

## SWANSBORO COUNTRY PROPERTY OWNERS ASSOCIATION

### COMMUNITY BUILDING AT DYER LAKE

November 2022

The idea of a community building has been a topic of discussion by various SCPOA Board of Directors and membership for over 20 years. In August 2019, the Common Area Committee, at the request of the Board of Directors, volunteered to get a plan for a future community building and meeting hall with discussions of a proposed \$150,000.00 budget. Due to Covid-19 and in person meeting restrictions, the project was not moved forward.

In May of 2022, the current SCPOA board investigated modifying the existing maintenance building into a community use building; however, meetings with the County resulted in the determination that it would not be cost effective to do so given the level of work that would need to be done to permit the building for community use. Subsequently, the board voted 6-1 to initiate and move forward with budgeting and construction of its very first community building at Dyer Lake.

The community building is being developed at Dyer Lake. The size of the building is 30' x 40' x 9' (1,200.00 square feet). The building will overlook Dyer Lake and have an occupancy of 80. In consideration of future phasing, proximity of the building to the pavilion and restrooms were considered. The board approved an initial budget of \$50,000.00 to purchase the building, understanding that the costs could be higher considering hard costs on some items and permitting fees that would not be available until submitting for the permits. It was suggested that a bathroom and kitchen be included. The board felt it best to prepare for those additions, but wait to include them in the 2023-24 budget or use miscellaneous income.

The SCPOA board has received an overwhelming amount of community support and has received positive responses from residents in moving forward with the community building. As with any new project, there will always be some that oppose. Just as the playground, sandbox, pickle ball court and airstrip have strengthened social bonds of many young families and senior residents on the hill, the community building has already brought many residents together.

SCPOA residents who are highly qualified have generously offered their services free of charge including: a Certified Electrician who has volunteered his time to install and run all electrical; a Union Pipefitter/Designer who has offered his services to install all equipment and systems; an engineer who has offered to prepare site drawings and calculations to scale, a Licensed Architect who has offered to review all engineered drawings and designs for accuracy and approvals for submittal to the county for permits; a member who is a concrete finisher and has offered his time to perform the concrete finishing for our pad and sidewalks; installation of the ductless air conditioning/heating by a volunteer member; a retired carpenter who has volunteered to cut all forms and provide the stakes for the concrete slab; and a member who donated the use of a lift to remove two trees from the site.

The building provides so many benefits to SCPOA members and residents. The opportunity to bring residents closer together and strengthen community ties. Other uses such as SCPOA board and membership meetings, SCPOA functions, health and wellness activities and another amenity for residents to have their own private events, meetings and functions.

Current Expenses related to the Community Building:

- 30' x 40' x 9' – 1,200 square foot building, includes 4 - windows, 2- man doors and a cut out for double doors with panic hardware. The price does not include the double doors and hardware, only the cut out. The price does include delivery and installation. \$23,273.25
- Paid \$2,192.49 for Engineered Drawings, Plans and Design to A & A Engineering
- Paid \$3,400.00 to Sacramento Engineering for Electrical drawings and designs. Included site visit and review. Checked electrical panels and all circuits and availability to run the electricity. All positive results.
- Paid \$2,640.00 Fire Protection Builders for design, calculations and drawings for building sprinkler system.
- \$1,850 for all materials and equipment for sprinkler system.
- \$400.00 paid to EID after Fire Flow Letter received from MFPD.
  - Total Commitment/or paid to date: **\$33,755.74**
- Estimated Permit: \$3,400.00
- Development Fee to Mosquito Fire Protection District: \$3,900.00
- School Fees: \$750.00
- Additional Fees for county could be up to \$1,200-\$3,500.
- Concrete and Rebar - \$8,000. - \$10,000.
- Ductless A/C – Heating - \$1,800 - \$2,000.00
- Double doors with panic hardware - \$650.00

No ADA Requirements due to private property laws. However, if the county requires ADA compliance for existing bathroom and sidewalks, those costs would come from our reserve account. The current building costs are coming from our operations account. SCPOA received miscellaneous income from the sale of a property and a judgement in the amount of \$49,000., which will be used towards the building project costs. SCPOA is planning on converting our existing restroom to ADA compliance regardless of the private property laws.

2 large trees removed at no charge to SCPOA. Lift rented for \$2,700.00 by a community member for personal property tree removal and additionally for use by SCPOA at no charge. **VOLUNTEERS SIGNED A "RELEASE OF LIABILITY WAIVER" AND REMOVED TREES.**

High End Costs: **\$57,955.74**

**There are no anticipated dues/assessment increase due to the new building.**