



# ACCESS CONTROL WALL

## *Perimeter Wall*

- **NO ADDITIONAL ASSESSMENT.**
- The concrete wall vs. 'replacing the perimeter as was' is virtually the same upfront cost, but the concrete wall has no annual maintenance/upkeep costs, compared to the reoccurring annual maintenance/upkeep costs of a mile long vegetative barrier, as well as additional vegetation replacement costs.
- Over the 30-year life of the wall, we would save roughly \$3M-\$5M with a wall rather than a vegetative barrier, and by bringing upkeep services in-house.
- The vinyl fence was damaged in both the tornado and hurricane (twice in 7 months). Vinyl fencing is more vulnerable than precast concrete wall is and leaves our perimeter and 'investment' vulnerable if another weather event occurs.
- The vegetative barrier would require annual 'replacement budgeting' for any of the vegetation that doesn't survive due to disease or dieback.

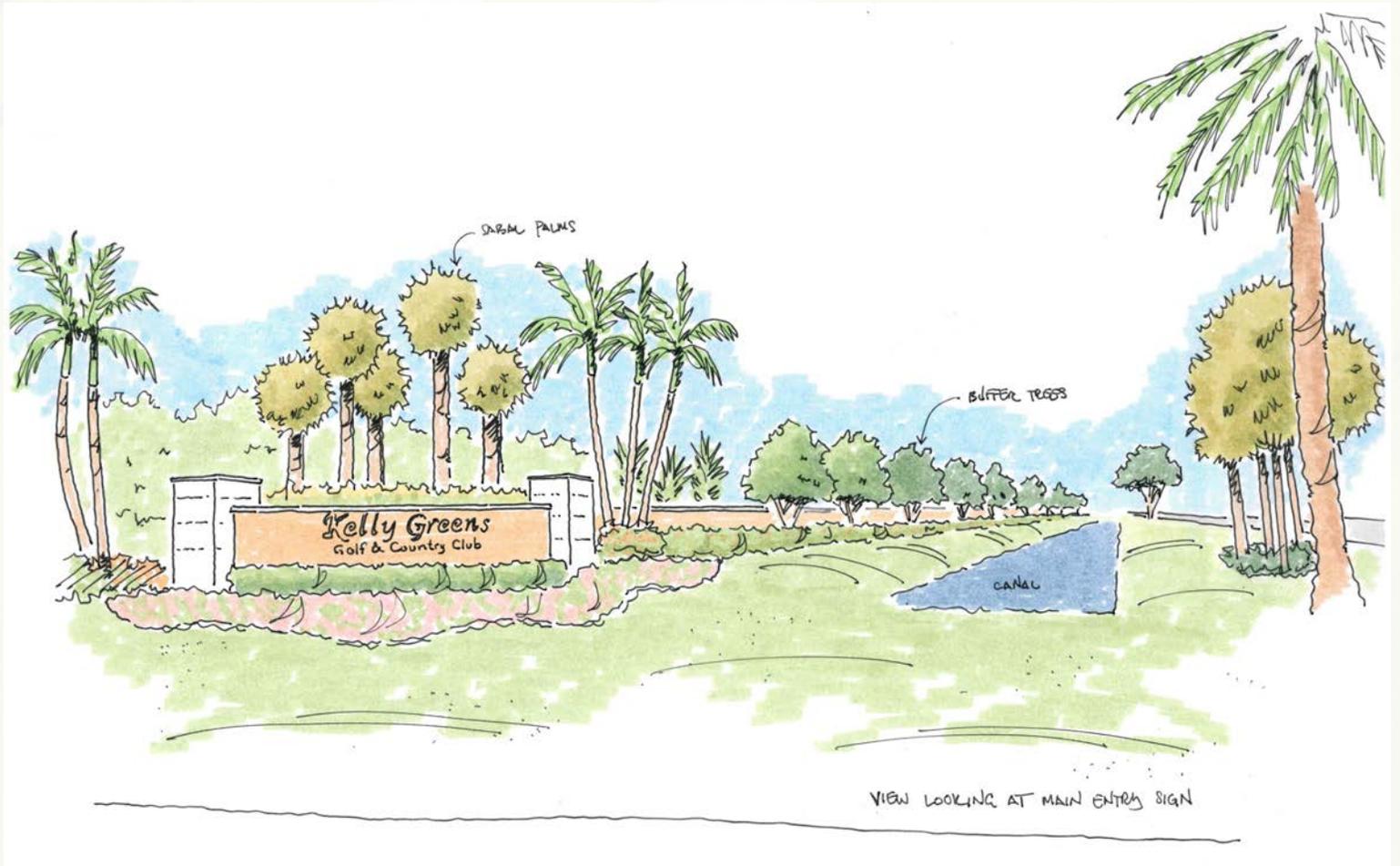
# ACCESS CONTROL WALL

## *Perimeter Wall*

- The total cost of the wall project is \$2.44M with \$1.53M from Statutory Reserve Fund and \$909,000 from New Member Fund. The Statutory Reserve Fund receives an annual contribution of \$1M from the Annual Reserve Contribution, and the new member fund receives \$6,600 each time a home or unit is sold. KG currently has 33 homes for sale, which would result in a \$218,000 increase to New Member Fund.
- The wall has a 30-year life which will be an asset listed in the Reserve Funds and its replacement costs will be accrued over that time.
- Precast wall reduces the amount of needed vegetation and KG would eliminate outsourced vegetative upkeep services and bring all Common Ground upkeep services in-house.
- Bringing Common Ground upkeep services in-house not only saves money, but provides a higher quality end product here at Kelly Greens.
- Considering cost, time, and material, the best solution is the concrete wall option, please vote yes.

# WALL RENDERING

## *Exterior View*



# WALL RENDERING

## *Interior View*



# COASTAL CONCRETE PICTURE

*Coastal Concrete Wall Completed at a Local Club*



# COASTAL CONCRETE PICTURE

*Coastal Concrete Wall Completed at a Local Club*



# PROJECTED TIMELINE

## Projected Timeline

<b>Member Vote/Approval</b>	<b>By May 31</b>
<b>Permitting</b>	<b>90 Days (Completed By Aug. 31)</b>
<b>Ground Prep</b>	<b>Ground Prep Can Be Completed During Permitting</b>
<b>Mobilization</b>	<b>2 weeks (Completed by Sept. 15)</b>
<b>Wall Installation Start - 1,000 ft of wall/week at 11,000 ft</b>	<b>15-20 Weeks (Completed by Jan. 8)</b>
<b>Completion Target Date</b>	<b>January 31, 2024</b>

# FUNDING ANALYSIS

<b><u>Coastal Concrete</u> <u>8ft Wall</u></b>	<b><u>Project Cost</u></b>
Summerlin Rd - 5,280 ft.	\$607,200
Rest of Community - 5,580 ft.	\$641,700
Ground Prep	\$219,986
Landscaping	\$750,000
Permit Fees & 10% Contingency	\$221,889
Total Cost	\$2,440,775

# FUNDING ANALYSIS

<u>Funding Analysis</u>	<u>Reserves</u>	<u>New Member Fund (NMF)</u>	<u>Capital Improvement Fund (CIF)</u>
Beginning Fund Balance	\$3,581,914	\$1,215,010	\$1,059,757
Summerlin Rd – 5,280 ft.		-\$607,200	
Rest of Community - 5,580 ft.	-\$641,700		
Ground Prep		-\$219,986	
Landscaping	-\$750,000		
Permitting & 10% Contingency	-\$139,170	-\$82,719	
Funding From Assessment (\$777,815 - \$127,600 (Vinyl Fence Project) = \$650,215)	+650,215		
Ending Fund Balance	\$2,701,259	\$305,105	\$1,059,757

# BUDGET COMPARISON

<b>Perimeter Wall - 8ft</b>	<b>Coastal Concrete Wall</b>	<b>Replace As It Was (If Vote Fails)</b>
Summerlin Rd - 5,280 ft.	\$607,200	Vinyl & Chain Link Fence
Rest of Community - 5,580 ft.	\$641,700	\$707,815
Ground Prep-Clarke Construction	\$219,986	\$219,986
Landscaping	\$750,000	\$1,250,000
Permit Fees & 10% Contingency	\$221,889	\$219,180
<b>Total Project Cost for 8ft. Wall</b>	<b>\$2,440,775</b>	<b>\$2,396,981</b>

An aerial photograph of a golf course, featuring a clubhouse in the upper left, a large water hazard, and numerous palm trees scattered across the green fairways. The image is overlaid with a semi-transparent green filter.

**KG**