



Ocean Point Colony Trust

I hope this note finds everyone doing well. The summer is long past and we are getting very close to saying goodbye to Fall. It's hard to believe the holiday season is just around the corner. I wanted to send a note to our members and friends of Ocean Point to provide an update on the Casino Preservation Project.

Fund Raising

The accounting of our fund raising efforts puts us at \$1,047,000 committed to the project. Thank you to all who contributed, your generosity is most appreciated. If you were considering donating securities, I am pleased to let you know that Finance Committee Treasurer, David Finch has set up an account to accept those securities. I have also received questions on when you can expect to receive tax documents for your donations. If you have not already received those documents, Jen Klein, Treasurer, OPCT will send those documents electronically by the end of January 2019, well ahead of tax filing. As a reminder, if you have not made your committed contribution please consider doing so before year end for tax planning. Finally, to those who chose the 3 year payment option, we are in year 2 of the payment plan. Making your contributions on this schedule will allow us to meet the cash flow demands of the project as we have begun engaging with contractors. We are doing all we can to make it easy and convenient for our members and friends to make their contributions, thanks to Jen, Dave and the Finance Committee for their efforts.

Building Committee

The Committee has been hard at work moving the project forward. On Columbus Day weekend the Committee met and elected Paul Taylor, Chair. Please join me in congratulating and wishing him good luck with this important role. More support for the project was offered by Moira Simonds. She has graciously stepped



Ocean Point Colony Trust

into the role of Secretary of the Building Committee. Thank you Moira for your help, it is very much appreciated.

With guidance and counsel of our project architect, Patrick McGranaghan, the Building Committee has made a decision on a Civil Engineer, Structural Engineer and Pre-Construction Estimating firm. An RFP for these services was sent to a number of firms soliciting bids. We received two bids for each service, which was the stated objective for this phase of the project. The committee then evaluated all proposals and voted to send a recommendation to the OPCT Board for final approval. The committee unanimously voted to recommend Knickerbocker Group, who submitted a bundled proposal for all services from the following firms.

- Wright-Pierce, Civil Engineering
- Lincoln-Haney, Structural Engineering
- Pre-construction Cost Estimating, Knickerbocker Group

The cost savings of this bundled service offering was significant. I am also certain we will experience excellent project management and assistance in coordinating these services from Knickerbocker Group. The Board unanimously voted to approve the Building Committee's recommendation. We are now in the contract phase and will begin work with these firms in the next few weeks.

Finally, we had the Casino septic system evaluated prior to seasonal water shut off. We are waiting on the final report of the entire system. We learned that the leaching field, which is under the ballfield, is capable of handling an increase in waste water that will come with the new casino. We got a bit lucky with this assessment and were pleased to learn the good news.



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Next Steps

We will continue to keep you updated on the progress we are making over the winter months. It is an exciting time with the Board, Finance Committee, Sport Court Committee and Building Committee working hard to make this project a reality.

Best Regards,

Mike Anderson,
President, Ocean Point Colony Trust