

Recreation Amenities Improvement

Master Plan Update 7/13/22



Updates Since April 7th Roundtable

Great community response (171 feedback forms)

- ***89% Loved / Liked the plan***
- ***Clear, strong support - “Let’s Get This Done!”***

Final design reflects community input:

- ***Eliminated Putting Green and Gas Grills***
- ***Finalized Sport Court features***
- ***Selected Children’s Playground Equipment***
- ***Something for all ages***

Key components of cost estimate validated

- ***Board decision to not use any reserve funds***
- ***Assessment finalized***

Board approved allowing community to vote

Overall Site Plan

SITE PLAN LANDSCAPE KEY

- 1 PICKLEBALL COURT (REPAIR EXISTING STRUCTURE)
- 2 COURTSIDE BENCH SEATING & SHADE STRUCTURE
- 5 MULTI-SPORT WITH HALF-COURT BASKETBALL, BALL RETURN WALL
LARGE OPEN SURFACE FOR VOLLEYBALL OR ROLLER HOCKEY
- 6 WOOD TRELLIS OVER PLANTER WITH SEATING AREA
- 7 TWO MULTI-USE BOCCE COURTS / CORNHOLE
- 8 DECIDUOUS LOW-STATURE TREES
- 9 RECREATION & EVENT LAWN
- 10 GATHERING SPACE, 5 PICNIC TABLES, AND SHADE SAILS
- 11 EXPANDED PLAYGROUND WITH 5-12 PLAY STRUCTURE
- 12 RUBBER RESURFACE IN PLAY AREA
- 13 PING PONG LOUNGE WITH BENCH SEATING

Final Rev 3



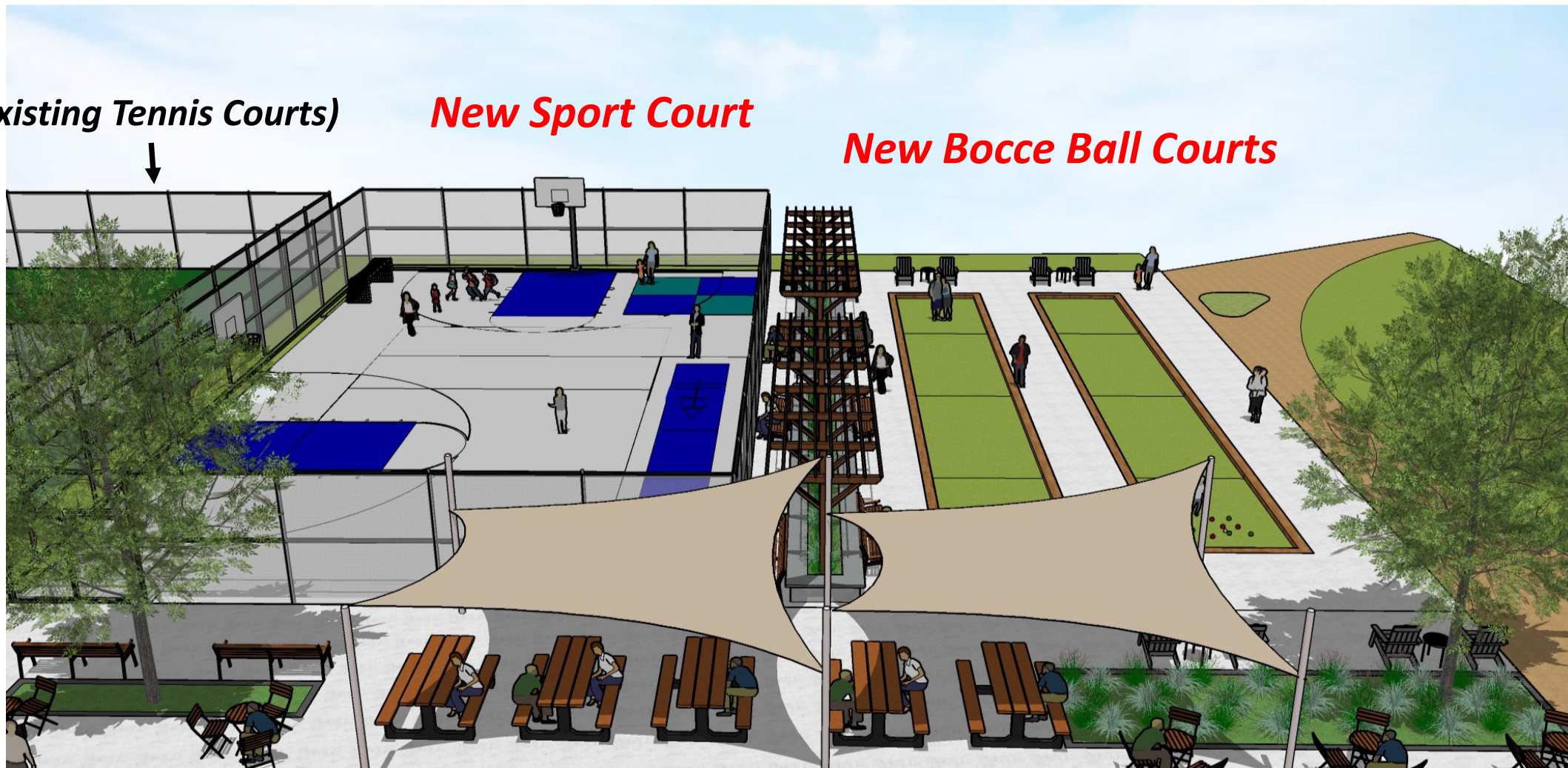
0' 10' 20' 40' 60'

View Looking East

(Existing Tennis Courts)

New Sport Court

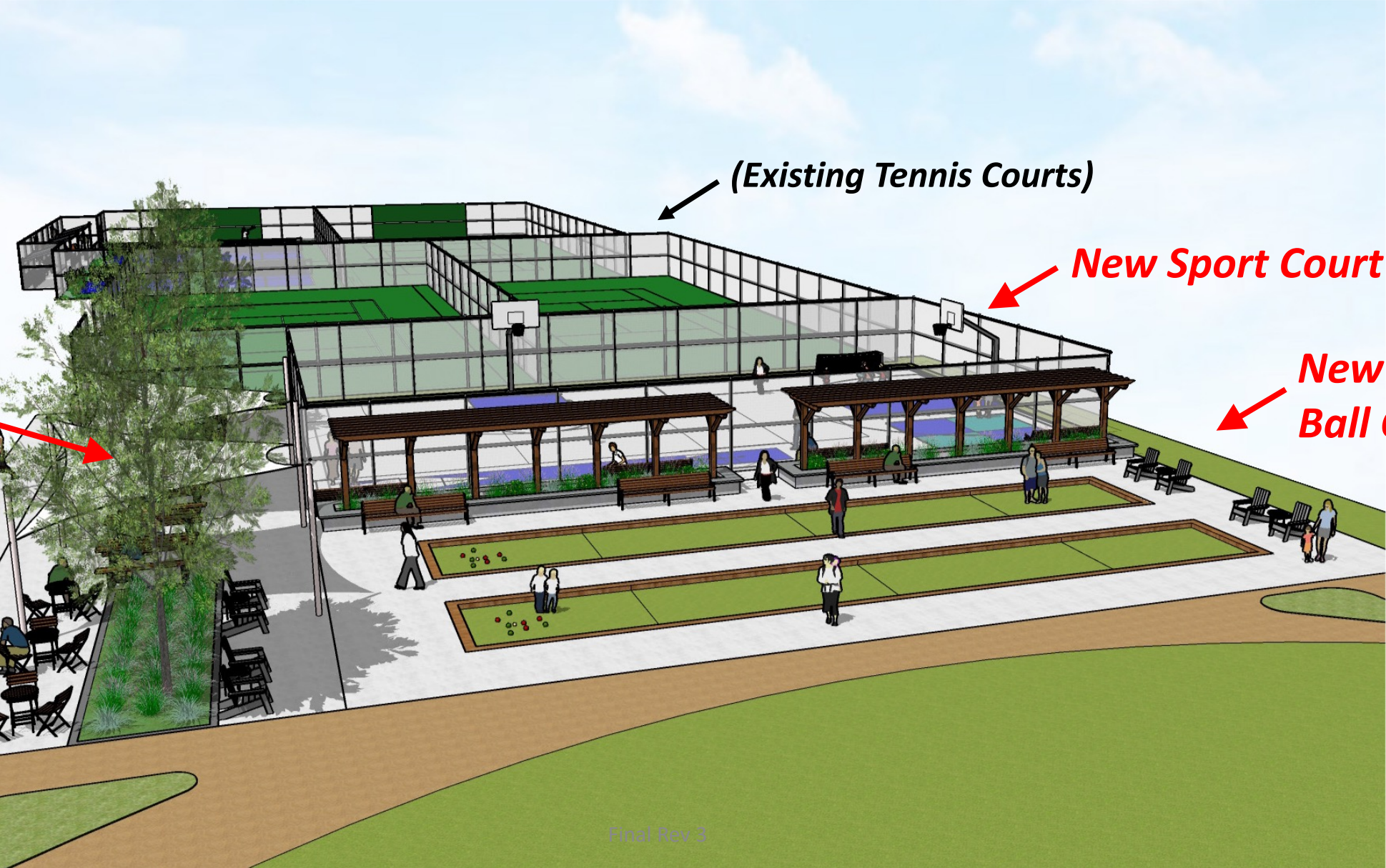
New Bocce Ball Courts



(Pool)

New Shaded Picnic Area

View Looking North



(Existing Tennis Courts)

New Sport Court

**New Bocce
Ball Courts**

**New Shaded
Picnic Area**



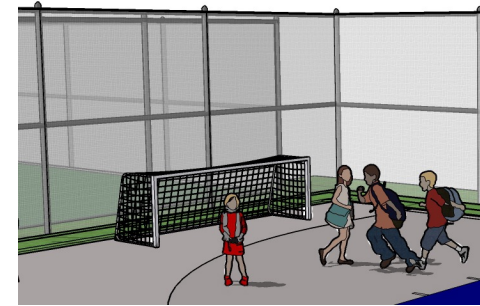
Volleyball



Four Square



Basketball (Adjustable for Children's Height)



Ball Return Net With Soccer Goal



Basketball (Regulation)



Niguel Shores Sport Court



Shuffleboard

Bocce Ball Courts

- Two Courts
- Artificial Turf (Recreational Play)
- End Seats
- Shaded Side Seating



Play Options



Bocce



Cornhole

Shaded Picnic Area

- 20' x 50'
- Five Large Picnic Tables
- Concrete Slab
- Two 4-point Shade Sails
- Premium Commercial Quality with 10-year warranty

Example of Two 4-Point Shade Sails



Playground Improvements



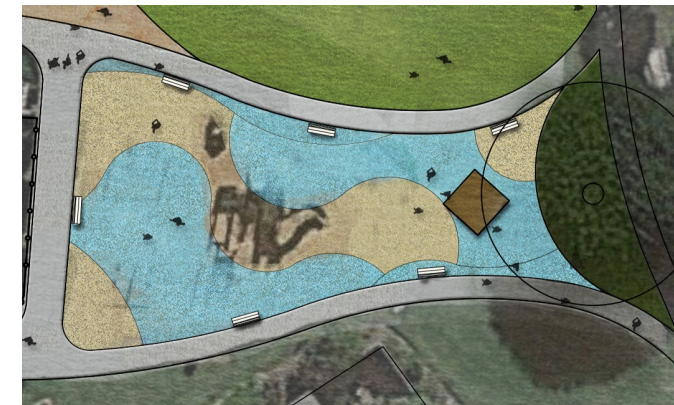
Rubber Surface

- Replaces current bark chips
- Safer, cleaner
- ASTM Standards Compliance



Older Children (5-12) Equipment (examples)

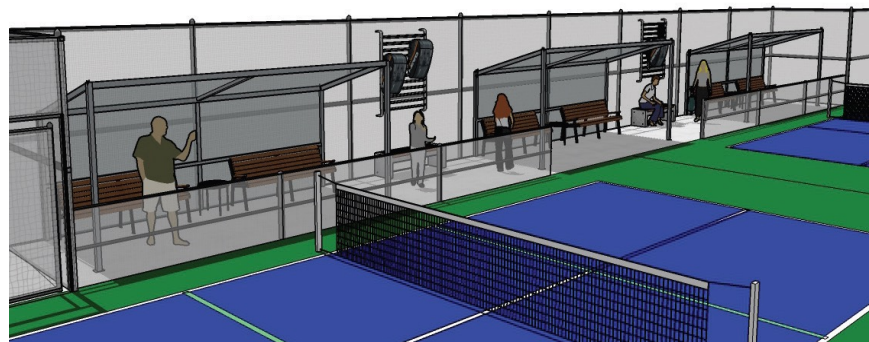
- More active, group play
- Emphasizes climbing skills
- Expand playground south



Court Improvements

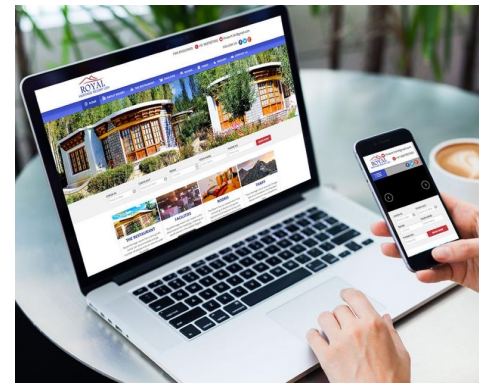
- **Pickleball:**

- Repaired Court Cracks
- New Seating Area



- **Tennis:**

- Upgraded Reservation System
- Shade for Benches





Event Lawn Area

- **Crushed Granite Walking Trail Loop (.2 mi)**
- **New Bench Seating on East Side**
- **Relocated Picnic Tables Under Coral Tree**

Cost Summary

Amenities Master Plan Budget: \$780 Assessment

7.15.22

Categories	Category Total	Major Scope Items
Demolition / Site Prep / Drainage	\$ 70,000	Handball wall and volleyball court removal, re-grading, drainage mods
Sport Court/Bocce Ball	\$ 190,000	Slab, Tiles, BB Goals, Rebounder, Perimeter Netting, Bocce Courts, Seating
Shaded Picnic Area	\$ 97,000	Shade Sails, Slab, Picnic Benches
Playground Improvements	\$ 85,000	Play area expansion, rubber surface, 5-12 yr old equipment
Pickleball Tennis Court Improvements	\$ 40,000	Pickleball court repair, expanded seating, upgraded tennis reservation sys.
Ping Pong	\$ 5,000	Outdoor Table, Benches
Event Lawn Improvements	\$ 68,000	Walking trail loop, new benches, turf construction damage repairs
Design and Administration	\$ 60,000	Construction Drawings, Permitting, Project Management

Subtotal:	\$ 615,000	
Contingency / Inflation:	\$ 133,450	Contingency 12%, Inflation 9%
Estimated Cost:	\$ 748,450	
Reserve Funds:	\$ -	No reserve funds used
Total Estimated Cost:	\$ 748,450	

960 Number of Homeowners

\$ 780	One-Time Assessment per Homeowner (optional 2-payment plan available)
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Budget Validation Steps:

- Detailed review of RRM line item estimates and assumptions
- Independent cost proposals for key components by multiple specialty contractors
- Independent equipment and commodity online price verifications
- Added line item costs for project management and design document prep

Next Steps

Community vote:

- **Mail-out ballot (similar to Board elections)**

Required to approve:

- **Minimum 50% of homeowners vote (480)**
- **Approval by majority of voting homeowners**

Vote Results will be announced in September

Target Schedule:

- **Engineering, Permits, Bids, Awards: Sept – Dec 2022**
- **Start Demo / Site Prep: Jan 2023**
- **Complete Construction: Target Date May 31, 2023**

Let's Get It Done!

**\$780
Gets You
All This**

Please Vote!

New Sport Court with the following features:

- Two Half-court basketball hoops with court markings
- Volleyball net with court markings
- Rebounder net (soccer, volleyballs) with soccer goal
- Shuffleboard, Four Square

New Bocce Ball Courts (2) with artificial turf base and seating

New Shaded Picnic Area (5 picnic benches)

Pickleball / Tennis court improvements:

- New courtside shaded seating areas
- Upgraded court reservation system

Children's Playground upgrades with the following features:

- New climbing structure for older (5-12) children (widen south end)
- Replacement of bark with rubber safety surface
- New seating for adults/guardians

Refurbishing of open grass area consisting of:

- New perimeter walkway trail loop (.20 miles)
- New perimeter seating

Refurbished Ping Pong area with new table and bench seating

Drainage and Landscaping improvements