

Casino Preservation Project February – March Update

Dear Members and Friends of the Ocean Point Colony Trust,

I hope this update memo finds you and your family healthy and safe. It's an understatement to say we are living in unprecedented times. Covid-19 has changed the way we live, socialize and go about our business and personal lives. I am hopeful that we get through this pandemic and return to a more normal way of life very soon.

As of today, there have been no reported cases of the virus at the casino job site. Knickerbocker has taken the appropriate precautions, limiting the number of workers on the site to no more than 10 at any time, staggering work crews and implementing social distancing guidelines. Good news, the work on the project continues with an added level of caution and attention to safety.

Despite a worldwide pandemic as the backdrop, the project continues to move forward. The pace of construction really picked up the last two weeks as Knickerbocker reprioritized the work schedule and added resources to speed up the pace of construction. Here are a few of the major milestones crossed since the last update. The roof and porch framing as well as sheathing of the entire building has been completed. It is anticipated that the asphalt roofing shingles will be installed the week of March 30th. The decking on the wrap around porch is just about complete. Having had the opportunity to admire that work, I can say the porch is one of the best features of the new casino. It is truly transformational, bringing back the look and feel of the original structure. Finally, on the outside, the windows have been installed including those on the north and south facing dormers.

Inside the casino, the framing for the kitchen, reading room and AD office is complete. The plumber has started work with the installation of the exhaust vent for the stove, hot water heater, and kitchen and bathroom plumbing. It is expected that we will see the electrician on site in the next two weeks. The main room is beautiful with a soaring ceiling that must be experienced to be fully appreciated. Interior and exterior doors and all lighting fixtures have been

ordered and will be delivered in the next two weeks. Finally, bundles of cedar shake shingles are on site and are expected to be installed after the decking on the porch is complete.

The calendar schedule of sub-contractor work is completely full until Memorial Day. Maine Tennis and Track will begin work on the tennis courts the week of April 13th. Pat and Kip Farrin are on the schedule to work on the septic system. They will also be working on the final section of the granite retaining wall along High Street. It is rumored but not yet confirmed that John Wagner may join them. Thanks to Paul Taylor and Link Brown who have been working on the footings for the granite wall. Pete Ripley also visits the site on a regular basis to inspect the work and offer his guidance.

Behind the scenes our architect, Patrick McGranaghan offers weekly counsel on issues and decisions that arise during construction. As in any construction project issues need to be dealt with and Patrick is readily available to provide his expert advice.

The Finance Committee has been engaged on the collection of outstanding pledges. The project is on budget and the goal is to not draw down our line of credit with Bath Savings. I cannot express the importance of honoring your pledge commitment to the community project. Please send those pledges as soon as you can if you have an outstanding balance. We have also begun planning the grand opening celebration and building dedication for the weekend of July 4th. Donald Demers has also notified me that the painting commissioned by Jon and Bev Holt is nearing completion. Stay tuned for an exciting announcement in next few weeks regarding the painting.

The project is really taking shape. Visit the Ocean Point Colony Web site to view the recent uploaded of pictures in the gallery. We are nearing the end but there is so much more to be done. I hope this update provides a bit of distraction as we all shelter from the pandemic brought on by Covid-19. Ocean Point will be here waiting for all of us to enjoy soon. In the interim, reflect upon those memories of OP that have brought you the most joy over the years, it's a great way to take your mind of the pandemic.

Keep the casino project in your thoughts and prayers that we will see a successful conclusion and opening early summer. Thank you to all the volunteers who have and continue to work on this project. Until the next update may you and your family stay safe and healthy.

Mike Anderson
President Ocean Point Colony Trust