

9/12/17

BRC Long Range Plan

****2016-2017 Board of Directors' Short-Term Priorities****

The BRC Long Range Plan was created in 2016 to ensure that the current and future needs of the club could be addressed in a thoughtful and methodical way. The extensive LRP will help the club continue to stay on the very positive path it has been on.

The plan is divided into short, mid, and long term goals. These include visible improvements to our 69-year old facility, as well as the often hidden and expensive infrastructure upgrades we must deal with, some of which had been deferred for many, many years.

In October of 2016, the Board selected their short term LRP priorities for the year; they are listed below. Happily, most items have already been completed and many others are currently underway. "Thank you" to the Grounds Committee and to all of the many volunteers who have helped with many of these projects.

Completed Projects

- ✓ New wrought iron gates along Pine Street by the pool and between courts 3 & 6
- ✓ New chain link gates with privacy slats by the garbage area
- ✓ Enhancement of all lawn areas
- ✓ Add 14 white benches for more on-court seating
- ✓ Reconfigure court lights; add needed cable for light on court 5
- ✓ Paint fence posts on courts 9 & 10
- ✓ Put up new windscreens on courts 9 & 10

- ✓ “Pickle Ball” sign to replace “Pro Court” sign
- ✓ Install third entry gate to pickleball courts
- ✓ New water fountain installed by pickle ball courts
- ✓ Remove non-functional water fountain behind court 5
- ✓ Add security lighting by front and rear entries, and by trash area

- ✓ Service all A/C units and replaced filters
- ✓ Refinish benches on courts 9 & 10
- ✓ Replace lights and fans in ladies showers
- ✓ Obtain table and chairs for pro shop conference room
- ✓ Remove 2 deteriorating built-in benches in breezeway by courts 9 & 10
- ✓ Raise gates to courts 1 & 2 and to courts 9 & 10 to protect court surface
- ✓ Post email blast information weekly on the bulletin board in the pro shop
- ✓ Tent Club House for termites; repair damaged flooring
- ✓ Roof leaks repaired
- ✓ PB Information Board and awning installed
- ✓ Paint curb (green) in front of front gates to denote drop-off zone
- ✓ Power wash patio areas
- ✓ Renovate and paint enclosure by ct. 3 for new ice machine
- ✓ Paint light posts on courts 9 & 10
- ✓ Beautify patio area between cts. 3, 4, 6, and 7

- ✓ Replace remaining burned out court lights
- ✓ Complete Legacy Garden - new irrigation, plants, flag pole light, fountain, plaques, flagstone, arbor and donor board
- ✓ Add additional lights for patio
- ✓ Enhance electrical box area by front gates (install matching windscreen on fence behind box)
- ✓ Complete finish work in Club Room
- ✓ Complete finish work in men's locker room
- ✓ Added 4 new umpire chairs
- ✓ Paint new conference room in the Pro Shop
- ✓ Repaired leaking ice maker by the gym
- ✓ Installed new ice maker and water dispenser by ct. 3
- ✓ Repaired roof leaks
- ✓ Updated National Championship photo wall in Lake Lovelace Room.

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- ✓ Painted underside of Patio roof between courts.
- ✓ Set aside money for A/C replacement for the three thirty + year old units.
- ✓ Windscreens put up on PB courts.
- ✓ Put original umpire stands on courts 9 & 10; added historical placques.
- ✓ Clocks installed for cts. 9 & 10 and by court 6.
- ✓ Purchased 20 new chairs for Club Room.
- ✓ New light bulbs installed on cts. 9 & 10; all lenses cleaned.

- ✓ New phone system installed.
- ✓ Permanent PB net posts installed
- ✓ New water fountains installed by cts. 9 & 10 and cts. 1 & 2
- ✓ Shade sails hung above grass.
- ✓ Tables with umbrellas placed by ct. 5 and ct. 8.
- ✓ Additional security camera added to view lap pool.
- ✓ New tables and umbrellas by PB courts and the pool.
- ✓ Establish A/C replacement & payment plan for the three 30+ year-old units
- ✓ Clean all carpets at the club
- ✓ Replace door knobs on Club House, Lake Lovelace Room and 2 bathrooms
- ✓ Small windscreen ordered for southwest PB court fencing on Truxtun Avenue
- ✓ Painted north side of Club House
- ✓ Installed blinds in Mark's office
- ✓ Club House rug bound and backed.
- ✓ Shade structure placed between courts 9 & 10.
- ✓ Automatic chemical sensor and injector system installed on pool
- ✓ Fans hung in Club House.
- ✓ Ladies Public bathroom renovated.
- ✓ BRC History chronicled and displayed.
- ✓ Pool patio cover reroofed
- ✓ Elyptical and Rowing machines added to Fitness Center

- ✓ Quarterly Fitness Maintenance Contract established
- ✓ New Open sign in Café
- ✓ Blinds installed above court 1.
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- ✓ Gym: White Board installed, purchased three large fans, new dumbbells, weight racks ordered, fitness bands

Board Projects In Process

- Gather Weather Cam information
- Windscreens on fences between ct. 9 & 10
- Put up windscreen on south end of court 5
- Close off door from court 5 to gym.
- Install threshold and patch hole in gym.
- New hanging trash cans for all courts
- Simplify the website
- Update Kern County Plaque in café
- Refinish Clubhouse floor and clean air ducts.
- Additional lighting on south end of Pine St.
- Gym: Two Full length mirrors installed, patch and paint hole in wall, threshold added on east door

Approved Board Projects - Yet To Do

- Update downstairs patio ceiling light fixtures to match those upstairs - approved by Board
- Begin replacement of horizontal green wood siding by cts. 6, 7 & 8 and PB courts.

Potential New Board Priorities

- Purchase a second rowing machine for gym
 - Resurface breezeway under patio between cts. 3, 4, 6 & 7
 - Add interior fence and gate to block garbage area
 - Update décor in ladies locker room
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- Place arching light atop abandoned flag pole on patio
 - New modular tables for Lake Lovelace Room
 - New tables and booths/chairs for Cafe
 - Replace rotted north wood siding on courts 1 & 2, and in stairwell, check overhang.
 - Paint all green trim on wood and posts
 - Paint front gate and fencing
 - Replace carpeting in gym and bookkeepers office.
 - Enhance cts. 9 & 10 - replace cracking courts, resurface walkway, replace plywood by back gate and add bathroom.
 - Remove hog wire above north end of cts. 6,7 & 8
 - Paint pool fence

- Retile men's shower
- Add solar
- Replaster pool
- Address acoustic issues in Club House
- Add doors from Club House room to patio
- Add outdoor sound system
- Replace cts. 1 & 2
- Replace roof.

2013 - 2016 Major BRC Improvements

- ✓ Resurfaced all courts
- ✓ 4 pickle ball courts replaced the former Pro Court
- ✓ New windscreens put up on all courts
- ✓ Club Room re-roofed
- ✓ Added beautiful wrought iron gates to the entry (replacing 4' chain link)
- ✓ New fencing added around courts 9 & 10
- ✓ Upgrades made in men's locker room
- ✓ Painted all fence posts throughout the club
- ✓ Security cameras added that can be viewed by the pro shop and remotely by the managers
- ✓ Purchased new patio tables, chairs, and umbrellas
- ✓ Programmable thermostats added in all areas
- ✓ Wifi capabilities added at the club
- ✓ Solar shades installed in the Club Room; wood floor refinished and sealed
- ✓ Created Manager's Office in the pro shop
- ✓ Replaced leaking main water line under the grass between the courts

