

COTTONWOOD / PALO VERDE
FACILITIES & GROUNDS COMMITTEE
FIVE-YEAR PLAN
2008 – 2012

At the request of the Cottonwood Palo Verde at Sun Lakes Board of Directors (BOD) a Five Year Plan Committee, a subcommittee of the Facilities and Grounds Committee, was formed to develop a Five Year Plan (5YP) that would identify repair, replacement and/or enhancement projects for consideration by the BOD. This 5YP is an attempt to identify those projects, determine the order of their necessity (as envisioned by the committee) and to use all resources at the Committee's disposal to determine the cost of each project. The costs shown are educated estimates, developed with the pro-bono assistance of AAR Thompson, to give the BOD guidance in ascertaining the financial impact to the HOA. Costs are only shown for the first two years of the plan because inflation will have a distorting effect to three or more year old estimates. This 5YP is meant to remain flexible and will be maintained and updated annually by the Facilities and Grounds Committee utilizing input from the Committee, the BOD, Management and Homeowners until instructed to do otherwise by the BOD. The execution of any listed project(s) will be at the discretion and direction of the HOA Board of Directors and Management.

2008

1. *Replace existing trees in the Cottonwood courtyard area. In the same area, purchase and install a replacement fountain utilizing insurance proceeds. Remodel three additional activity rooms (Dance Room, Ceramics Room and Paint Room) using in-house labor as much as possible. These projects are currently approved by the BOD and are completed or in process.*
2. *Architectural/Engineering assistance to develop feasibility and estimated pricing for Racquetball Viewing Windows and Viewers Seating Area at PV. (Total cost of finished project estimated at \$65,000.00 – see attached)*
3. *Architectural/Engineering assistance to develop feasibility and pricing for new CW and PV Pool Restrooms. (See Attachments)*

2009

1. *Apply for permits and solicit bids to install Racquetball (RB) viewing windows and viewers seating area at PV (See item #2 in 2008 for pricing)*

2. *Select contractor and construct RB viewing windows and seating. (See item #2 in 2008 for pricing)*
3. *Apply for permits and solicit bids for new Restrooms at CW pool (Total cost of finished project estimated at \$132,000.00 – See attachments)*
4. *Select contractor and construct new restrooms at CW pool (See item #2 in 2008 for pricing)*
5. *Architectural/Engineering assistance to design, develop estimated costs, submit for permits and prepare bid package for the remodel and enhancement of the upper CW parking lot in 2010. (Pricing TBD)***
6. *Solicit designs and bids for new chipping and putting greens at CW for installation in 2010. Select contractor. (Pricing TBD)***
7. *Signage – Design, purchase and install direction signs from CW & PV entrances to Admin. Offices, Club Houses, Lounges, Pro Shops, etc.*
8. *Design enhanced entry monuments for each or selected entries into CW & PV from Riggs and/or Alma School Road. Research permit requirements and solicit bids, if in-house labor is not capable of constructing monuments. One initial entry enhancement scheduled for 2009 with one or two entry enhancements to be installed thereafter during each year of the plan.***
9. *Review the feasibility of providing sun shades (shade sails) over a portion of the CW and PV main swimming pools to provide shade, while in the water, during the summer months.*

2010

1. *Enhance the exterior lighting at all CW & PV Common Buildings.*
2. *Solicit bids to complete the CW courtyard remodel.*
3. *Select contractor and renovate parking lot behind San Tan Ballroom***
4. *Architectural/Engineering assistance to develop plans, submit for permits, prepare bid package for poolside restrooms at the PV pool. (Total cost of finished project estimated at \$182,000.00 – See attachments)***
5. *Install new putting and chipping greens at CW ***
6. *Construct one or two entry enhancements at CW and/or PV from Alma School and/or Riggs Road*
7. *Complete jogging and bike trails around the “five lakes” area so that all trails circumnavigate all five lakes.*
8. *Review the feasibility of extending the walking path at Sisk Park northward towards Riggs Road.*

2011

1. *Relocation of the CW entrance monument from Riggs Road and Robson Blvd to tie-in with architecture at the new CW chipping and putting greens.***
2. *Solicit Architectural/Engineering services to design a new admin building.***
3. *Solicit designs and bids for new chipping and putting greens at PV for installation in 2012. Choose contractor.***

4. *Construct one or two entry enhancements at CW and/or PV from Alma School and/or Riggs Road*

2012

1. *Apply for permits and solicit construction bids for new admin building.***
2. *Select Contractor and begin construction of new Administration Office Building*
3. *Construct new putting and chipping greens at PV*
4. *Construct one or two entry enhancements at CW and/or PV from Alma School and Riggs Road*

****** = Funding for architectural/engineering services required to develop concept and pricing.