

EAA Chapter 983

How did we get here, where are we now and where are we going!

Fellow EAA 983 members,

EAA is not only about airplanes, but it's also about people. As our founder Paul Poberezny was fond of saying, "It's the airplanes that get them here, but it's the people that keeps them coming back". EAA 983 is an active, vibrant and successful chapter with an incredible group of members that all share a common passion and love for aviation. This is and will always be the greatest asset of EAA 983. Our next greatest asset is our current wonderful facility that we have enjoyed for many years due to the generosity of Ken and Jean Houseman. We couldn't have asked for a more perfect facility, ideally located for all of our functions including our annual fly-in. Unfortunately, we now have a dilemma! The time is quickly approaching when we will no longer have use of the current facility that we have called home for many years and we must decide the best option for EAA 983 to move forward.

How did we get here! Our host Jean Houseman has notified us that she has listed her beloved home for sale. This was something that many chapter officers had discussed and dreaded, each knowing that this day would eventually happen. About four years ago the chapter officers began serious discussions and planning for this day. Many options were considered and debated. During these discussions, the EAA 983 Officers and the Board of Directors unanimously decided that any options considered **must NOT put the chapter in any long term or short term financial debt**. It was believed that any financial debt would change the basic nature of the chapter and would ultimately have lasting negative consequences.

Where are we now! The first option considered was trying to purchase the Houseman property. It was decided that EAA 983 as a Charitable Organization (501c3) should try contacting individuals and organizations about possible donations. Then using these donations to make a cash offer to purchase the Houseman's property. While we were successful in acquiring a \$25,000 pledge, it quickly became obvious that this option wouldn't be able to obtain the needed money for the purchase.

The leasing of the hangar by EAA 983 was also discussed with potential buyers and it was found that most were not interested. Making this an unreliable long-term option. However, we will continue to negotiate with any future owner about a possible continuation of our current lease.

It was then that the current option of trying to build a facility at Plane View was suggested by an EAA 983 member. The Airport Manager and Airport Committee were contacted to discuss if this was a viable option. During these discussions we discovered that due to substantial growth of the community, Pecan Plantation Owners Association (PPOA) is in need of addition multi-purpose meeting space and the Airport Committee was considering plans to renovate Plane View Park. It was proposed by EAA 983 that we combine efforts on these separate projects into a single project. This single project could accomplish everyone's goals, with

better results and also save cost. It was agreed that all parties were interested and EAA 983 was asked to put together a proposal for consideration.

This idea was then presented to the chapter membership earlier this last year and the chapter officers were directed by the membership to proceed in putting together a proposal. The proposal was too include designs and cost for the EAA 983 membership to review and approve, before presentation to the PPOA.

Our Proposal! EAA 983 is proposing that we do a collaborative project with Pecan Plantation Owners Association to build a new combined indoor/outdoor, heated /air-conditioned, 50' X 100' multi-purpose facility at the current Plane View Park site. The total cost would be approximately \$236,000. EAA 983 will build and pay \$118,085 (50%) for a 50'X50' building and storage area. PPOA will pay \$118,085 (50%) for the renovation of the current Plane View Park facility. In exchange for the use of the land, preferential scheduling of use (approximately 2-3 days per month) and sole use of the storage area, EAA 983 will donate our building to PPOA. PPOA members would then have use of the new Plane View Park facility (approximately 27-31 days per month). Also PPOA would be responsible for all future maintenance, utilities and insurance. These cost are estimated to be \$6000 per year plus a \$4000 maintenance fund reserve, for a total of \$10,000 total per year. That's the equivalent of two PPOA new home assessments for the year.

We are asking that the PPOA Board of Directors give due consideration to our proposal based on the precedence already set by these other organizations.

- The Garden Club - Front circle
- The RV Club - Campground Pavilion
- The Archery Club - Archery building
- The Tennis Club - Tennis court refurbishment

Each of these organizations took the initiative and raised donations, received financial support from PPOA and turned over their amenities to PPOA when completed! Each of these projects was a win-win for both the individual organization and PPOA.

Where are we going! We are about to make what could be the most important decisions our chapter has ever made. Together we must decide:

1. What is our vision for the future?
2. Are we ready to take the necessary steps to insure we continue to have an active, vibrant and successful EAA chapter?
3. Has the facility we've had, been instrumental to the success and growth of our chapter and do we need a new permanent facility to replace it?
4. Is it important for the chapter to remain debt free by funding the project with cash donations?

Based on the majority of the memberships comments and inputs, the Officers and Board of Directors of EAA 983 have put together a comprehensive and innovative proposal that is obtainable, affordable, meets our goal and allows us to remain debt free. Our plan to build a new Plane View Park facility, that would provide a permanent home for our chapter, a multi-purpose meeting space for PPOA and to renovate the current degenerating Plane View Park. The proposed new building would create a combined indoor/outdoor, heated /air-conditioned multi-purpose facility that not only benefits our chapter, but also the community of Pecan Plantation. As you can see from the attached proposed building plans. This is a beautiful, well-designed and first-rate facility that both our members and community will be proud to use for generations to come.

We have already started a Brick Pledge Campaign to raise donations for the proposed building. Each member who provides a donation of \$1000 or more will have a brick (with their name and EAA number) added to the Tribute Wall on the new building. *EAA 983 is a Charitable Organization (501c3) and all donations are tax deductible.* To date we have had 43 members pledge \$53,000 of the \$118,085 needed. We need the generous donations of all 142 members to raise the sufficient funds needed to move forward.

Attached you will find:

1. Question and Answer sheet
2. Survey/Ballot Instructions
3. The building cost bids
4. The building construction plans (.pdf)

Please review all the attached material carefully to make an **informed decision based on the facts.** Then complete the online survey/ballot. Pecan Plantation has generously donated the use of their survey software and will act as a neutral third party to tally the results of the survey/ballot. Once the votes are tallied, the findings will be reported to the EAA 983 membership. If the vote is yes **and** we have the needed pledges we will move forward and present the proposal to the Airport Committee and then the PPOA BOD for their consideration. The Airport Committee will then present the proposal by all medias possible to the PPOA community for their review and comments. We will still have many hurtles ahead before the actual construction begins. This is just an important step in moving the proposal forward. If the vote is NO, the proposal is dead and we as a chapter must evaluate and decide upon another option.

Join us now in determining the future of our chapter. Vote **YES** and donate to our Brick Pledge Campaign to insure that EAA 983 remains an active, vibrant and successful chapter. Please contact your chapter officers if you have any questions about any of the attached information or help in completing the survey/ballot.

Respectfully,

The Officers and Board of Directors

EAA Chapter 983

Doug Crumrine, President

Jason Hutchinson, Vice President

Karen Woodward, Secretary

Stuart Hill, Treasurer

Damon Berry, Director

Don Christiansen, Director

Bill Eslick, Director

Dick Keyt, Director



EAA CHAPTER 983 BUILDING PROPOSAL

QUESTIONS & ANSWERS

1. What does Jean Houseman think of the proposal?

Answer: The project was discussed with Jean Houseman. Jean said that; “ Ken Houseman had been one of the founding members of EAA 983 and they both have always loved and supported the chapter. After hearing about the project details, she felt that this was a project that both Ken and her **would be proud of and supported**” and “that the chapter has her blessings on the project”.

2. Why do we need our own building?

Answer: It can't be emphasized enough how important it is to have a place we can call our “home”. EAA National says; “one factor that stands out with successful chapters is having a single place to meet. Chapters that do not will struggle”. The mission of EAA is to promote participation and education in Sport Aviation. Many of our most popular presentations have speakers, who talk about the specifics of their aircraft. It's a huge benefit for our chapter to have a facility, located on an airport, with access for aircraft. These aircraft can be brought into the facility and be the centerpiece of a meeting presentation. Because of our facilities, most of our growth has been from other chapters that don't have there own facility and can't provide the quality of activities and presentations that we have been able to do. Having our own facility will be instrumental in insuring we continue to have an active, vibrant and successful EAA chapter?

3. Why can't we just meet at other member hangars, the PAC or other similar facilities?

Answer: It is possible to use our member's hangers on a rotating basis or these other facilities. This would be considered our last ditch option. These options present logistical challenges as where do we store EAA 983's assets and equipment in-between meetings? How many of us are willing to vacate our hangers, in any weather, to make room for the meeting? Where is there room to park dozens of automobiles and just as many golf carts? How do we communicate ever changing meeting locations, remembering that many of our members do not live on the airpark or even Pecan?

4. Why does EAA 983 need storage for a few tables and chairs?

Answer: EAA 983 actually has quite a number of assets to store. Including: A large screen TV and stand, public address system, video projector and screen, table and chair trailer, 25 tables, 200 chairs, two large chair carriers, two large propane grills, wash station, dining tent, five easy-up canopies, three stripe painting machines, desk and file cabinets, fly-in equipment and signage, storage cabinets and shelving, specialized aircraft tools and MORE. All of these are valuable assets that need to be protected and maintained.

5. Will an airplane be permanently stored in the building?

Answer: NO! This would not allow for a multi-purpose facility with the community. Airplanes, cars and etc. will only temporarily use the indoor facility for presentations.

6. Why do we need a bi-fold door?

Answer: A bi-fold door will enable the multi-purpose facility space to be closed (heated and air conditioned) or open to the outside. Such a design is ideally suited for events like the annual Pecan Plantation Fly-in where covered space is used for activities like a silent auction, Kid-Venture (children's activities), flight simulators, vendor displays, etc., is open to the main event and runway, and yet can be secured. The design and layout is well suited to many other activities, similar to the monthly EAA Chapter meeting. A bi-fold door was also requested by a majority of members to allow airplane presentations and provided a good mid range price option between a garage door and a freestanding hangar door.

7. Will this block access for the Care Flight and EMS?

Answer: NO! Both the Fire Chief Dave Raffa and the EMS Chief Sandra Winfield were consulted for their input on the project. They both stated they had no concerns about the project and gave their approval to proceed. As you can see from the Site Plan the building placement is similar to the current facility.

8. Can changes be made to the building plans?

Answer: Absolutely. These plans are based on the input of the membership, our budget and will need to go through a final review prior to the start of construction.

9. Will this create a threat to safe airport operations due to large number of non-aviation people using Plane View Park?

Answer: Currently under the Pecan Plantation Bylaws, Article 4, section 3 the parks, tennis courts, camp grounds, boat launching ramp and the airstrip are considered common facilities that all PPOA members are free to use. Plane View Park has always been available for all to use. In fact many resident utilize it for lunches, kids birthday parties, barbecues, a wedding reception where the Bride & Groom were flown away by a helicopter and of course the Annual Fly-In. The fly-in itself has on average 650 people and also the busiest airport operations of the year. All conducted safely without incident. Aviation at its core has inherent risk. But by taking safety precautions, risk can be minimized to maintain the current safe operations at the Pecan Plantation Airport.

10. How will the project be funded?

Answer: EAA 983 and PPOA will jointly fund the project. EAA 983 through its brick fund raising campaign to raise \$118,085 (50%) to pay for the building and storage area. PPOA will pay \$118,085 (50%) to renovate the existing Plane View Park. If approved, the PPOA BOD will have final determination on how PPOA funding will be provided. The PPOA BOD may require this to go to a PPOA membership vote. It is hoped that budgeted renovation funds could be used based on the precedence already set by these other organizations.

- The Garden Club - Front circle
- The RV Club - Campground Pavilion
- The Archery Club - Archery building
- The Tennis Club - Tennis court refurbishment

Each of these organizations raised donations, received financial support from PPOA and turned over their amenities to PPOA when completed! This project would result in EAA obtaining a needed facility and PPOA obtaining a needed \$236,169 multi-purpose facility for \$118,085.

11. Is there a parking plan?

Answer: Yes. Multiple plans are being discussed and considered. A final plan that maximizes parking spots has not yet been decided. The site plan shows just one possible plan.

12. Will this project increase the monthly PPOA dues?

Answer: Based on information from the Airport Committee. The renovation of Plane View Park is in the long-range plans for the airport and for budgeting. Each of these organizations raised donations, received financial support from PPOA and turned over their amenities to PPOA when completed! None of these projects resulted in any dues increase.

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EAA CHAPTER 983

SURVEY/BALLOT INSTRUCTIONS:

A separate email will be sent to you shortly. Just click on the link and it will take you to the survey/ballot. Please follow the instructions on the survey/ballot and upon completion, you will be giving the current survey/ballot tally. We will keep this open until 2400 (Midnight), February 9, 2015. The final results of the survey/ballot will be distributed prior to the EAA 983 meeting, 13 February 20. Thank you for your participation!

BUILDING BIDS AND COST:

Four contractors were contacted to present bids. Two contractors responded.

Attached below:

Bid #1 is a turn key – all cost included

Bid #2 is a partial bid for construction of the structure only

BID #1 (Turn Key) - All cost included.

			Project
Description	Qty	Cost	Total
Building 50' x 100' with liners interior 4' concrete slab Electrical - underground service - no fixtures included in bid Plumbing - restroom sinks, toilets, urinal, hot water heater HVAC 8.5 and 2 ton units with expose ducts Stain floor 4 slider windows, doors cove base Sheet Rock, tape & bed, regular texture Spray foam insulation Paint Security screen and roll up door for concession area Brick and stone work Price does not include: 40' x 12' door - customer choice & add price to bid Bi-Fold door \$8024.00 Hydraulic door \$11,435.00 Removing old foundation slab or small brick building Remove cover over tables and small fence Saw, Remove and haul off old slab \$ 10,800.00 Remove & haul off small storage & restroom building \$ 1650.00 (This price does not include any electrical or plumbing disconnect)		228,145.00	228,145.00
		Total	\$228,145.00

Customer Signature _____



BID #2 (Partial)

DESCRIPTION	AMOUNT
Proposed Plane View Park Facility	
We propose to do the following sections of work:	
Demolition, site work, engineered concrete slab	\$48,250.00
Pre-engineered Metal Building including R40 insulation in roof, R13 in walls, Anchor	
Bolts and Erection of Building. GLC Insurance included.	\$89,745.00
ABD Hydraulic Door Complete with Insulated Panels finished on both sides, finish	
paint on all steel components, 12 volt Hydraulic Power Unit.	\$14,950.00
Schweiss Bi-fold Door (These are prices from Schweiss and are for information only)	\$7,295.00
Insulation, R Panel and Trim	\$1,422.00
Sales Tax	\$719.00
Fork Lift Rental, delivery and pick up	\$1,250.00
Installation Labor	\$2,800.00
Total	\$13,486.00
Schweiss Hydraulic Door (These are prices from Schweiss and are for information only)	\$10,386.00
Insulation, R Panel and Trim	\$1,422.00
Sales Tax	\$975.00
Fork Lift Rental, delivery and pick up	\$1,250.00
Installation Labor	\$2,800.00
Total	\$16,833.00

The cost for Plumbing Service to provide all labor, materials, equipment, taxes, & fixtures (commercial grade) 9,998.00T Sales Tax 824.84
 \$10,822.84