

PRESS RELEASE

CLPOA NOTICE

CANYON LAKE
PROPERTY OWNERS ASSOCIATION

FOR IMMEDIATE RELEASE
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Sierra Park North Development Project Update

At the Regular Session Board Meeting on June 1, 2021 the Canyon Lake POA Board approved Capital Improvement Funding in the amount of \$2,000,000 with a 10% (or \$200,000) contingency, for a total of \$2,200,000 million, and authorized staff to negotiate and value engineer the project with bidders, for the full development of a Family Park at Sierra Park North. Staff anticipates to execute a construction contract for the project in July.

Measure #8 on this year's ballot authorized the Canyon Lake POA Board to spend \$2,200,000 on this project. This measure passed on May 13, 2021 with 956 votes in favor showing that the community strongly supports this new amenity. The measure was put together months before the election so that the ballot could be approved by the Board, printed, and mailed to homeowners. The \$2,200,000 was based on engineers estimates provided by the consultants.

A Request For Proposal (RFP) for this project was released on April 16, 2021. A total of six bids were received by May 12, 2021, the day before the Canyon Lake POA's Annual Election. The bids ranged from \$2,255,700.00 to \$3,123,083.00. The RFP and bids did not include the pump track construction because the Canyon Lake POA already had a design and proposal from American Ramp (www.americanrampcompany.com/asphalt-pumptracks), who also designed the highly praised pump track in Temecula, CA. The Canyon Lake POA will be working directly with American Ramp to avoid additional markup on that large line item by the general contractors. The pump track bid is \$325,000. Combined with the lowest bids received for the remainder of the park, this puts the real word bids for this new amenity at \$2,580,700, which is over the amount approved by the voters.

Staff is now negotiating and value engineering all aspects of this project with all the consultants and bidders. The site work on this project is expensive due to the extremely hilly topography, the stream that runs through the property, and various other conditions. There are many soil retention measures, and retaining walls required to create the engineered flat areas needed for the designed amenity. The retaining walls alone cost \$375,000. Along with the retaining walls comes the cost of importing fill dirt and the currently high cost of trucking and fuel to bring in 9,000 yards of imported dirt. The Canyon Lake POA is working

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with engineers to modify the grading to lower the cost of these items and many others. The restroom building specified was a prefabricated one, and bids came in around \$240,000 for that item alone. The restroom can be constructed on-site for much less money. These things and many others are currently under evaluation to aid in reducing costs.

The high bids received result from the state of the economy, extremely high material and fuel, a busy construction market, inflation and the many required and expensive design elements. More details about this project are available online at www.clpoa.com/sierraparknorth.

The full preliminary bid tabulation of the six bids received are also located on the Sierra Park North Development Project page (www.clpoa.com/sierraparknorth) in the "Project Documents" section.

Staff's current goal is to present the proposed design and specification changes along with a proposed construction contract within the \$2,200,000 framework to the Canyon Lake POA Board at the Regular Session Board Meeting on July 6, 2021. If the Board approves that proposal, the Canyon Lake POA will execute a construction contract and go to work as soon as the City approves any design changes.

General Manager Eric Kazakoff says, "The Canyon Lake POA Board, staff, and the community are excited to bring this long awaited amenity to Canyon Lake, and we look forward to getting started on the project."

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ABOUT CANYON LAKE PROPERTY OWNERS ASSOCIATION:

The Canyon Lake Property Owners Association ("Canyon Lake POA"), incorporated in 1968, as a California not for profit corporation, is responsible for the operation and maintenance of the common areas within Canyon Lake. The purpose of the Canyon Lake POA is to promote the recreation, benefit, and enjoyment of the homeowners within the community. The Canyon Lake POA's mission is to support the Canyon Lake community with exceptional services and solutions, which make this a premier place in which to live and work.