



# RVR RANCH HOUSE RENOVATION PLAN

# Recent Updates



Please refer to the most recent [board packet](#) for updates on the Ranch House Renovation plans. We are currently contracted with RA Nelson as the General Contractor, alongside Land + Shelter as an architectural firm.

The following slides detail the anticipated scope of the plan as outlined by the Long-Range Planning Committee. The Committee was commissioned by the board to put forth a plan for a community vote to authorize a special assessment. That special assessment passed a community vote and the Committee's work was satisfied.

We are now in the stage of planning and executing the renovation. The General Manager has assembled a group of homeowners with varied professional expertise to consult as this plan moves forward. The consulting volunteers have diverse backgrounds covering construction administration, architecture, engineering, general contracting and banking/finance.

# TIMELINE



- The project is projected to take place primary beginning in the fall of 2025.
- We hope to conclude all **design phases** by early 2025, applying for permits as soon as that stage concludes. If we can accomplish portions of the plan prior to fall without dramatic interruptions to operations we will do so.
- We hope to complete the scope of work prior to Memorial Day 2026.
- We hope to avoid full closures of the Ranch House.
- Our Goal is to minimize disruption during high volume periods (Memorial Day to Labor Day).
- As we move forward, these timelines are subject to change as more information is obtained.

# Priorities



We have 2 primary goals in completing this project:

1. To come in on, or below, budgeted targets
2. To minimize disruption to the Ranch House as much as possible, focusing efforts on timeframes outside of the peak summer season
  - a. It is our goal to keep the facility open to the public at all times.

# RVR RANCH HOUSE

## FACILITIES IMPROVEMENT PLAN



### NEW EAST SIDE ADDITION

- Two family changing rooms & cubbies
- Two outside showers
- Two restrooms
- Accounting office

### MAIL ROOM

- Expand existing mailroom forward
- Install new USPS & ADA compliant mailboxes
- Install additional parcel boxes

### BAR & FOOD SERVICE AREA

- Expand bar forward
- Add work island
- Add 6' wide food service window
- Add 10' exterior food counter
- Add exterior awning

### FOOD PREP AREA

- Add double sink & dishwasher
- Add refrigeration
- Add food storage space

### OTHER IMPROVEMENTS

- Convert existing accounting office to flex space
- Refresh existing office space
- New furniture for great room and pool deck
- Expand bike parking area
- Refurbish locker rooms

# Existing Ranch House Pool-Side View



# Ranch House Pool-Side Rendering



# Existing Mailroom View



# Accounting Office & Mailroom Expansion Rendering



# Improvement Plan Cost Breakdown



Preliminary estimates with input from our Professional Planner, local Architects and local Contractors

RANCH HOUSE AREA	S.F.	CONST: (\$/S.F.)	CONST: (\$)	F.F.&E. (\$)	FEES	CONTG	TOTAL
Bar Area Renovation	500	807	403,500	50,000	60,501	77,076	590,917
New Restrooms/Family Changing Rooms & Cubbies	390	982	382,996	15,000	57,449	68,317	523,762
Locker Room Renovation	1,950	174	339,300	35,000	50,895	63,779	488,974
Mail Room Expansion	225	816	208,075	60,000	31,211	44,893	344,179
Offices Refurbish	300	125	37,500	80,000	5,625	18,469	141,594
Food Preparation Area	100	300	30,000	20,000	4,500	8,175	62,675
Great Room Furniture & Audio Visual				150,000	37,500	28,125	215,625
Patio Furniture				150,000	37,500	28,125	215,625
<b>TOTAL</b>			<b>1,401,211</b>	<b>560,000</b>	<b>285,182</b>	<b>336,959</b>	<b>2,583,351</b>
Cost Escalation Allowance							<b>463,649</b>
<b>Total Project Cost</b>							<b>3,047,000</b>

## Abbreviations

CONST – Construction

F.F.&E. – Furniture, Fixtures & Equipment

CONTG - Contingency

## Notes

Fees: 15% of Construction Cost

Contingency: 15% of Construction Cost

# Project Funding – Special Assessment



The overall cost of the final plan is \$3,047,000. The cost per lot owned is \$5,500.

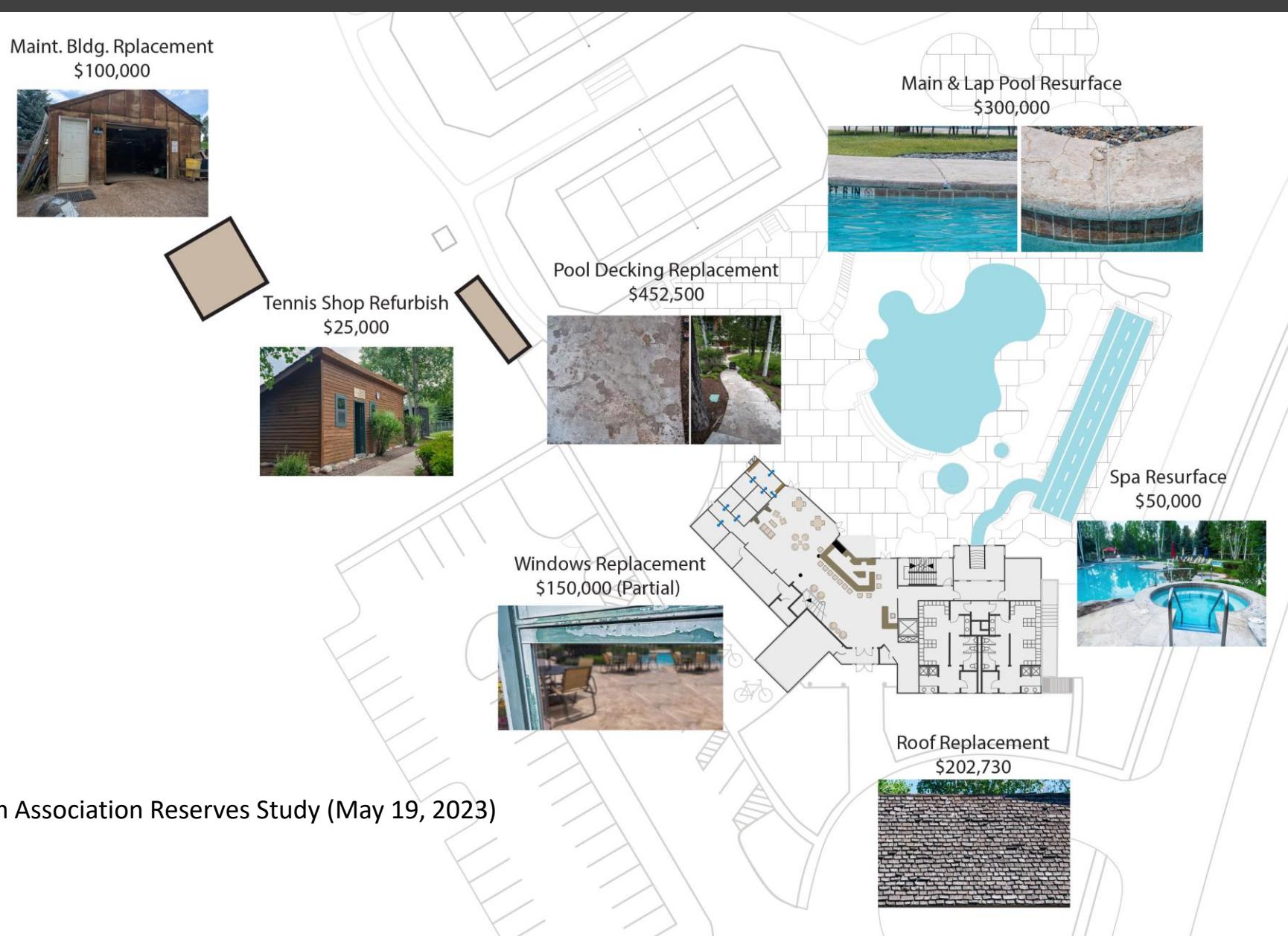
The total amount owed for this one-time special assessment can be paid in its entirety or two installments.

The installment option payment schedule follows:

The first half of the amount owed on or before October 1, 2024.

The second half of the amount owed on or before August 1, 2025.

# Improvements not in the plan to be funded from Reserves



Note

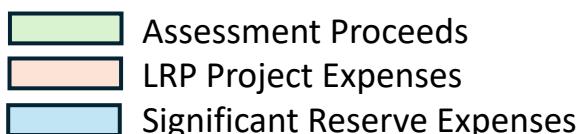
Cost estimates from Association Reserves Study (May 19, 2023)

# Ranch House Renovation/Maintenance Timeline (2024-2028)



## Income/Expense – Sources & Uses

2024	2025	2026	2027	2028
<b>Reserve Cash Balance</b>	<b>2,404,855</b>	<b>Reserve Cash Balance</b>	<b>4,528,389</b>	<b>Reserve Cash Balance</b>
<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>
Annual Reserve Income	531,840	Annual Reserve Income	545,136	Annual Reserve Income
<b>Special Assessment Proceeds</b>	<b>1,523,500</b>	<b>Special Assessment Proceeds</b>	<b>1,523,500</b>	Interest Earnings (Rate 1.00%)
Interest Earnings (Rate 4.00%)	96,194	Interest Earnings (Rate 3.00%)	135,852	Interest Earnings (Rate 1.00%)
<b>Total Reserve Income</b>	<b>2,151,534</b>	<b>Total Reserve Income</b>	<b>2,204,488</b>	<b>Total Reserve Income</b>
<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>
Misc. Equipment - Replace	10,000	Facilities Improvement Expenses	1,523,500	Windows (Partial) - Replace
Pool/Spa Heat Exchangers - Replace	6,500	Pool Deck - Replace	452,500	Trucks - Replace
Tennis Courts (Asphalt) - Re-coat	5,000	Large Boilers - Replace	400,000	Lawn Mower - Replace
Appliances - Allowance	3,500	Pool & Spa - Resurface	350,000	Pumps/Motors - Replace
Asphalt seal repair	3,000	Roof: Composition Shingle - Replace	202,730	Tennis Courts (Clay) - Resurface
<b>Total Reserve Expenses</b>	<b>28,000</b>	<b>Windows (Partial) - Replace</b>	<b>150,000</b>	<b>Tennis Court Fencing - Replace</b>
		<b>Maintenance Shed Replace</b>	<b>100,000</b>	<b>Fitness Equipment - Replace - 15%</b>
		Site Fencing: Wood - Replace	11,000	Maintenance Cart - Replace
		Misc. Equipment - Replace	10,000	Wood Siding - Repair/Repaint
		Site Rail: Metal - Repair/Paint	6,900	Fire Control Panel - Update/Replace
		Concrete Curb/Gutters - Repair - 5%	4,687	Misc. Equipment - Replace
		Appliances - Allowance	3,605	Appliances - Allowance
		Bathroom Roof - Replace (Triangle Park)	3,550	Bathroom Exterior - Repaint
		Generator - Replace	3,250	<b>Total Reserve Expenses</b>
		Sump Pump - Replace	2,700	<b>507,001</b>
		Balcony Rails - Stain	2,009	
		Concrete Swales/Pans - Repair - 5%	927	
		<b>Total Reserve Expenses</b>	<b>3,227,358</b>	<b>Total Reserve Expenses</b>
				<b>415,492</b>



# Ranch House Renovation/Maintenance Timeline (2029-2033)



## Income/Expense – Sources & Uses

2029	2030	2031	2032	2033
Reserve Cash Balance	2,455,761	Reserve Cash Balance	2,495,946	Reserve Cash Balance
<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>	<b>Reserve Income</b>
Annual Reserve Income	601,728	Annual Reserve Income	616,771	Annual Reserve Income
Interest Earnings (Rate 1.00%)	24,558	Interest Earnings (Rate 1.00%)	24,959	Interest Earnings (Rate 1.00%)
<b>Total Reserve Income</b>	<b>626,286</b>	<b>Total Reserve Income</b>	<b>641,731</b>	<b>Total Reserve Income</b>
<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>	<b>Reserve Expenses</b>
Pumps/Motors - Replace	313,584	Asphalt - Resurface	283,500	Hydraulic Elevator - Modernize
Retention Pond - Maintain	92,742	Street Lights - Replace	30,000	Condenser - Replace
Window Frames - Paint	54,776	Pool Cover - Replace	10,746	Site Fencing: Split Rail - Replace
Site Fencing: Wood - Repair/Paint	39,415	Misc. Equipment - Replace	10,000	Pool/Spa VFD - Replace
Pool/Spa Pumps - Replace	22,606	Site Rail: Metal - Repair/Paint	7,999	Elevator Cab - Remodel
Catch Basin - Rebuild/Repair	16,809	Tennis Courts (Asphalt) - Re-coat	5,970	Office IT/Equipment - Replace
Expansion Tank - Replace	12,578	Concrete Curb/Gutters - Repair - 5%	5,433	Pool & Spa Filters - Replace
Bathroom Interiors - Remodel	10,144	Appliances - Allowance	4,179	Street Lights - Replace
Misc. Equipment - Replace	10,000	Balcony Rails - Stain	2,328	VFD: Slide - Replace
Pool/Spa Pumps - Repair/Replace	9,390	Concrete Swales/Pans - Repair - 5%	1,075	Asphalt - Seal/Repair
Appliances - Allowance	4,057	<b>Total Reserve Expenses</b>	<b>361,230</b>	BAS/HVAC Control - Update
<b>Total Reserve Expenses</b>	<b>586,101</b>			Misc. Equipment - Replace
				10,000
				Appliances - Allowance
				4,434
				Exit/Emergency Fixtures - Replace
				1,647
				<b>Total Reserve Expenses</b>
				<b>737,485</b>

- Assessment Proceeds
- LRP Project Expenses
- Significant Reserve Expenses

# Improvement Plan Highlights



- 1. Mailroom**
  - Enlarge the existing mailroom
  - Install new USPS/ADA compliant mailboxes (3-1/4"H x 12"W x 15"D)
  - Install additional parcel boxes
- 2. New Ranch House East Side Addition**
  - Relocate accounting office
  - Add two new ADA-compliant restrooms
  - Add two new ADA-compliant family changing rooms
  - Add an enclosed area for cubbies
  - Add two outdoor showers
- 3. Bar & Pool Food Service Areas**
  - Expand the bar forward and add a work island
  - Add 6' food service widow to improve access, view, and light
  - Add 10' exterior counter with awning protection above
- 4. Convert entryway restroom to food preparation and storage space**
- 5. Convert existing accounting office to flex space**
- 6. Refurbish both locker rooms**
- 7. Refresh existing administrative office space**
- 8. Expanded bike parking**