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Lake San Antonio - South Shore Capital Plan

Option 1 - Minimal Utilities

Capital Project	Cost per Unit	Units	Summary	FY 19	FY 20	FY 21	FY 22	FY 23
Water System								
Install new wells	\$75,000	3	\$225,000	\$0	\$150,000	\$75,000	\$0	\$0
New Water Tanks	\$10,000	20	\$200,000	\$0	\$120,000	\$80,000	\$0	\$0
Materials for Water System	\$5/linear foot	30,000	\$150,000	\$0	\$75,000	\$75,000	\$0	\$0
		Subtotal	\$575,000	\$0	\$345,000	\$230,000	\$0	\$0
Sewer System - Option 1								
Septic tanks	\$30,000	17	\$510,000	\$0	\$90,000	\$120,000	\$150,000	\$150,000
Minimal Utilities Total			\$1,085,000	\$0	\$435,000	\$350,000	\$150,000	\$150,000

Option 2 - Complex Utilities

Capital Project	Cost per Unit	Units	Summary	FY 19	FY 20	FY 21	FY 22	FY 23
Sewer System - Option 2								
Rebuild Clay Sewer Distribution	\$1,500,000	1	\$1,500,000	\$0	\$600,000	\$300,000	\$300,000	\$300,000
Rebuild Lift Stations	\$15,000	5	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
		Subtotal	\$1,575,000	\$15,000	\$615,000	\$315,000	\$315,000	\$315,000
Electrical System								
Upgrade Electric Campsites to 50A	\$2,000,000	TBD	\$2,000,000	\$0	\$0	\$800,000	\$600,000	\$600,000
Complex Utilities Total			\$3,575,000	\$15,000	\$615,000	\$1,115,000	\$915,000	\$915,000

Buildings and Other Facilities (Same for both options)

Capital Project	Cost per Unit	Units	Summary	FY 19	FY 20	FY 21	FY 22	FY 23
Track Loader w/ Accessories	\$90,000	1	\$90,000	\$90,000	\$0	\$0	\$0	\$0
Convert Employee Housing Area to RV Pads	\$16,750	20	\$335,000	\$0	\$335,000	\$0	\$0	\$0
Demolish/Remove Marina	\$50,000	1	\$50,000	\$0	\$50,000	\$0	\$0	\$0
Demo existing unnecessary restrooms	\$20,000	12	\$240,000	\$0	\$60,000	\$60,000	\$60,000	\$60,000
Repave Roads and Sites	\$1.073	2,935,000SF	\$3,150,000	\$0	\$1,000,000	\$500,000	\$825,000	\$825,000
Demo or Remodel Oak Room	\$50,000	1	\$50,000	\$0	\$50,000	\$0	\$0	\$0
Chip Seal Maintenance Yard	\$15,000	1	\$15,000	\$0	\$15,000	\$0	\$0	\$0
Repair Shower Building @ Redonda Vista	\$50,000	1	\$50,000	\$0	\$50,000	\$0	\$0	\$0
New Roof on Maintenance Shop	\$150,000	1	\$150,000	\$0	\$0	\$150,000	\$0	\$0
Remodel Admin Building	\$200,000	1	\$200,000	\$0	\$0	\$0	\$200,000	\$0
Demo Building on Ranger Hill	\$30,000	1	\$30,000	\$0	\$0	\$30,000	\$0	\$0
Buildings and Other Facilities Total			\$4,360,000	\$90,000	\$1,560,000	\$740,000	\$1,085,000	\$885,000

Summary

	Total Cost	FY 19	FY 20	FY 21	FY 22	FY 23
Minimal Infrastructure Option	\$5,445,000	\$90,000	\$1,995,000	\$1,090,000	\$1,235,000	\$1,035,000
Complex Infrastructure Option	\$7,935,000	\$105,000	\$2,175,000	\$1,855,000	\$2,000,000	\$1,800,000

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Buildings and Other Facilities

Capital Project	Cost per Unit	Units	Summary	FY 19	FY 20	FY 21	FY 22	FY 23
New Mowing Equipment	\$20,000	1	\$20,000	\$20,000	\$0	\$0	\$0	\$0
Road Repair Near Entrance	\$25,000	1	\$25,000	\$0	\$25,000	\$0	\$0	\$0
New Roof for Los Robles	\$25,000	1	\$25,000	\$0	\$25,000	\$0	\$0	\$0
Store Floor	\$25,000	1	\$25,000	\$0	\$0	\$25,000	0	\$0
Remodel Entry Gate	\$50,000	1	\$50,000	\$0	\$0	\$0	\$50,000	\$0
Paving/Chip Seal parking lots and roads	\$0.912	1,260,500SF	\$1,150,000	\$0	\$0	\$0	\$1,150,000	\$0
McCandless Shower remodel & fence rebuild	\$50,000	1	\$50,000	\$0	\$50,000	\$0	\$0	\$0
Total Cost:			\$1,345,000	\$20,000	\$100,000	\$25,000	\$1,200,000	\$0

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Nacimiento - Summary of Capital Plan by Fiscal Year

EXISTING CAPITAL NEEDS	SUMMARY	COMPLETED	COST PER UNIT	UNITS	FY 19	FY 20	FY 21	FY 22	FY 23
Replace 2 burned units (no additional expense)	\$0		\$0	1	\$0	\$0	\$0	\$0	\$0
Lodge Renovations - 19 Units ²	\$3,375,882		\$177,678	19	\$595,222	\$293,168	\$1,066,068	\$1,421,424	\$0
Annual Unscheduled Maintenance Budget	\$500,000		\$100,000	5	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Oak Knoll Lift Station	\$80,000		\$80,000	1	\$80,000	\$0	\$0	\$0	\$0
Campsite Leveling Baserock	\$16,000		\$16,000	0	\$0	\$16,000	\$0	\$0	\$0
Replacement Fire Pits	\$68,800		\$400	172	\$0	\$68,800	\$0	\$0	\$0
New Boat Fleet	\$683,953		\$683,953	1	\$683,953	\$0	\$0	\$0	\$0
Relocate Housekeeping	\$35,000		\$35,000	1	\$0	\$35,000	\$0	\$0	\$0
Demo existing mobile units	\$80,000		\$20,000	4	\$0	\$80,000	\$0	\$0	\$0
Pool Restroom Roof	\$25,000		\$25,000	1	\$0	\$25,000	\$0	\$0	\$0
Replacement Trailers Rentals	\$240,000		\$30,000	8	\$0	\$120,000	\$120,000	\$0	\$0
Pine Knoll Site Leveling	\$10,000		\$10,000	1	\$0	\$10,000	\$0	\$0	\$0
Chip Seal all Roads	\$1,000,000		\$1,000,000	1	\$0	\$500,000	\$500,000	\$0	\$0
Scheduled Utility Upgrades	\$100,000		\$100,000	1	\$0	\$100,000	\$0	\$0	\$0
Marina Floor Upgrade	\$5,000		\$5,000	1	\$0	\$5,000	\$0	\$0	\$0
Naci North Shore Event/VIP/Group Camping Area	\$468,000		\$468,000	1	\$0	\$468,000	\$0	\$0	\$0
20 Glamping Units	\$455,000		\$455,000	1	\$0	\$455,000	\$0	\$0	\$0
Move 9 LSA-S Modulares to Nacimiento	\$270,000		\$30,000	9	\$0	\$270,000	\$0	\$0	\$0
Paint Admin Building	\$4,000		\$4,000	1	\$0	\$4,000		\$0	\$0
Existing Total Needs	\$7,416,635				\$1,459,175	\$2,549,968	\$1,786,068	\$1,521,424	\$100,000

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Nacimiento - Summary of Capital Plan by Fiscal Year

EXISTING CAPITAL NEEDS	SUMMARY	COST PER UNIT	UNITS	FY 19	FY 20	FY 21	FY 22	FY 23
Marina Restroom Repair	\$25,000	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0
Marina Cable Replacement	\$36,848	\$36,848	1	\$36,848	\$0	\$0	\$0	\$0
Oak Knoll...Utility Repair	\$15,000	\$15,000	1	\$15,000	\$0	\$0	\$0	\$0
Pine Knoll Fire Pits 60 pits @ \$255	\$15,300	\$255	60	\$15,300	\$0	\$0	\$0	\$0
Vibrator Plate Tool	\$2,226	\$2,226	1	\$2,226	\$0	\$0	\$0	\$0
Existing Total Needs	\$94,374			\$94,374	\$0	\$0	\$0	\$0

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