

# *Sweetwater Creek*

## *Community Development District*

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October 22, 2019

**Board of Supervisors  
Sweetwater Creek Community  
Development District**

Dear Board Members:

The **workshop** of the Board of Supervisors of the **Sweetwater Creek Community Development District** will be held **Wednesday, October 30, 2019 at 4:00 PM at 625 Palencia Club Drive, St. Augustine, FL. 32095**. Following is the call-in information and the advance agenda for the meeting:

1. Roll Call
2. Introduction by Supervisor Williams
3. Discussion of Potential Future Projects
4. Adjournment

## **Introduction**

Our community survey has been completed and analyzed. It should be noted that we achieved over 50% participation by the residents, and therefore feel that there is excellent data from which to build a plan on how/when /where to spend funds created by our re-fi.

Besides providing demographic data, our survey responses covered a myriad of issues. Most fell into one of the following four categories:

1. Fitness
2. Outside amenities
3. Open field
4. Traffic congestion/parking

## **Workshop Agenda:**

- Define a process for managing the project
- Review preliminary lists of projects, estimated costs and V/D chart
- Assign responsibilities to individual Board members
- Determine what can be recommended and the next Board meeting
- Schedule the next workshop
- Communicate to residents

**Estimated Meeting Time: 60 minutes**

## Preliminary Discussion of Outside Amenities

### 1. Exercise trails

\$4.8 - \$12,000

Here is the link to the website with the Combination Course. You can look around and see what individual pieces we could purchase for around the neighborhood.

<https://www.actionfitoutdoors.com/products/up310-combination-course-2/>

### 2. Exercise Center (behind fitness center)

For the outdoor equipment there is a "Combination Course" that would provide quite a bit for the Fitness area. It is \$6,500.00. I do not think that the price includes installation. We would want a company to do it so that there might be a warranty or liability release. The area would also need a cement pad or astro turf so there is an area for group fitness or a couple of people doing sit-ups, lunges etc. I believe that cost is close to \$2000.00. The ground would need to be surveyed, leveled, etc. Extra costs for permits, Engineers and other fees. We might want to look for a ADA piece or two for at least the Fitness area.

estimate \$ 11,000

### 3. Beach Volley Ball (behind fitness center)

Construction of court...	\$6,000
Benches /pathway/ fence.....	3,000
Net, poles, ball .....	1,000

Estimate \$10,000

### 4. Skate Board rink (behind fitness center)

an average of some of the pricing that I have found online for Construction only is \$45-50/sq ft.

Assuming we have 1000 sq ft	=	\$50,000	
add drainage and pathway	=	20,000	
benches and fence	=	15,000	
relocation dog park	=	10,000	(reuse fence and benches)

total guess  
costs = \$85,000

### 5. Bocci ball court (behind fitness center)

Average cost for materials and construction = \$15,000  
Portable/temporary court \$600... Try it first at low cost

**6. Half Court Basketball Court (47x56) (fitness center or sports field)**

New concrete slab	\$19,000	
Court material	\$9,000	\$9,000
Hoop	\$1,000	\$1,000
Game lines	\$300	\$300
Labor costs	\$350/day	\$350/day
<b>TOTAL COST FOR HALF COURT</b>	<b>~\$30,000</b>	<b>~\$30,000</b>

## Preliminary discussions of expansion of Life/Activity Center

### Things we know

- \* We have 9000 sq ft now and need 3000 sq ft additional space for fitness and other activities.
- \* Marshall creek planning to redo space in amenities building for community activities, so we can focus on just health activities. Either or both can be considered a community center, however, we will refer to the fitness center as the Life Center from now on
- \* Estimate top end cost to for added space at fitness is estimated be \$320 per sq ft.
- \* No fire alarms in existing building (grandfather or new...\$20,000)
- \* Recommend not building a second floor due to greater costs than new one story
- \* Build out from windows in back of fitness area which will also create additional rooms in front for gathering/game rooms, etc.
- Move dog park to create room for outside amenities.
- \* Child watch center costs \$40,000 per year to just staff.  
It is in a prime location and serves less than 5% of families (free). It is in prime location and we may look at relocating to the back and/or changing.

### Partial list of estimated costs (+/- 15%)

- \* Program development Manager 60 days.....Est \$8000...\$4000 per month (\$75 per day)
- \* Concept design 30 days.....estimated \$4,000
- \* Final designs 60 days .....estimated \$75,000 plus
- \* Bids/permits 90 days
- \* Construction 180 days.....\$960000
- \* Fire Alarm system 30 days..... 20,000
- \* Internal installations 20 days
- \* Inspection 30 days
- \* Project manager (duration)....\$75 per hour , est \$4,000 per month

Not counting new equipment and furnishings....cost estimate is \$1.1 to 1.2 million. (estimate +/- 15%)

Turn key is estimated to be 12- 13 months from formal start.

**Things needed from next board**

Approval to proceed on feasibility study (\$3-6000)

Approval for project manager for this first phase (proposal attached.)

<b>SAMPLE DATA</b>						
<b>Project</b>	<b>Value</b>	<b>Resource req'd</b>	<b>Length of time</b>	<b>Difficulty</b>		<b>% budget</b>
		<b>('s)</b>	<b>mos.</b>			<b>\$1.5m</b>
pools	3	10	4	14		70%
Fitness center study	10	1	2	3		1%
Fitness center design /cont	10	2	3	5		2%
Fitness center built	10	8	4	12		80%
Exercise Center	6	1	2	3		1%
Exercise trails	2	4	3	7		1%
Beach volley ball	7	4	2	6		1%
Skate board	6	6	2	8		4%
half court Basketball	6	3	4	7		3%
exercise equipment	10	2	2	4		2%
water coolers	10	1	1	2		0
Parking signs	7	2	4	6		0
sports field	9	4	2	6		1
bocci ball	1	1	1	2		0
Lighting behind fitness center	4	3	2	5		3%
parking at fitness	7	5	3	9		5%
Gazebo at open field	3	3	2	5		3%