# Amenities Improvement Project Update

May 6, 2023



#### **I.'L SHORES RECREATION CENTER IMPROVEMENTS**

CONCEPTU/

A NIGUEL, CA 5.6.23 Final 1924-01-RS2

# Discussion Topics

- What's Been Going On?
- Current Scope
- Current Schedule
- Current Cost
- What's Next?



# What's Been Going On?

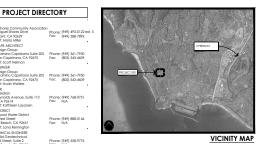
- Engineering Completed
- City Permit Submitted and Comments Incorporated
- Construction Bids Received and Under Review

#### NIGUEL SHORES COMMUNITY ASSOCIATION

### **AMENITY IMPROVEMENTS**

33654 NIGUEL SHORES DRIVE, DANA POINT, CA 92629

PLAN CHECK SUBMITTAL

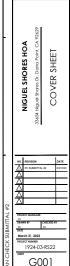












### CERTIFICATION OF LANDSCAPE DESIGN

I HEREBY CERTIFY THAT:

PROJECT DESCRIPTION

WATER SUPPLY TYPE: RECYCLED

DIG ALERT

AT LEAST 2 DAYS

. I AM A PROFESSIONAL APPROPRIATELY LICENSED IN THE STATE OF CALIFORNIA TO PROVIDE PROFESSIONAL LANDSCAPE DESIGN SERVICES B. INEL LANDSCAPE DESIGN) AND WAITER LISE CALCULATIONS CORTINE.

PREPARED UNDER MY SUPERVISION

3. THE LANDSCAPE DESION AND WAIER USE CALCULATIONS FOR THE
IDENTIFIED PROFESTY COMPLY WIT THE REQUIREMENTS OF THE CITY OF
DANA POINT ZONNIC CODE (CHAPTER 9.5.\* WAITER EFFICIENT LANDSCAP
STANDARDS AND REQUIREMENTS) AND THE CITY OF DANA POINT

THE INFORMATION I HAVE PROVIDED IN THIS CERTIFICATE OF LANDSCPE
DESIGN IS TRUE AND CORRECT AND IS HEREBY SUBMITTED IN COMPLIANCE
WITH THE CITY OF DAMA POINT SUBMITTAL REQUIREMENTS AND QUIDELINE
FOR INFURENCIATION OF THE CITY OF DAMA POINT WATER PROCEST

OTT NEMAN 2023-01-26

NOTE:

PRIOR TO COMMENCING CONSTRUCTION, A SITE SPECIFIC AG REPORT WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
COORDINATE WITH OWNERS REPRESENTATIVE FOR COMPATIBILITY.

# Current Scope

## All Major Features Remain in Scope:

- Sport Court
- Bocce Courts
- Shaded Picnic Area
- Pickleball / Tennis Shaded Seating
- Playground Expansion
- Walking Trail Loop

## Design Detail Development

- Shade Design
- Sport Court Netting
- Bocce Ball Court Material



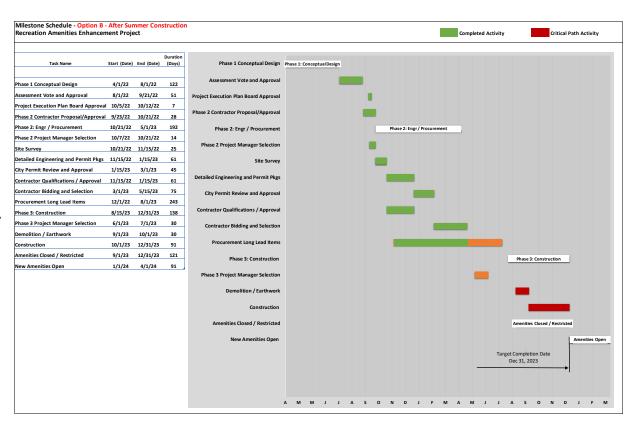
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## Current Schedule

- Construction start September
- Complete by end of December
- Evaluating option to build pickleball seating and court repair in an earlier phase this summer
- Some restrictions on the use of our current facilities will be required during various construction activities



## **Current Cost**

## **Challenging Market Conditions**

- Limited contractor availability (booked, can't get workers, project too big or too small)
- Construction labor rates far exceeded our 9% inflation allowance
- Construction bids significantly exceed budget (cost impact \$180 per homeowner)
- Presented options to Board to either reduce scope or provide supplemental funding



# Next Steps

Finalize contract negotiations and execute contract

Communicate supplemental funding details to community

Communicate construction schedule details to community on a regular basis

Build this thing and enjoy our beautiful new amenities

Let's Get It Done!



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