

Proposed Oak Hills Community Center

Vote: July 20, 2015- August 3, 2015



Oak Hills: The next 50 years

Over the last year the Oak Hills community has come from discovering wholesale system and infrastructure failures at the Rec Center, to exploring options for how to address them, through a number of neighborhood surveys, and an extensive design, cost estimating and legal review process. This packet includes the final proposal for vote. This vote will require 2/3, or 66.7% approval of those who vote in order to pass.

2015 marks 50 years since the establishment of Oak Hills. The goal for the last year has been to engage the community in a dialogue about what we want at the heart of Oak Hills for the next 50+ years. This proposal is a reflection of your collective voice. As a community we have grown in many ways, we have also remained the same in the core values and amenities at make Oak Hills such a unique and special place. The design of this renovation intends to honor the past and look forward to the vibrant Oak Hills community of tomorrow.

Existing Gymnasium Converted to Community Building

Total square feet: 2,218

Community Room 1,425 sqft

2 ADA Restrooms: 54 sqft each

Kitchenette: 176 sqft

Storage: 229 sqft

The existing gymnasium will be converted to a community gathering space with restroom facilities, a small kitchenette, and storage space. The community room can contain soft seating, card tables and game tables. A TV

can provide opportunity for community sports viewing events or children's/teen movie nights. Book clubs, bridge clubs, or mommy and me groups can meet regularly without reservation. The small kitchenette will have a sink and small refrigerator as well as coffee and tea appliances. Much-needed storage space and two ADA restrooms will serve the building. Walls of windows and doors will connect interior spaces to the picnic area and provide direct views into pool and gymnasium spaces. This space will only be open to Oak Hills residents and their guests, with keycard entry required.



Half-Court High School Gymnasium/Multipurpose/Administration Building

Total square feet: 4,373

Gym/Multipurpose Room: 3,029 sqft

Meeting Room: 399 sqft

Storage: 253 sqft

2 ADA Restrooms: 60 sqft each

2 Admin Offices: 102 sqft each

The gym/multipurpose room is 3029 sqft and measures 59' X 52'. This space can be used for team sports and practices, recreational athletics, and classes of all kinds. The space can also be used for community events such as the bazaar, and reserved for private homeowner gatherings such as birthday parties or reunions. The current gymnasium is small and does not conform to any industry-standard size, making team sports and athletics cumbersome. In an expanded space, teens and adults can play sports in a safer environment, and the community can hold larger events and serve a greater number of residents and their guests.



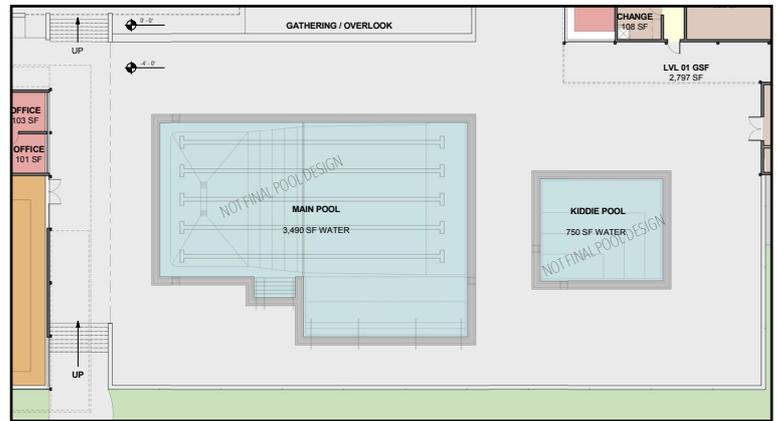
Main Pool + Kiddie Pool

Main Pool: ~3400 sqft depending on final pool design

Kiddie Pool: ~750 sqft depending on final pool design

The main pool is 25 yards long and 5 or 6 lanes wide, as budget will allow. If the more common 6th lane can be included within the existing budget, then that option will be considered in the pool design/build process. An expanded entry offers toddlers and adults

a flexible space to observe activity from the sidelines. A separate kiddie pool of approximately 750 sqft is designed to serve emerging swimmers and adults alike. Depths will range from inches to 3 feet and the design will include valves allowing play features to be added. Variable depth allows lower level swim classes to be held in the kiddie pool, which provides opportunities for expanded programs in both kiddie and main pools.



Pool House + Rooftop Terrace

Total square feet: 2,979

Aquatics Office: 268 sqft

2 Private Change Rooms: 108 sqft each

Women's Locker Room: 505 sqft

Men's Locker Room: 507 sqft

Storage: 362 sqft

Janitorial: 60sqft

Rooftop Terrace: 2100 sqft

Pool Mechanical & Filtration: located under structure

The Pool House will contain a aquatics office used to monitor lifeguard and attendee activity, check pool passes and serve as a first aid station. Two private changing rooms are available for families with children of mixed gender, or those who prefer a private changing space. Men's and women's locker rooms meeting minimum size requirements are included along with storage for pool deck supplies (tables and chairs) and janitorial supplies. Pool mechanical and filtration systems will be located under the storage and pool house facility. The rooftop terrace is an added amenity providing flexible outdoor space. This space can be used for community events and reserved by homeowners for personal parties and events. The terrace can be an extended picnic area, offering more space for pool and site viewing. The terrace would be ADA accessible with either a ramp or lift.



Landscaping

Drains throughout the site have failed leaving much of the playground and walking paths under water in wet months. Standing, and sometimes deep water poses a serious safety risk, and is deteriorating playground equipment. Roots have grown through the asphalt, causing uneven ground that is both dangerous and a liability for Oak Hills. Original swings are out of code and in a deteriorated state. Landscape scope will include replacement of asphalt and removal of roots, as well as replacement of all underground drainage system and groundwater mitigation. Playground code improvements will be made, and the sand pit addressed. If the budget allows, this could also include a covered picnic area, stage, fire pit or outdoor basketball improvements.

**Oak Hills Recreation Center
Oak Hills**

June 3, 2015

**Budget 1
Detail Summary**

TEAM Constuction & Opsis Architecture

Recommended Project Budget:	Budget Total
1 Supervision	\$171,538
2 Temporary Facilities	\$15,999
3 Cleanup	\$2,631
4 Misc. General Conditions	\$2,250
5 Demolition, Sitework, Landscaping	\$589,623
6 Concrete, Floors	\$1,419,379
8 Iron & Steel	\$56,070
9 Wood Framing, Misc.	\$133,525
10 Cabinetry	\$42,640
11 Finish Carpentry	\$7,500
12 Roofing, Insulation	\$189,699
13 Doors, Frames, Hardware, Misc.	\$47,592
14 Storefront, Glass, Glazing	\$164,362
15 Metal Framing, Drywall	\$48,602
16 Dust Control	\$14,368
18 Floor Coverings, Tile	\$48,429
19 Painting, Wall Coverings, Misc.	\$31,597
20 Special Items, Accessories, Misc.	\$29,125
21 Equipment, Music System, Misc.	\$3,421
24 Elevators, Conveying Systems	\$30,000
25 Plumbing, Accessories, Misc	\$45,000
26 Fire Protection	\$25,000
27 HVAC, Misc.	\$50,000
28 Electrical	\$240,900
Subtotal Costs	\$3,409,248
Overhead and Fees	\$172,099
Liability Insurance	\$45,176
Permit Expenses	\$32,722
Contingency	\$205,515
Legal	\$10,000
Special Inspections	\$7,500
FF&E Items	\$70,000
Architectural Fees	\$272,740
Total Proposed Budget	\$4,225,000

Payment Options, Payment Administration

The Oak Hills Homeowners Association has secured a loan from Mutual of Omaha to cover the cost of the Community Center Renovation Project. The loan is a fixed 4.5% interest rate for 15 years. The cost of the loan will be divided equally among all 650 lots in Oak Hills. Homeowners will have three different payment options:

- 1. Prepay your entire 15 years by paying \$6,500, due by November 9, 2015.** If you choose this option your lot will not require any further payments for the full duration of the Assessment.
- 2. Prepay your entire year of monthly payments by paying \$596.76, due by November 9, 2015.** If you choose this option your lot will be notified in October 2016 of your next year payment options.
- 3. Pay monthly payments of \$49.73.** The first payment would be due on December 8, 2015 and each subsequent month would be due on the 8th of that month. This option would require you to choose one of these options:
 - a. Enroll in ACH with CMI.** ACH is electronic withdrawal from a checking or savings account that will recur monthly on the 8th of every month.
 - b. Send in monthly payments by mail.** CMI will issue a coupon book with 5 years of coupons. If you do not enroll in ACH by November 15, 2015 at 5pm, you will be sent the coupon book and will be charged an additional \$5.35 for the coupon book.

Each year you will receive the same payment options. The option to pay the remaining years of payments will exist each year, just at the adjusted rate for subsequent years. If you have prepaid all remaining years, you will receive annual statements confirming your prepayment.

Frequently Asked Questions

How long is construction period and when would it start? If the vote passes in August, demolition would begin in October with a target of early 2016 to begin construction. There are many factors, including county permitting, that could delay our start time.

Can we build in stages? Staged construction was considered. However, the total cost of building in stages far exceeds the cost of constructing the entire project. Because the neighborhood approval would be for a not-to-exceed budget, it has been suggested that some work might be delayed a year or so to remain under the budget. The example was to not build the Terrace and/or to delay the refurbishing of the community room.

Is demolition included in total price? Yes, the price is a not-to-exceed number. Amenities will be removed if necessary to remain within the budget number.

What are the anticipated new operating costs? We do not have firm numbers for future operating costs. However, we expect that the vastly improved efficiency of heaters, insulation, and pumps will minimize utility costs. We will manage operating costs, which are largely driven by personnel. By managing hours worked, we expect to contain operating costs within the budget given by the homeowners.

Was Solar considered? Yes, Solar was carefully considered. One excellent suggestion was for the building and pool to be built so that they could utilize solar energy when and if installing solar becomes financially feasible. At present, the payback time is so long that it is not financially prudent for OHHA to use solar now.

Would the new Community Room be accessible year round? Yes, it is anticipated the room would be accessible using a key card available to homeowners.

Frequently Asked Questions (continued)

Why switch the functions of gym and administration buildings? The location of the current gym is ideal for coordinated use with the picnic area, making that building the ideal spot for the community room.

How often is the Rec Center used? In the summer, the Rec Center is very busy. In the winter the current Rec Center is used, on average, 5-7 nights a week for 2-6 hours per night. On average the Rec Center is rented for 6 additional parties each month.

Would Holiday Bazaar still take place? Yes, the new gym would provide an attractive space with room for more tables and more participants.

Why not have a coffee or snack shop to help make money? We are not currently zoned for retail for profit operations, but we can consider a community operation that could serve snacks or drinks.

What is the size of the old gym compared to the new gym? The current gym is 1890 sqft (gym floor is close to 54'x35'). The new gym would be half the size of a high school gym at 3068 sqft (floor size 59'x52').

What is the gym rental price now and after construction? The gym rental price is complex as ongoing groups can make offers and deals to rent the gym. The four groups that consistently rent the gym pay different prices based on their amount of hours, if they are homeowners or businesses renting for profit, and their tenure as a renter. A homeowner renting for a party is charged \$40 for a four hour rental in summer season and \$25 for a four hour rental outside of summer season. No decision has been made to the future rental costs or structure.

Does this vote include fitness equipment? The budget includes a line item for FF&E (furniture, fixtures and equipment). We can potentially use some of the FF&E budget for fitness equipment.

What is pool depth and length? The main pool will have a length of 25 yards, with its width in lanes still to be determined. Each lane is planned to be seven feet wide. The maximum depth is planned to be 9 feet. The lanes will have a minimum depth of 3.5 feet (needed for flip turns). The kiddie pool is not yet fully designed, but the depths are expected to start at inches with an area that steps down to 3 feet.

Can we build a pool with six lanes? Yes, the pool is still in the design phase. Pricing is a critical piece of this decision.

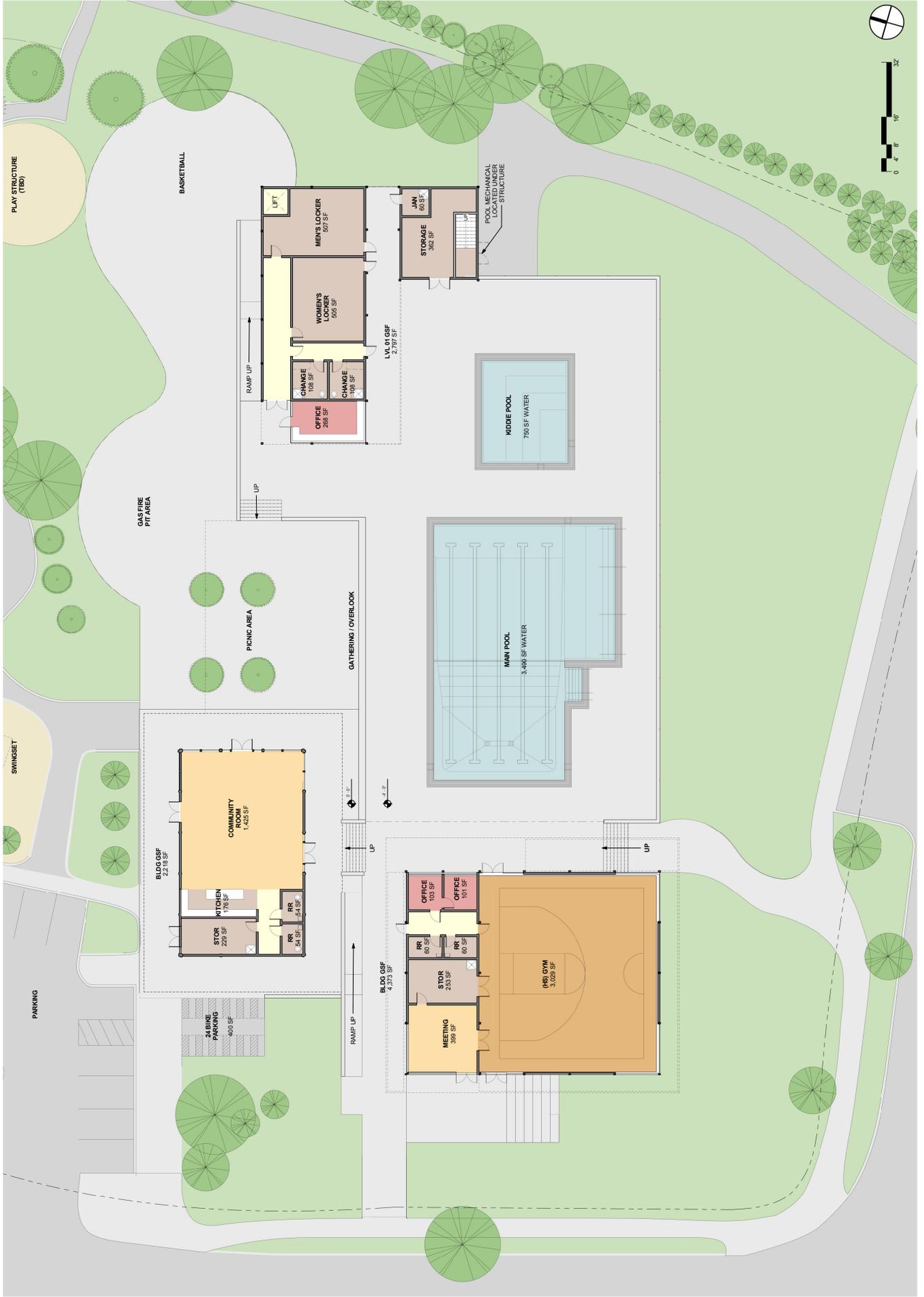
What percentage of homeowners must agree to pass a vote? Two-thirds of voters must agree to approve an assessment increase.

Will there be proxies for the vote? There will not be proxies for this vote. Homeowners are encouraged to vote online through a secure link at Vial Fotheringham law firm. A paper ballot will be delivered to homeowners. They can mail the ballot to CMI or they can drop it off with CMI at the July 21 meeting, just like they would a proxy.

What happens to your payments if you move? There are two options: the new homeowner will determine whether to pay the remainder in full at the next November opportunity to prepay, or the new homeowner will continue with any monthly payments still owed.

What happens if OHHA does not have enough funds to pay the bank? If the money collected in any month falls short of the amount obligated to pay Mutual of Omaha, there will be a series of backup accounts to draw upon to prevent any bank default. First we have \$80,000 in our operating reserves, then we have \$57,000 in our operating future reserves, then we have \$280,000 in our general reserves. If we were to be short on a month we would "borrow" from those funds in the order listed and pay back the funds in the reverse order (paying back general reserves first). When a homeowner is late, they incur a late fee and then interest upon the late fee and outstanding balance as per our collection resolution. When they eventually pay the late fees will be adding funds to our main account to help add a buffer to prevent future "borrowing."

PROPOSED DESIGN



OAK HILLS REC CENTER

COMMUNITY CENTER VOTE

**July 20th - August 3rd
Mail or Online**

www.Oak-Hills.net

**Please visit
www.Oak-Hills.net
for more information
about voting and
upcoming meetings**