

LAKES OF MOUNT DORA

LOCH LEVEN PARK

February 1, 2021

SITE COMPLETION AND LAND SCAPING (includes landscaping, irrigation, walkways, lighting and outdoor activities such as horseshoes and shuffleboard).

1. *Medallion is requesting an update from the Landscape Architect for the plan previously prepared for City of Mount Dora submission.*
2. *A proposal to construct 1 shuffleboard and 2 horseshoe courts has been received at a cost of \$30,245. To add an additional shuffleboard court would increase the cost by \$7,300.*
3. The shoreline of Loch Leven is covered with heavy undergrowth, leaving little visibility of the lake. Because it is covered by an environmental easement a permit will be needed to allow clearing of exotic plants. The environmental consultant handling the other permits estimates the cost to prepare the application at \$2,000. **A proposal for permitting and removal of invasive species along the shoreline was received, the total cost being \$14,300. Whereas clearing the shoreline isn't needed until the park is further improved no action was taken.**

PAVILION

1. *The proposal from Castellanos-Tramonte Architects for a fixed fee of \$13,800 with some additional services billed hourly has been entered into with Medallion. The proposal indicated a total design time of 6 weeks, after which permits from the City of Mount Dora must be acquired.*
2. The Architect submitted a preliminary plan on 10/09 which was reviewed with comments on 10/13. The architect responded with revisions on 10/20. The architect was directed to proceed with this plan with minor revisions. A copy of the last revision is at the end of this report.
3. **The architects plan is 95% finished, allowing Medallion to bid and cost out the building. A preliminary cost was provided to us January 29 and far exceeds the funds available. The building plan conforms to the plan presented by Medallion in November 2017 and is 40 feet by 100 feet. It includes restrooms, storage areas and seating for 112 people at table and chairs.**

SOFTBALL FIELD

1. *Medallion is acquiring design build quotes from contractors. Proposals received are for clay infield and sodded grass including irrigation but no other improvements and are approximately \$100,000. Medallion is requesting additional options that would include seeding in lieu of sodding and grassed infield.*
2. The lowest proposal received which is for an all grass sodded field is \$61,400, excluding irrigation. Bids have been received for a backstop ranging from \$4,834 to \$5,837.

LAUNCH RAMP AND PIER

1. *The launch ramp and pier are still in the permitting process with the Saint Johns Water Management District. I previously reported that I was provided the plan used by Medallion for permitting (note that this was not provided by Medallion) and found the ramp to be unworkable and the docks to be unsafe for senior citizens. I recommended that Medallion amend the permit application to address these shortcomings. Medallion responded that they did not amend the permit application, believing that the changes needed to respond to my comments can be made during construction plan preparation.*
2. Saint Johns Water Management District has requested additional information for the permit application, extending the expected completion to the end of November, at which time design build proposals will be requested from contractors. **Permitting has not been completed at this time. Proposals have been requested and one received. The one received did not include the launch ramp and was a total cost of \$86,000.**

FINANCIAL SUMMARY. This will be an evolving summary. As property resales occur the funds available will increase. As estimates are received, they will be entered and as final costs are realized the estimates will be adjusted. Estimates and proposals will be color highlighted to distinguish from final costs. The 2017 agreement included increasing the capital improvement fee by \$500 per transaction for resale of homes in LOMD. The funds collected are designated for capital improvement and cannot be used for maintenance.

Funding committed by Medallion	\$500,000
Funding collected by resale fee (as of Sept. 2020)	<u>\$56,500</u>
Total funding to date	\$556,500

Funds expended for site preparation (completed in 2019)	\$206,400
Cost of Architectural services	\$15,000
Proposed cost of Horseshoe and Shuffleboard	\$30,245
Proposed cost of softball field, clay infield and sod	\$108,400
Proposed cost of softball backstop	\$5,800
Proposed cost of clearing and permit	\$14,300
Proposed cost of dock	\$86,000
Proposed cost of landscaping including irrigation	<u>\$155,000</u>

Funds available do not cover all of the above without inclusion
of the pavilion building (restrooms) and furnishings.

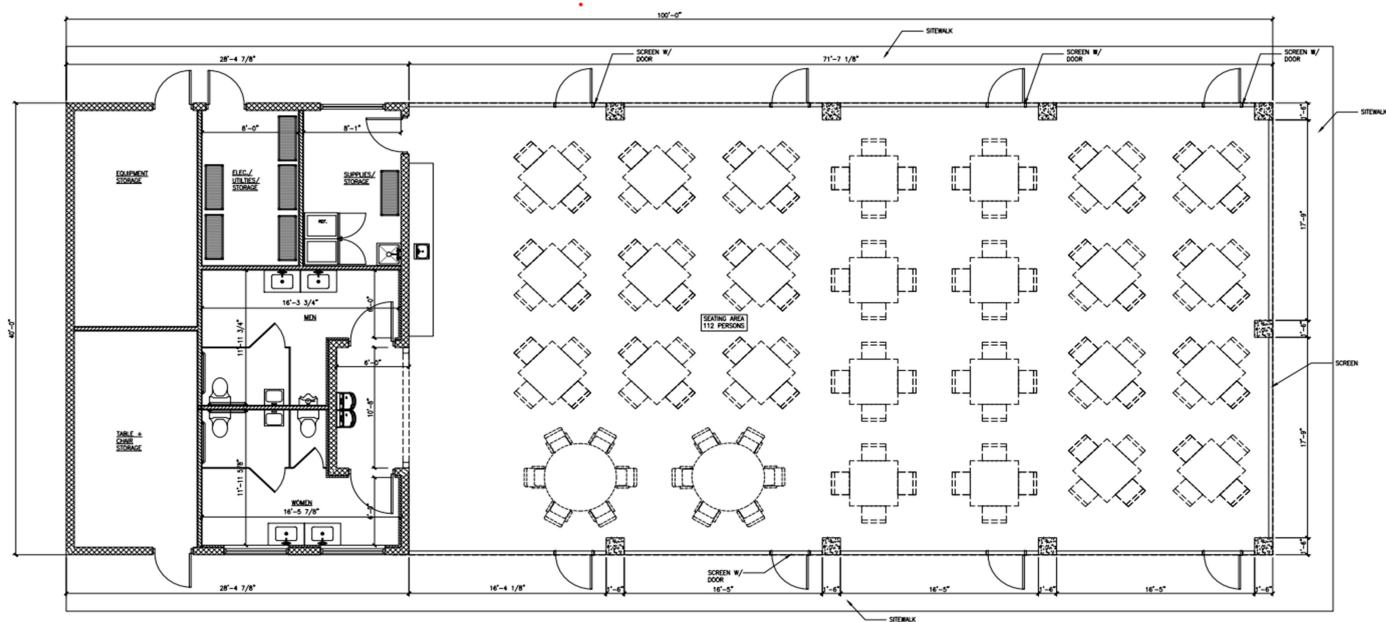
(\$64,645)

As I have reported previously, I have always believed the funds committed by Medallion (\$500,000) will be inadequate to complete the park improvements as they were originally presented by Medallion. Through bidding we now have accurate costs and the result is as I predicted. There is a significant shortfall of funds and major adjustments to the scope of the project will be necessary to maintain the budget or additional funds will be needed. Deletion of any of the activities from the project, reduction in size or scale of the activities or increase in funding are decisions that must be made by the residents through the board.

David Hoops

LOMD Park Liaison

Floor Plan



Lake side Elevation

