

Amenities Improvement Project Update

May 6, 2023



MIL SHORES RECREATION CENTER IMPROVEMENTS
MILAN, CA
5.6.23 Final

CONCEPTUAL
1924-01-RS2

Discussion Topics

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



Current Scope

All Major Features Remain in Scope:

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

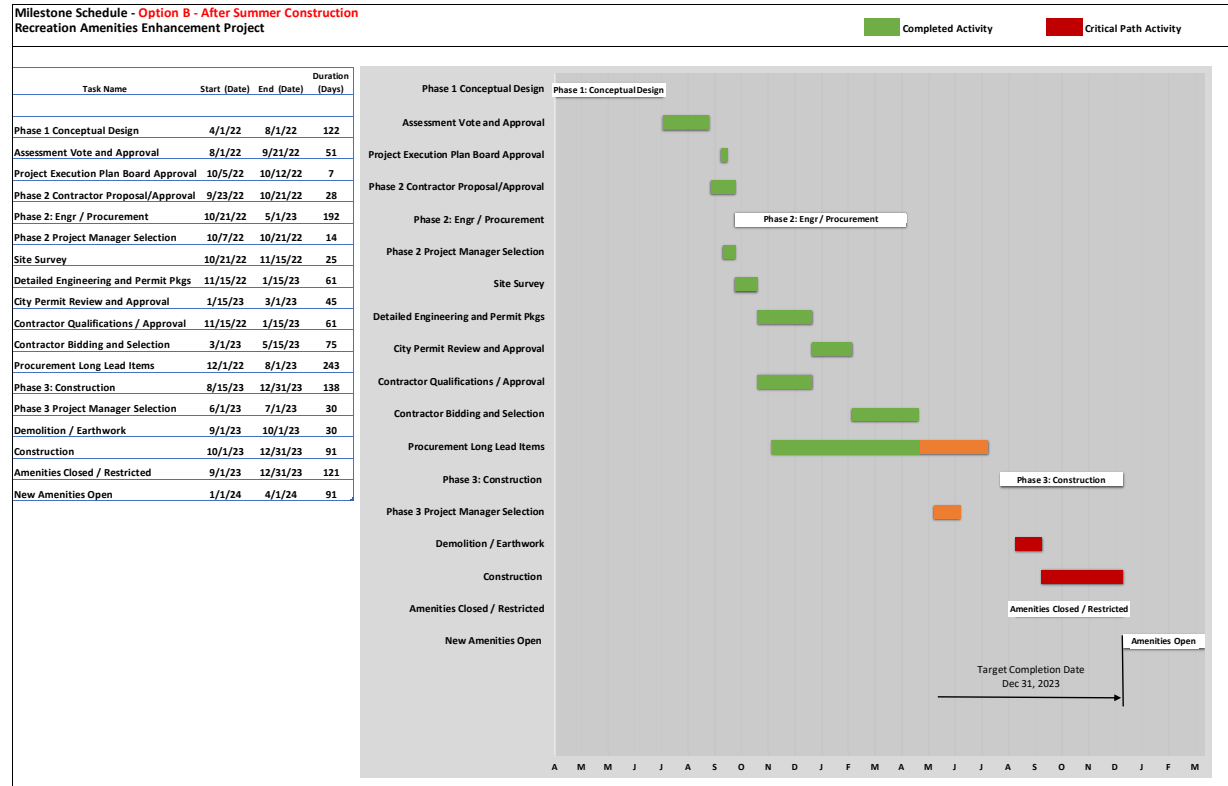
Design Detail Development

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



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!

