

LWC Recreation Center Architecture RFP Background Information

The following document provides background information to LWC homeowners for the LWC Rec Center Architectural RFP document that follows.

The Request For Proposal (RFP) document is for an architectural feasibility study for the Recreation Center (see Aug through Dec 2017 LWC BOD meeting minutes). The RFP will be sent to a number of architecture firms for bid. The LWC BOD will review these bids and award the feasibility study contract to the firm that offers a competitive cost and is viewed capable of completing the proposal requirements. The feasibility study is being funded through LWC Reserve Funds that are earmarked for a seismic and accessibility study of our existing facilities.

The goal of the feasibility study is to obtain a set of design alternatives, with costing, that address the seismic, accessibility and usability issues with our main building and pool. The feasibility study results will be shared with the LWC community via email, direct mail and a series of town hall meetings early next year (2018). The LWC declarations and by-laws require a 75% affirmative approval vote for all capital improvement projects over \$5000. This means that 75% of our home and lot owners must approve a motion to spend additional capital funds for detailed architecture design and building construction of any new buildings. The feasibility study will only produce a set of design alternatives with cost tags for community discussion.

The RFP requires the feasibility study to provide alternatives in multiple cost groups, including a low cost option that could have minimal impact on our HOA dues. The RFP also includes medium and high cost options that will require homeowner contributions above our current HOA dues level. The medium and high cost alternatives are expected to include building additions for seismic improvements, pool and/or exercise room additions. Funding options for these alternatives will be discussed in detail during the town hall meetings (and documented in email/ postal mail) after the feasibility study information is available.

The LWC Reserve Funds can only be used for the maintenance of existing LWC assets, and cannot be used for capital improvement projects that create new assets for the community. Reserve fund spending to resurface the pool, repaint and carpet the rec center, etc. has been delayed in recent years to give the community time to review our amenities use and desires and approve a course of action. This feasibility study is designed to complete this amenities discussion and remove the delay on needed rec center maintenance projects.

The reserve fund plan includes approximately \$270,000 in the years 2017 through 2021 for rec center (including pool) maintenance activities. The architecture feasibility study that follows includes a low cost category up to \$400, 000. Funds for this and the other categories include the \$270, 000 reserve fund money, as long as this money is used for existing assets, e.g. carpet replacement. The \$400, 000 limit was used for the low cost category to give the architecture firms some design room. In the event that home and lot owners did approve an alternative within the low cost category that required spending the full \$400, 000 on the project, the additional cost to homeowners would be approximately \$130, 000, or \$485 per home/lot owner, or ~ \$14/month for three years (as an example).

This is the time to complete our almost four year amenities improvement discussion. Please review the following RFP document and participate in the upcoming design alternative discussions. This might very well be the last opportunity that we have to make significant amenities improvements for years to come.