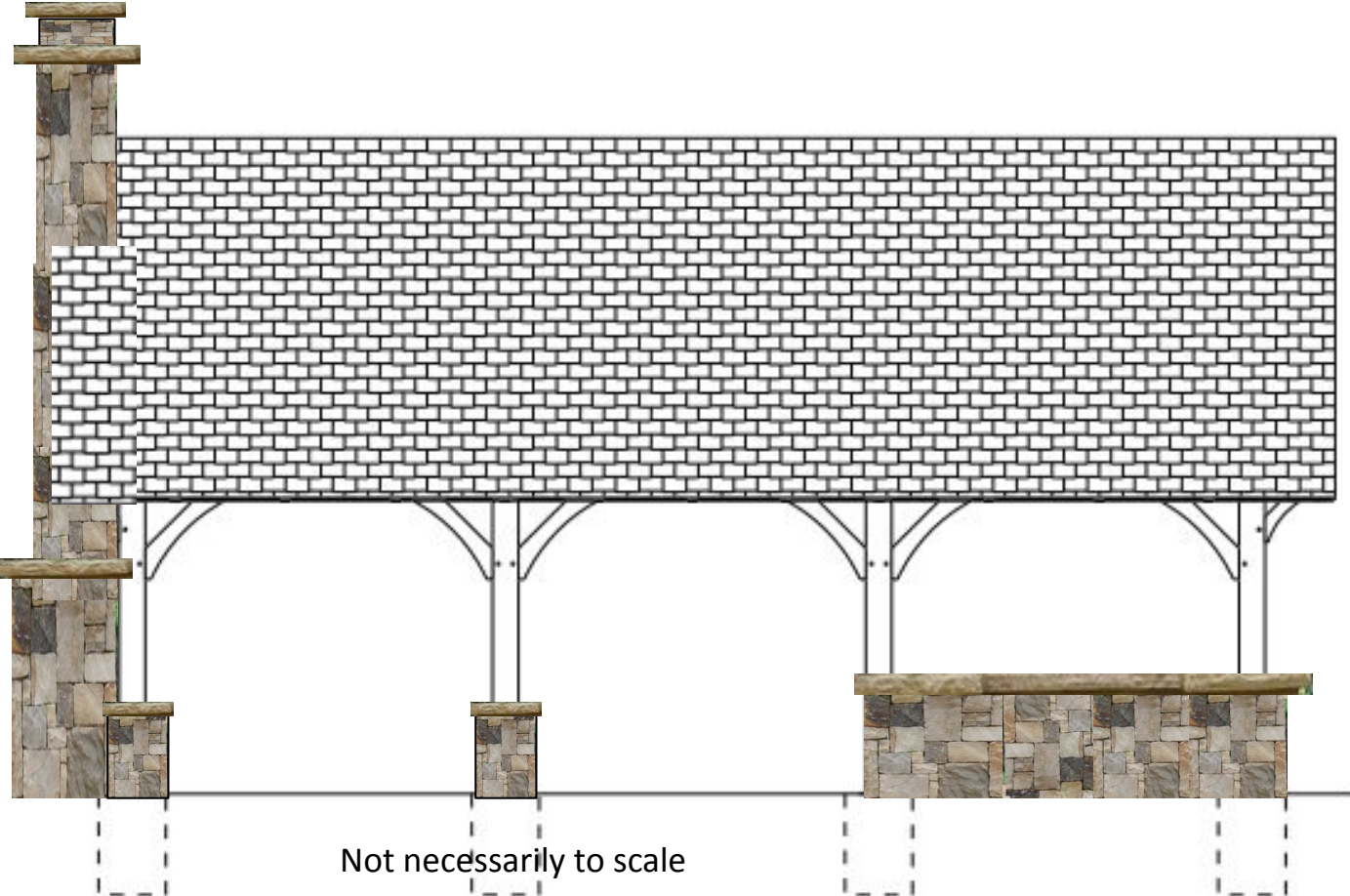


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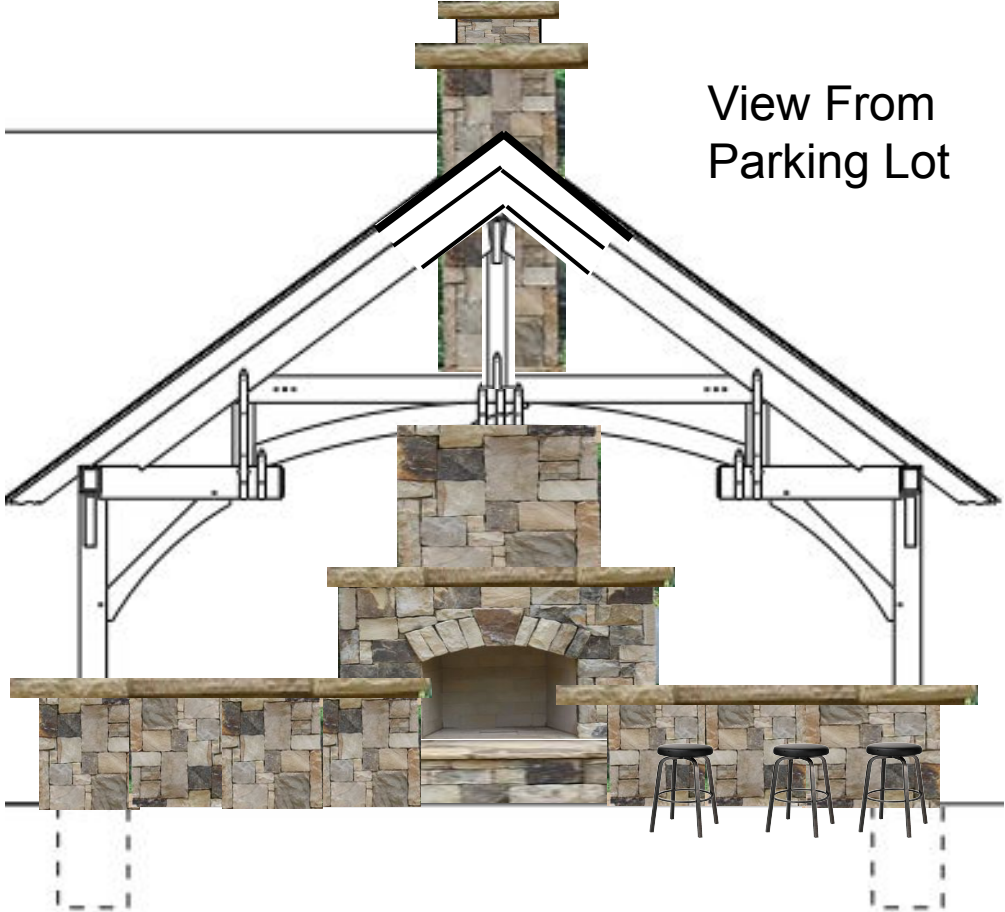
Concept Only! – Half Walls, Fireplace, Cabinets and Refrig.



View From The Pool Side



View From Parking Lot

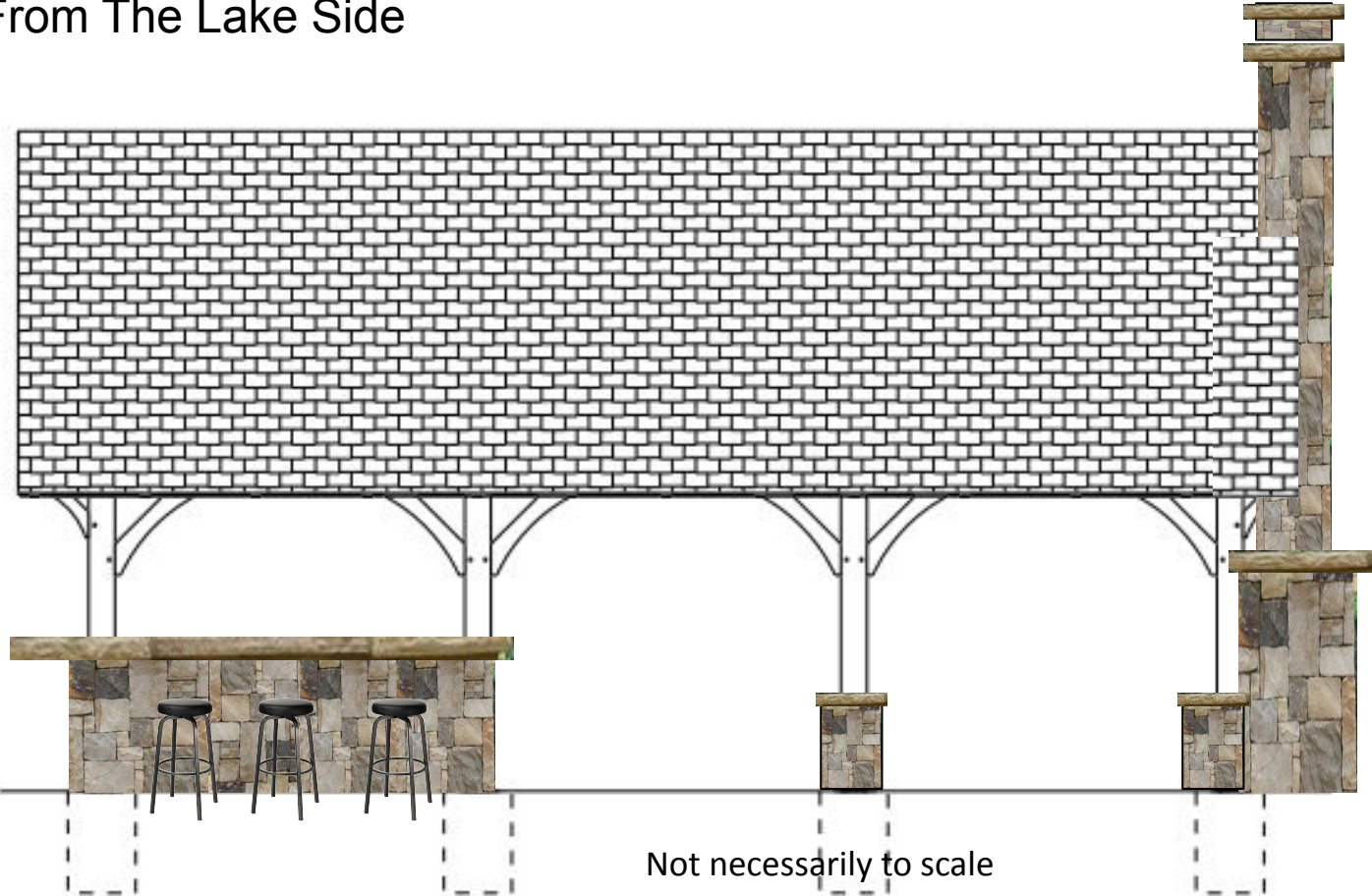


# Pavilion Concepts Rendering

Concept Only! – Half Walls, Fireplace, Cabinets and Refrig.



View From The Lake Side



Not necessarily to scale

# Pavilion – Projected Replacement Budgets



\*Estimates only on options - until actual design choices finalized

Base Model cost is the only difference - Option Costs are independent of model choice

Base Pavilion Projected Costs	Kingston	Grand Teton	Octagon
Base Cost (Shingle Roof) – Delivered/Installed	<b>\$53,300</b>	<b>\$78,900</b>	<b>&gt; \$100,000</b>
Foundation installation (8) concrete piers + Fireplace Foundation	\$10,000	\$10,000	\$10,000
Flooring - Pavers similar to pool. (most basic is 6" poured concrete)	\$23,500	\$23,500	\$23,500
Lighting / Electrical (3 fans, 6 light fixtures, switches/outlets)	\$6,000	\$6,000	\$6,000
*Cabinets, counter tops, and undercounter refrigerator	\$7,000	\$7,000	\$7,000
*Half Walls (48" high, Bluestone cap, granite stone veneer)	\$10,000- \$20,000	\$10,000- \$20,000	\$10,000- \$20,000
*Stone support columns (3' high, granite stone veneer)	\$12,000	\$12,000	\$12,000
*Patio and Fire Pit 24' x 15'	\$12,000	\$12,000	\$12,000
*Fireplace	\$35,000- \$40,000	\$35,000- \$40,000	\$35,000- \$40,000
<b>~ Full Package Projected Costs</b>	<b>\$168,800</b>	<b>\$194,400</b>	<b>&gt; \$215,500</b>

The Board is considering a choice between the **Kingston** and **Grand Teton** models.

# Pavilion – Financing Projections

What is the impact to the HOA Finances and Reserve Fund?



## Projected Reserve Acct Balances under different Scenarios

	Base Scenario (Draw down the reserve - borrow from ourselves)	Reduce 24' Capital Exp by \$40K (shift to Pavilion)	Board Assessment (\$500) \$62.5K	Reduce 24' Capital Exp (\$40K) & Board Assessment \$62.5K	Defer or Reduce Pavilion Cost by \$50K	Without Pavilion Expense
June 2023	\$205,632	\$205,632	\$205,632	\$205,632	\$205,632	\$205,632
Fiscal YE 3/24	\$150,152	\$150,152	\$150,152	\$150,152	\$200,152	\$350,152
Fiscal YE 3/25	\$214,476	\$254,476	\$276,976	\$316,967	\$264,476	\$414,476
Fiscal YE 3/26	\$265,373	\$305,373	\$327,873	\$367,873	\$315,373	\$465,373

### Assumptions:

- Pavilion Cost (estimated @ \$200K)
- Assume average 4% annual HOA fee increase
- Target Reserve Balance \$300K (50% of the annual budget)
- Maintain non-Pavilion Capital Expenditures ~ \$120K/yr. (current rate)



Exceeds Reserve Target



Exceeds 85% of Reserve Target



# Pavilion Design Choice Point

## Kingston or Grand Teton as the base design?

Kingston



Grand Teton



- Color on any model is simply the choice of stain
- ~\$26K difference in base unit price  
Options are the same cost on both models
- Grand Teton: posts & roof beams, are larger. Gable support structure is more substantial. Those two elements drive cost delta.
- Aesthetic and design preference?

# Pavilion – Next Steps



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## Next Steps and Critical Path items:

- Demolition permit and utilities disconnected. (**critical path item**)
- Demolition early August/September (in 2023 budget)
- Foundation work for post supports and fireplace foundation (**critical path item**)  
(fireplace foundation needs to be done now - regardless of when fireplace built)
- Board and ASC to finalize and approve design details
- Order and commit to Materials - (ideally August? ~ 4 mo. lead time) (**critical path item**)
- Deliver and installation of the new pavilion (winter/spring 2024)
- Floor, Wall and Fireplace construction. (winter/spring 2024)

# Questions and Comments Welcome

# Pavilion Options

## ROOF MATERIAL

*Available in 3 different styles.*



Asphalt (Standard)

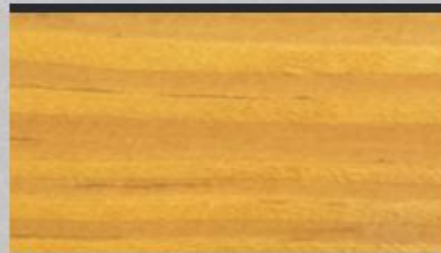


Regular Metal (Premium Upgrade)



Standing Seam Metal (Deluxe Upgrade)

## UPGRADED STAINS



Natural



Mahogany Flame



Jarrah Brown

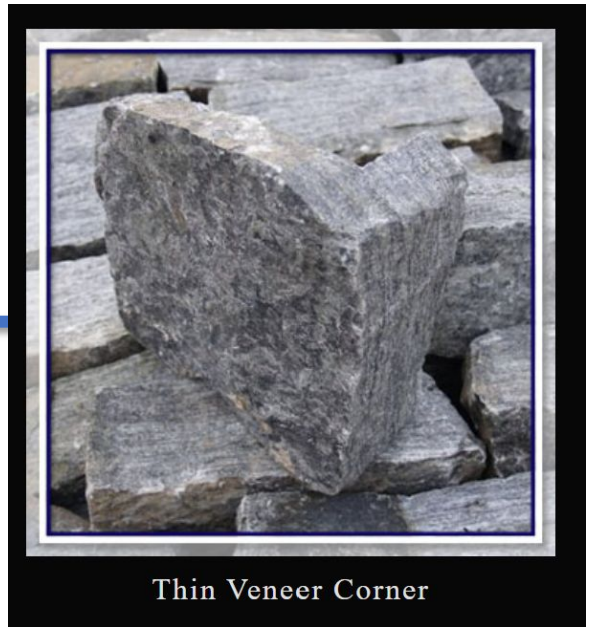
# Pavilion - Thin Veneer Granite Stone Examples

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# Pavilion Stone (thin veneer) Options

Real Granite stone, 1-1.5" thick, corner pieces with ease of installation



Pattern  
Style



Many  
Colors



**Advantage** - Will not weather and deteriorate like faux stone (concrete base material), choice of color

**Disadvantage** - Labor costs are higher than faux stone.

# Pavilion - Victorian Example (Oakbrook)

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## Advantage:

- Victorian curb appeal
- Very Detailed design
- Elevated with stonework

## Disadvantage:

- Very costly to build  
Materials and Labor
- Very high maintenance costs
- All surfaces are painted
- Copper Roof



# Pavilion – Projected Replacement Budgets

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*Stone support columns (3’ high, granite stone veneer)	\$12,000	\$12,000	\$12,000	\$12,000
<b>~ Total Projected Base Costs</b>	<b>\$98,800</b>	<b>\$105,800</b>	<b>\$121,300</b>	<b>\$131,400</b>
Potential Options ( <u>Incremental</u> Costs - installed )				
*Paver Floor vs. poured concrete	\$16,000	\$16,000	\$16,000	\$16,000
*Patio and Fire Pit 24’ x 15’	\$12,000	\$12,000	\$12,000	\$12,000
*Fireplace	\$35,000- \$40,000	\$35,000- \$40,000	\$35,000- \$40,000	\$35,000- \$40,000
<b>~ Full Package Projected Costs</b>	<b>\$161,800</b>	<b>\$168,800</b>	<b>\$184,300</b>	<b>\$194,400</b>

The Board is recommending a choice between the Kingston and Grand Teton models.