



GLENSHIRE DEVONSHIRE RESIDENTS ASSOCIATION

# GDRA Needs Your Feedback on \$810 per parcel Special Assessment Levy for Pool/Building Renovation

Take Survey by July 6<sup>th</sup>  
[www.glenshiredevonshire.com](http://www.glenshiredevonshire.com)

NO VOTE REQUIRED FOR THIS SPECIAL ASSESSMENT

## Glenshire Devonshire Pool / Building Improvement Project Projected Start Date: September 7, 2015

### ATTENTION GDRA HOMEOWNERS!

The GDRA 45 year old pool and its related equipment and infrastructure have reached the end of its life. The Board of Directors began initial discussions about this project three years ago and has included the topic at many board meetings since. The Board has decided to move forward with the Pool / Building Renovation Project as outlined below. A reputable project manager / team have been hired and we now have available the project scope, preliminary costs and funding plan available for your input. We plan to finalize decisions at July 8<sup>th</sup> Board meeting in order to break ground on 9/7/2015.

Unforeseen delays could cause pool to be closed in 2016. Any pool operation savings would help fund this project.

### Project Cost Breakdown Estimates

(Amounts include Contractor Overhead/Profit)

- **POOL & POOL EQUIPMENT:** \$459,000. To replace pool to current size with necessary pool equipment to meet Health Department & State of CA codes.
- **EXPANDED POOL SIZE:** \$16,000. A 25% increase in pool size by changing the footprint to a rectangular shape allows a larger variety of activity to safely occur at the same time.

- **WETLANDS PROTECTION:** \$290,000. There are many required wetland protection measures for this project.
- **POOL EQUIPMENT / PASS OFFICE BUILDING:** \$203,000. The pool equipment needs to be enclosed in a quality structure to prolong its life. The pass office needs to meet ADA codes. The current sheds are nearing the end of their life.
- **MAINTENANCE BUILDING:** \$150,000. The maintenance sheds are nearing the end of their life, so an extension of the pool equipment/pass office building is included to create a uniform building.
- **DECK REPLACEMENT:** \$82,000. The current deck needs to be removed and ground graded to provide proper runoff/runoff collection. Pavers will be replacing the current concrete deck - better for controlling water runoff and long term maintenance costs.
- **FENCING:** \$51,000. Iron safety fencing will be replaced.
- **OTHER:** \$120,000. Various temporary construction, landscaping and supervision costs.
- **CONTINGENCY:** \$78,000. We must plan for the "unexpected".
- **PLANS, PERMITS:** \$51,000.

**TOTAL PROJECT ESTIMATE: \$1,500,000**

### Plan for funding this Project

- \$ 1,500,000 Total Project Estimate
- \$ (350,000) Reserve Funds applied
- \$ ( 50,000) Operating Funds applied
- \$ 1,100,000 Balance needed
- **\$(1,100,000) Special Assessment \***

\*ESTIMATED SPECIAL ASSESSMENT = \$810.00 PER PARCEL (\$1.1m divided by 1357 parcels)

### Special Assessment Payment Options

Only ONE option will be chosen by the Board to apply to all members:

#### ANNUAL FEE PER PARCEL (Based on current interest rates & project estimate):

- (1) annual payment: \$810.00
- (3) annual payments: \$292/year (includes \$64 total interest per parcel, with total loan interest of \$86,848)
- (5) annual payments: \$184/year (includes \$107 total interest per parcel, with total loan interest of \$145,501)

### TAKE SURVEY BY JULY 6, 2015

#### We need your feedback on Pool Project / Special Assessment

- Survey and detailed Project Scope and Estimate can be found at [www.glenshiredevonshire.com](http://www.glenshiredevonshire.com)
- Please call GDRA office if you do not have internet access or if any questions. 530.587.6202 Thank You!