

Updated Community House HVAC Proposal June 14, 2025

In November of 2022, the SCA Board charged the Community House Committee (the committee) to advance the investigation of turning the building into a community house for all seasons. This mission was to:

- Investigate the options for such an upgrade
- Evaluate the different types of systems
- Recommend the best option based on our findings

Proposal. The committee concluded that the SCA Community House should be climate controlled by a ducted floor system within an encapsulated crawl space.

Estimated Cost of the SCA Community House HVAC Project. The committee has identified 5 components of the SCA Community House HVAC Project:

The capital expense upgrade-

- The heating and air-conditioning system
- Encapsulation of the crawl space
- Stone veneer of the foundation exterior walls

Maintenance of the building covered by the Repair and Replacement Fund-

- Interior wall chinking and weather-stripping doors and windows

Based on the estimates received by contractors and adding a 25% additional buffer to account for inflation and building cushion, the committee estimates that the project will cost \$167,740: \$157,990 (capital expense) and \$9,750 (R&R). See Table 1.

Table 1. Community House HVAC Proposal Cost Estimate							
Project Component	2024 Estimate	2024-2025 Cost Increase	2025 Estimate	Source	25% Added Margin (inflation, buffer, etc..)	Projected Cost	Source of Funding
Heating and Air Conditioning System	\$ 52,196	\$ 4,266	\$ 56,462	Assured Comfort Services	\$ 14,115	\$ 70,577	Capital Expense
Encapsulation of Crawl Space	\$ 39,200	\$ 4,420	\$ 43,620	Pentrey Builders Inc.	\$ 10,905	\$ 54,525	Capital Expense
Stone Veneer of Foundation Exterior Walls	\$ 19,420	\$ 6,890	\$ 26,310	Pentrey Builders Inc.	\$ 6,578	\$ 32,888	Capital Expense
Capital Expense Portion	\$ 110,816	\$ 15,576	\$ 126,392		\$ 31,598	\$ 157,990	Capital Expense
Interior Wall Chinking and Weather Stripping Doors and Windows	\$ 6,700	\$ 1,100	\$ 7,800	Southern Remodeling	\$ 1,950	\$ 9,750	R&R
R&R Expense Portion	\$ 6,700	\$ 1,100	\$ 7,800		\$ 1,950	\$ 9,750	R&R
Total Project	\$ 117,516	\$ 16,676	\$ 134,192		\$ 33,548	\$ 167,740	Capital Expense and R&R

Based on these numbers, the estimated cost for the capital expense portion of the project with a 25% buffer, per SCA household (269 households), would be around \$587.

Fundraising. In 2024, the committee collected \$62,750 in pledges to help lower the cost of the project. When deducted from the cost of the capital expense, the cost per SCA household would drop to around \$354.

Amortization. In the past, the SCA has used this payment method with other capital expense projects, such as the water tower at the front of Gate B, to help keep the membership's annual dues at a more reasonable rate. If spread over two years, the cost of this project per household would be around \$177 per year, or \$89 per bill.

Annual Cost. Determining the running cost of the system is based on how often the building will be used throughout the year. Though the committee has high hopes of the Community House being used frequently during all seasons via rentals and community gatherings, without a set schedule, it is very difficult to get an accurate number on operating costs. Thanks to Nate Macek's expertise, the estimated operating cost would be around \$4,100 annually. When added to an annual maintenance package (\$450) and the annual R&R reimbursement payment based on two 5 ton units/ \$24,891.94 with a 15 year lifespan (\$1659), the annual cost per SCA household would be around \$24.