

<b>General Information</b>	
<b>What has been the process for community involvement?</b>	<p>After the fire, three community meetings were held to gather input on what the new build should be.</p> <p>A rebuild committee was established with representation from the business community, health and human services, Coastal Seniors, service organizations, a local civil engineer, Gualala Municipal Advisory Council, and members of the GCC Board . The rebuild committee and Board considered public input, interviewed architect candidates , awarded a contract to Figure Architects , interfaced with the architects to create a building that met the needs of the community.</p> <p>A Design Draft plan was approved by the Board and formed a sub-committee (Board and Rebuilding Committee members) to recommend the hiring of a General Contractor. Fourteen total RFP's were sent to local and regional general contractors. Four General Contractors responded (2 local GC's and 2 regional GC's) with preliminary bid proposals and were interviewed. The committee recommended a General Contractor to the board to award the contract. The GCC Board worked with the general contractor and architect to "value engineer" the project to reduce the costs.</p>

<p><b>Who is currently making the decisions?</b></p>	<p>The Board of Directors consists of seven (7) members elected by the GCC General Membership. The board is made up of volunteers and none of board members receive any compensation for their role as directors.</p> <p>The Board members are elected to serve two (2) year terms.</p> <p>The Board of Directors handles all administrative and operational decisions for the Gualala Community Center.</p> <p>The Gualala Community Center is a 501(c)3 nonprofit charitable organization.</p>
<p><b>Additional Criteria for selecting the General Contractor</b></p>	<p>Besides construction costs, profit margin and overhead costs factored into the formal bid, the following items were considered as part of the overall selection.</p> <p>Proposed time for construction from mobilizing to occupancy.</p> <p>Experience building a commercial facility over 6,000 sq.ft.</p> <p>Experience working with non-profits organization.</p>
<p><b>Are construction bids available to the public?</b></p>	<p>The summary of the general contractor bids as presented at the town hall meetings will be posted on the GCC website.</p>

<p><b>How can I stay updated?</b></p>	<p>Become a member of the Gualala Community Center  Website: <a href="https://gualalacommunitycenter.org">https://gualalacommunitycenter.org</a></p> <p>Social Media: Gualala Community Center Facebook Page, Pay 'n' Take Facebook Page, and Gualala Community Center Instagram Page  :</p> <p>Gualala Community Center  Pay "n" Take  Email Newsletter:  When you become a member you will be automatically signed up for a Newsletter. If you would like to receive a Newsletter without becoming a member email <a href="mailto:gualalacc@gmail.com">gualalacc@gmail.com</a></p>
<p><b>How can I get involved?</b></p>	<p>Community Meetings and Events: Attend local events.</p> <p><b>Volunteer:</b> Help with events, fundraising, or maintenance.</p> <p><b>Donate:</b> Support the center financially.</p> <p><b>Host Fundraising events</b></p> <p><b>Attend Events:</b> Connect with the community.</p>

<p><b>What are the estimated costs?</b></p>	<p>The estimated monthly expenses for the new building are a little over \$3,000 a month which was comparable to the old building.</p> <p>Electricity: \$200  Propane: \$150  Maintenance and Repair: \$200  Utilities (Water, Sewer, Internet, Phone): \$700  Property Taxes: \$460  Custodial Expenses: \$1,500  <b>Total: \$3,210</b></p>
<p><b>Is the new building accessible?</b></p>	<p>Yes, the new building complies with Title 24 building requirements, follows all ADA state and federal building regulations, includes design features for sustainability and amenities to serve as an alternative resiliency center.</p>
<p><b>How big was the old building, how big is the new building?</b></p>	<p>New Building:  Main hall – 3469 square feet  Maximum seating - 192 Banquet</p> <p>Medium Hall – 1431 square feet  Maximum seating – 72 banquet</p> <p>Large Hall – 2038 square feet  Maximum seating – 120 banquet</p> <p>Old Building:  Main Hall – 1560 square feet  Maximum seating – 96 banquet  Stage area - 920 square feet  No seating area  Total combined main hall square footage - 2480</p>

<p><b>Please explain the café and intended use?</b></p>	<p>Auxiliary meeting space  Seating area for the Pay-n-Take Bakery  Visitor Information area  Quiet area for reading and study hall</p>
<p>Are there plans for Coastal Senior activities and services?</p>	<p>To be determined when the Board of Directors reviews all utilization requests, evaluates available space, and creates a priority list of uses.</p> <p>Coastal Seniors has been a key stakeholder with representation on the rebuilding committee and has been involved from the beginning in the rebuilding project.</p>
<p><b>Will tables and chairs be provided?</b></p>	<p>Tables, chairs, and place settings will be acquired through future fundraising efforts and product donations .</p>

<p><b>What kinds of events were previously held at the Gualala Community Center?</b></p>	<p>The Gualala Community Center has a rich history of hosting a diverse range of events. Prior to the COVID19 pandemic, the center was used for:</p> <p>Instructional Classes: Tai Chi, yoga, ballroom dancing, tutoring, and boxing.</p> <p>Community Services: Senior meals, pasta feeds, and various service club meetings (Lions Club, Rotary Club).</p> <p>Government and Local Board Meetings: Gualala Municipal Advisory Council, Redwood Coast Medical Services, County of Mendocino, and other local organizations.</p> <p>Private Events: Anniversaries, proms, birthday parties, graduations, rehearsals, baby showers, weddings, and more.</p> <p>Public Events: Crab feeds, MLK celebrations, Earth Day events, craft fairs, and community dinners.</p> <p>Other Uses: Quilt guild shows, church services, and Native Plant Society events.</p> <p>Storage and PNT sale location for the clothing, housewares and baking operations.</p>
--	---

<p><b>What are the rental fees going to be for the community?</b></p>	<p>The Gualala Community Center Board (GCC) is committed to retaining a low rental fee that favors GCC members and the local community</p> <p>The Gualala Community Center will focus on rental fees that recoup the hard costs for rental fees and apply added soft cost recovery to non-resident fees</p>
---	---

<p><b>What steps are being taken to make the new community</b></p>	<p>The new building is designed with energy efficiency in mind. It will incorporate solar power to reduce reliance on traditional energy sources</p>
--	--

<p><b>What will the taxes be on the new building?</b></p>	<p>The Gualala Community Center is a 501 (c) (3) and is a registered nonprofit organization. The GCC is exempt from property taxes on the land that houses the community center buildings. The GCC does pay assessments for South Coast Fire, Coast Life Support, local school districts and CUSD.</p>
<p><b>Was the Community Center underinsured and why?</b></p>	<p>The Community Center was underinsured.</p> <p>The Board of Directors did not have a current appraisal of the property to accurately project the current replacement cost for the community center. Using the most recent square footage, the Board continued to review the insurance policy on a regular basis. None of the insurance carriers could predict the spike in insurance costs that raised replacement costs</p>
	<p>more than \$1,000 per square feet. Other contributing factors were the change in state and local building codes and the ever-increasing cost for labor and materials.</p>
<p><b>Why can't the community rebuild a new building, much like the original?</b></p>	<p>If we chose to simply recreate the old building at 6,600 sq. ft. with the current building code requirements, it would cost in the neighborhood of \$6 million.</p>
<p><b>Does the Community Center qualify for a bond measure?</b></p>	<p>Only governmental agencies can create bond measures that must be approved by the voters in the sphere of influence area.</p>
<p><b>What is Value Engineering cost reductions?</b></p>	<p>In consultation with the architect, general contractor, Rebuilding Committee and GCC Board of Directors, the group was able to identify cost savings as part of the value engineering at \$1.5 million dollars.</p>

<p><b>When and where are the GCC Board of Directors meeting?</b></p>	<p>Date and time of the Board Meeting posted on the GCC website.</p> <p>2<sup>nd</sup> Tuesday of every month. 1 p.m. at the Gualala Community Center</p> <p>Board of Directors are listed on the website</p> <p>Website: <a href="https://gualalacommunitycenter.org/">https://gualalacommunitycenter.org/</a></p>
<p><b>Dates and information about town hall meetings and the online survey?</b></p>	<p>The Town Hall meetings and online survey results are posted on the Gualala Community Center website.</p>
<p><b>Construction start date. Approximate time frame if the community center project is postponed?</b></p>	<p>Construction start date: June 2025</p> <p>The earliest available construction dates should the current project be postponed would be 2027 based on information from local General Contractors.</p>
<p><b>Use as a Resiliency Center:</b></p> <p><b>Describe potential local emergencies:</b></p>	<p>Catastrophic events that include winter storm damage, fires, public utility planned power outages, cooling center, earthquake damage, flooding, tsunami and provide an alternative support facility for South Coast Fire District and Redwood Coast Medical Center.</p>
<p><b>Possibility of using the Gualala Hotel</b></p>	<p>The Gualala Hotel does not offer the specific floor plan to support large indoor community and private events, adequate floor space for the Pay'n'Take operation and the necessary requirements to offer an auxiliary resilience center.</p>

<p><b>What is the purpose of the café?</b></p>	<p>The purpose of the café was to provide a public seating area that supports the Pay-n-Take Bakery, provides an alternative meeting area for small groups, serves as a reading/study area and a visitor information area.</p>
<p><b>Why does the new design take up so much parking space?</b></p>	<p>The new parking area was reconfigured to accommodate the required parking and handicap spaces as required by the County of Mendocino Building code.</p>
<p><b>Why does the new design require digging up all of the underground utilities at great cost?</b></p>	<p>The new design only requires the relocation of the buried propane tank. All of the other digging is required for the reconnection of utility lines that support both facilities.</p>
<p><b>Are unisex bathrooms required to be eligible for government grants?</b></p>	<p>The gender-neutral bathrooms are required as part of the Federal grant integrating resiliency and Title 24 requirements.</p>
<p><b>Why is there a hallway included in the design when that space can be used for Coastal Seniors storage?</b></p>	<p>The hallway design allows easy access throughout the building to all of the rental rooms and restroom. The design also allows for quick evacuation routes from all of the rooms in case of an emergency.</p>

<p><b>How much will the landscape design cost?</b></p>	<p>The landscape plan is not part of the phase 1 project. Phase 1 is only the building and surrounding parking and courtyard. The other areas are part of the overall master plan of the property. Planning will include providing a space for the Farmers Market, outside events and additional parking.</p>
<p><b>Can we reduce costs by deleting curved glass and round skylights?</b></p>	<p>The curved glass and round skylights are part of the energy efficiency measures designed into the building. Any change orders would require a design of the café area and would create an added cost and delay in the project start date.</p>
<p><b>Why is the design so modern and fancy that it doesn't blend in with our town?</b></p>	<p>The design of the building was based on input from the community. Major emphasis was to retain a wood exterior with a vaulted roof. The design complemented existing structures (the Post Office, Sundstrom Center and the Vue restaurant) with a contemporary façade. The new construction must comply with Federal, State and County building regulations including the Gualala Town Plan, Title 24, ADA requirements, County Native American and Native Plant guidelines, and county building exemption requirements.</p>
<p><b>How should the membership proceed if they want to vote out board members?</b></p>	<p>There is no process in the current Gualala Community Center Bylaws that provides a procedure to recall Board of Directors. The bylaws identify two criteria by which a board member can be removed (section regarding the removal of a BOD).</p>
<p><b>Why wasn't a realistic budget communicated to the architects?</b></p>	<p>The standard practice for large construction projects is to create design drawings that a general contractor can submit a bid based on time and materials, project assumptions, contingencies, and profit margin.</p>

<p><b>Why wasn't Pay-n-Take and Coastal Seniors the main factors when designing the building?</b></p>	<p>Both Pay-n-Take (represented by GCC Board members) and Coastal Seniors were key stakeholders in the rebuilding of the Community Center and are represented on the Rebuilding Committee.</p>
<p><b>Can new members be assured that their money goes into the general fund and not the rebuild?</b></p>	<p>All new and renewal membership dues are designated as such and deposited in the Gualala Community Center General Fund Account.</p>
<p><b>Who are the members of the Rebuilding Committee and how can one volunteer to be on the committee?</b></p>	<p>The Rebuilding Committee is currently disbanded as their charge to provide input to the BOD in the selection of an Architect and General Contractor, generate design recommendations based on public input, review the design drawings and final construction plans is completed.</p> <p>The outgoing committee members:</p> <ul style="list-style-type: none"> <li>Kenny Jowers – representing the business community</li> <li>Robert Ramers – representing Coastal Seniors</li> <li>David Shpak – representing GMAC</li> <li>Leslie Bates – representing RCMS and the medical community</li> <li>Adrian Adams – Civil engineering</li> <li>Paula Smith – Fundraising and Capital Campaign</li> <li>Karen Russell – GCC Board of Directors</li> <li>Kevin Evans – GCC Board of Directors and local Service Clubs/nonprofits</li> </ul> <p>Remodel and Expansion Committee</p> <p>There is a committee that is exploring the expansion of the existing annex building. If you would like to volunteer for the committee, please contact a current Board member or send an e-mail to the GCC website.</p>