

CANYON LAKE

PROPERTY OWNERS ASSOCIATION

Happy Camp Construction Project Fact Sheet

January 3, 2018



PROJECT DESCRIPTION & SCOPE

Description

Happy Camp is one of Canyon Lake's most unique amenities. It offers both water views and beach-front camping to Association members and their guests. Its docks make it a great spot for water sports and fishing. The campground is also the perfect spot for Canyon Lake's spectacular Fourth of July fireworks show, so popular that the Association holds a member lottery just to get a site for the holiday. Happy Camp is also a destination for summer weekend holidays including Memorial Day and Labor Day, often quickly selling all sites out.

Despite being one of the community's most popular destinations, Happy Camp has received very little attention over the years. Renovation plans for Happy Camp were first discussed and drawn in 1999. Since then, there have been multiple designs, as well as projected start dates that were ultimately delayed. At this point, the infrastructure, roads and utility services are aged, badly deteriorating, and undersized for modern RVs.

Scope Of Work

An extensive modernization of the campground area is planned including rehabilitation and/or replacement of the asphalt roads, new concrete walkways, new sewer system, new water laterals, and new electrical system. There will be campsite and road layout changes to accommodate larger RVs with slide-outs, plus the addition of up to 21 more campsites with RV hookups. There are currently 34 campsites with RV hookups. There will also be a total electrical system upgrade including a new Edison transformer, new conduit and wiring, and new electrical pedestals to accommodate modern RV's and increased overall electrical loads. Street lighting and power poles will also be replaced. The project is intended to be completed before Memorial Day 2018. In a future second phase, the campground office will be relocated and the restrooms will be remodeled.

Project Benefits

Happy Camp is the Association's least subsidized amenity and generates a substantial amount of income. This renovation will

increase campsites with RV hookups from 34 sites to 55 sites which will allow the campground to generate more income.

Project Status

On January 2, 2018 the Board of Directors approved awarding this project to DMC Enterprises, a general contracting firm based in Vista, CA. Work will begin on this project on January 15, 2018 and reservations at the camp will not be available after this date.



FUNDING

Board Approval Date: January 2, 2018

Approved Amount: \$774,300

Funds: Repair & Replacement Fund & Road Reserve Fund



CONSTRUCTION DURATION

Start Date: January 15, 2018

Anticipated Completion before Memorial Day 2018.



VENDOR - DMC ENTERPRISES

DMC Enterprises is a general contracting firm based in Vista, CA. They were the lowest bidder for this project and have recently completed a very similar campground project for the City of Lake Elsinore. For more information about this company, visit their website at www.dmc-ent.com.

MORE INFORMATION



www.canyonlakepoa.com/projects



www.facebook.com/canyonlakepoa



projects@canyonlakepoa.com



Construction Inquiries: 951.244.6841 x510

General Project Inquiries: 951.244.6841 x210