

CANYON LAKE

PROPERTY OWNERS ASSOCIATION

Happy Camp Construction Project Fact Sheet

December 14, 2017



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 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. Street lighting and power poles are also going to be replaced. In a 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 November 18, 2017 the Association released a Request for Proposal (RFP) and received 10 bids from general contractors. Base bids ranged from \$702,500 to \$1,079,000 and there are a variety of six additive and deductive alternates that were submitted. Management is reviewing all bids and plans to make a presentation/recommendation to the Board at a Special Executive Session Meeting on January 2, 2018 at 5:30 p.m. with the goal of the Board voting on the recommendation at the Open Session Meeting following at 7 p.m.

FUNDING



Board Review Date: January 2, 2018
Bid Range: 10 bidders ranging from \$702,500 to \$1,079,000
Funds: Repair/Replace Reserve Fund & Road Reserve Fund



CONSTRUCTION DURATION

Start Date: January 2018
Anticipated Completion before Memorial Day 2018.

MORE INFORMATION



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