

Welcome to the Trustees Corner. In this edition, we would like to give an update on the future home of Daffodil Aerie 2308 and try and give some background information on the whole move process.

### **Background**

There are several phases to the move process. They are phase 1, phase 1A, and Phase 2. We will go into detail on each one and how it ties into the move schedule.

Phase 1 is the portion of the project that is directly tied to reimbursement from Sound Transit.

This includes construction

of the bar area, kitchen area, restaurant area, and moving of The Puyallup Eagles property to the new location. The costs

for these activities are reimbursed back to the Eagles by Sound Transit, the Eagles must first pay the bills, then submit a

claim to Sound Transit for reimbursement. This reimbursement process can take up to 3 months after completion of the

work. Sound Transit did provide the Puyallup Eagles 3 installments of money up front to help with cash flow; this covered

about 70% of the up-front costs. The rest of the costs were borne by the Eagles and subject to reimbursement. The

caveat to this process is that Sound Transit is bound by federal guidelines on what they can or cannot reimburse. The

federal statute that governs this is 49 CFR-Part 24. Basically, this statute says that Sound Transit is only obligated to

move or purchase/install items we currently own. An example would be a fryer in the kitchen.

Since the fryer would

cost more to move than to purchase and install a new one, Sound Transit will pay for the exact same fryer to be installed.

They will not pay for any federally or city mandated building code upgrades, city mandated fees or other upgrades

to the property. Later in this update I will speak to the appeal that was filed with Sound Transit concerning fees

and upgrades. In a nutshell, Sound Transit will pay to move what we had.

Phase 1A is the portion of the project NOT reimbursed by Sound Transit. Phase 1A includes the relocation of the Secretaries

office, entryway work, the new back building (which includes the bathrooms, fire sprinkler room, HVAC room).

The heavy design and construction for this phase was performed by contractors and paid for by the Eagles. The finish

work and minor (non-permit) construction was performed by Eagles volunteers. When the old Main Garden Restaurant

was purchased, it lacked several things. Office space, sufficient restroom capacity for our needs, fire sprinklers and

alarms, updated HVAC. These things needed to be built and installed. To accomplish this, the restrooms in the original building was converted to office space and an additional building

constructed to house the larger restrooms, HVAC

equipment, and fire sprinkler equipment. This entire cost belongs to the Eagles. This is one of several reasons for the delay in opening. Since the Eagles must pay for this entire cost, we are utilizing as much of our skilled volunteers to perform as much of the work as possible.

Phase 2 is the portion of the project that would construct the second addition. This building would be the social hall and house the dance floor, Bingo hall, and be used for Aerie meetings. This building would be totally paid for by the Eagles.

At the current time, this building is several years away. We simply do not have the funds available to construct it. Aerie meetings, Bingo, small dances and social gatherings will have to be accommodated in the restaurant portion. We understand the importance of this building and hope that through fund raising and other means, we can acquire the funds needed to build it sooner than later.

As stated in the Phase 1A discussion, there were several items that Sound Transit would not pay for. These items included:

\$47,000 for a water main, fire hydrant and fire main to support the fire sprinkler system (that was required by city code)

\$14,000 for public road handicap access (required by The City of Puyallup)

\$72,000 for building fire sprinklers (required by code)

\$35,000 for building fire alarm system (required by code)

\$12,000 for site handicap construction (required by The City of Puyallup)

\$135,000 for HVAC (required by code and The City of Puyallup)

These items were appealed by the Eagles and all were denied by an appeals judge. This was money that came directly out of the Eagles pocket. You can see why the use of skilled volunteers is so important, even though it lengthens the time of the project. We have a large cash deficit to make up.

### **Update**

If you have made it this far, congratulations!

**Restaurant:** The restaurant area is complete: It needs a good cleaning

**Bar:** The bar area is 90% complete. All coolers are installed, beer taps are installed, bar is finished, floor, chairs and tables installed; beer system is installed. It needs a good scrubbing

**Kitchen:** 50% complete. There was some unforeseen underground work that needed to be done. The equipment delivery is delayed due Covid 19 issues.

**Phase 1A (bathroom building):** 90% complete. Toilets and urinals are installed, waiting on fabrication of the counters to install the sinks and faucets. Gutters will be installed the middle of October.

**Outside beer garden:** 50% complete. Bids for concrete have been received,

This all leads to the big question, when will we be open? As of this writing, we hope sooner than later. I know that this

is not the answer most folks want but it is the best we can do. We cannot open without the bathrooms. We can open without the kitchen (provisions have been made for food trucks). We still must wait on the city for permit sign off and occupancy requirements to be met and verified (with Covid 19 work schedules inspection and buyoffs do not follow normal rules). One thing that will need to be done is a deep cleaning of the entire building. This something that everyone can help with and when the request for volunteers comes, we will need as many members as possible to come help.