

2020-2021
CAPITAL IMPROVEMENTS
PROJECT REVIEW

BACKGROUND

- 2017 GAB Robins hired to complete full reserve assessment report.
- Report identified significant capital needs over and above current reserve balance for a 5 - 6 year period.
- 2017 CHA Board of Directors requests assessment of \$730 per unit owner for capital projects identified in the assessment report as well as others.
- 2019 CHA Board of Directors authorizes \$15,000 for study and design of Clubhouse capital projects. (\$10,000 spent)

Completed Projects From 2017 Assessment

- Maintenance Building Completion
- Storm Sewer Replacement/Repairs
- Perimeter Wall Panel Replacement, South and West Walls

Work In Progress From 2017 Assessment

- Library Renovation
- Fitness Room Renovation

PROJECT 1

Exterior Doors And Windows - Clubhouse

Project Description

- Remove and replace outdated Clubhouse doors and windows with new code compliant impact/energy efficient doors and windows.

Benefit

- Improved Asset Protection
- Improved Clubhouse Security
- Potential Reduced Operational Costs
 - Reduced Energy Bill
 - Reduced Insurance Premium (Wind Mitigation)

Estimated Project Cost: \$155,000



PROJECT 2

Handicapped Access - Clubhouse

Project Description

- Renovate Clubhouse rear handicapped entry areas and related parking areas so that they are code compliant.

Benefit

- Makes Clubhouse Access Easier
- Clubhouse Handicapped Access Meets Code

Estimated Project Cost: \$48,000



PROJECT 3

Canopy and Landscaping – Clubhouse Pool

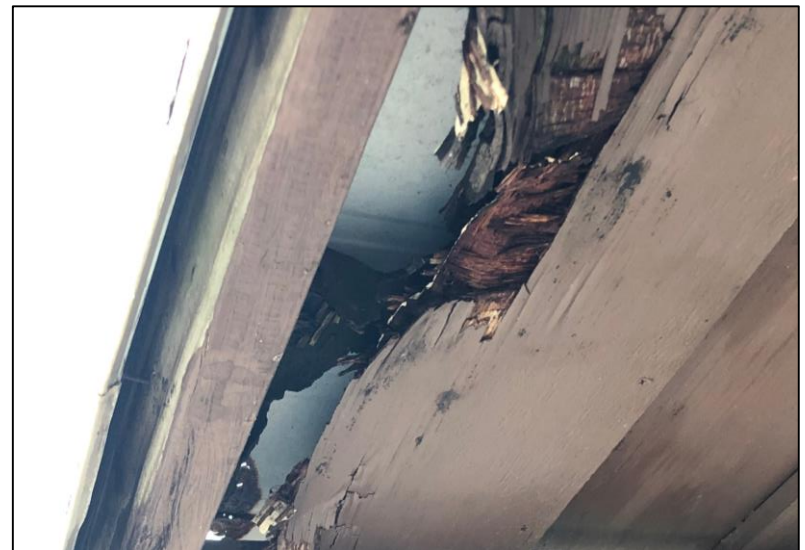
Project Description

- Remove existing Clubhouse Pool canopy structure and replace with new. Landscape surrounding area.

Benefit

- Improved Clubhouse Pool Appearance
- Expand Shaded Area
- New Structure Would Meet Existing Building Codes

Estimated Project Cost: \$43,000



PROJECT 4

Security Improvements – Clubhouse

Project Description

- Add security cameras and detectors to Clubhouse.

Benefit

- Improved Clubhouse Security
- Improved Asset Protection (Theft)

Estimated Project Cost: \$2,000



PROJECT 5

Security Improvements – Clubhouse

Project Description

- Improve latching and entry system at the Clubhouse.

Benefit

- Improved Clubhouse Security
- Improved Asset Protection (Theft)
- Improved Resident Access

Estimated Project Cost: \$5,000



PROJECT 6

Lighting Improvements – Clubhouse / Main Entrance

Project Description

- Rehab and replace fixtures to improve lighting at the Clubhouse and Main Entrance areas.

Benefit

- Improved Clubhouse Security
- Improved Asset Protection (Theft)
- Improved Community Image
- Improved Main Entrance Visibility
- Improved Energy Efficiency

Estimated Project Cost: \$25,000



PROJECT 7

Electrical Panels – Clubhouse

Project Description

- Improve existing Clubhouse electrical panels.

Benefit

- Improved Clubhouse Safety
- Improved Asset Protection (Fire)
- Improved Energy Efficiency

Estimated Project Cost: \$3,000



PROJECT 8

Perimeter Wall Panels – North Wall

Project Description

- Replace north perimeter wall panels.

Benefit

- Improved Appearance

Estimated Project Cost: \$15,000



PROJECT 9

Ballroom Renovations – Clubhouse

Project Description

- Ballroom renovations.
(Carpet, paint, lighting, acoustics, technology, etc.)

Benefit

- Improved Appearance
- Improved Safety
(Carpet – Trip Hazard)
- Improved Multi-use Capability

Estimated Project Cost: \$25,000



BUDGET SUMMARY

	PROJECT	AREA	PROJECT BUDGET	10% PROJECT BUDGET CONTINGENCY	TOTAL PROJECT BUDGET
SECURITY / ACCESSABILITY STORM PROTECTION / APPEARANCE	Exterior Doors and Windows	Clubhouse	\$155,000	\$15,500	\$170,500
	Handicapped Access	Clubhouse	\$48,000	\$4,800	\$52,800
	Canopy and Landscaping - Pool	Clubhouse	\$43,000	\$4,300	\$47,300
	Security System Upgrades	Clubhouse	\$2,000	\$200	\$2,200
	Entry System Upgrades	Clubhouse	\$5,000	\$500	\$5,500
	Lighting Improvements	Clubhouse	\$25,000	\$2,500	\$27,500
	Electrical Panel Upgrades	Clubhouse	\$3,000	\$300	\$3,300
	North Perimeter Wall Panel Replacement	Common Area	\$15,000	\$1,500	\$16,500
	Ballroom Renovations	Clubhouse	\$25,000	\$2,500	\$27,500
		Total	\$321,000	\$32,100	\$353,100
OTHER	Architectural, Engineering, Permits, Etc.	Miscellaneous	\$24,900	\$0	\$24,900
		Total	\$24,900	\$0	\$24,900
TOTAL ALL PROJECTS					\$378,000

PROJECT SCHEDULE

DATE	ACTION
12/06/2019	Funding Authorization
03/01/2020	Bidding and Project Approval
05/01/2020	Permits Issued
06/01/2020	Begin Construction
11/01/2020	Complete Construction
04/01/2021	Furnishings and Project Completion

FUNDING ANALYSIS

SUMMARY OF EXISTING RESERVES AND SPECIAL ASSESSMENT	
Grand Total of All Reserves As Of 09/30/2019	\$343,794
Reserves Available For Proposed Projects As Of 09/30/2019	
Clubhouse Renovation Funds	\$81,866
Contingency Funds	\$44,245
Revitalization Funds	\$11,080
2017 Special Assessment Balance	\$36,182
Total	\$173,393
Recommended Drawdown From Existing Reserves	
Clubhouse Renovation Funds	\$65,000
Revitalization Funds	\$10,000
2017 Special Assessment Balance	\$30,000
Total	\$105,000
Special Assessment Funds Needed (\$378,000-\$105,000)	\$273,000
Special Assessment Per Unit Owner	\$795

FUTURE PROJECTS - INFORMATION ONLY

	PROJECT	AREA	PROJECT BUDGET	10% PROJECT BUDGET CONTINGENCY	TOTAL PROJECT BUDGET
ADDITIONAL PROJECTS	East Perimeter Wall	Common Area	\$50,000	\$5,000	\$55,000
	Entry Signage and Landscape Upgrades	Common Area	\$30,000	\$3,000	\$33,000
	Street Lighting Replacement	Common Area	\$250,000	\$25,000	\$275,000
	Entry Gate Replacement	Common Area	\$30,000	\$3,000	\$33,000
	Waterfront Landscaping and Upgrades	Common Area	\$50,000	\$5,000	\$55,000
	Clubhouse Emergency Generator	Clubhouse	\$15,000	\$1,500	\$16,500
		Total	\$410,000	\$41,000	\$451,000
OTHER	Architectural, Engineering, Permits, Etc.	Miscellaneous	\$24,800	\$0	\$24,800
		Total	\$24,800	\$0	\$24,800
TOTAL FUTURE PROJECTS					\$475,800