

PROJECT APPROVAL REQUEST

1. **Project Name; Re-establish Functionality of the Pedestrian and Car Gates at Anglia Park**
2. **The Person or Persons and Committee Proposing the Project:**

The Lake Dam Committee and the LLCC GM are co-sponsoring this project.

3. **The Project's Description/Scope Including:**

- a. **Narrative description of the project.**

Maintenance problems are being encountered on a continuing basis with both the main entrance pedestrian and car gates and the pedestrian dam gate to Anglia park. These gates are intended to control members' access to both the park and sensitive dam areas as well as prevent access by unauthorized personnel.

The pedestrian dam gate is located adjacent to dam access road and entry is achieved via a keypad passage lock which is currently nonfunctional. This gate is important because it controls unauthorized personnel from entering the LLCC park and dam areas from the WDFW public boat launch. The main entrance gate consists of both a personnel access gate and a car gate. Both use keypads to control access. The car and personnel access gates are often non-functional due to recurring issues with the access keypad locks and motor mechanisms. Car access through the main car gate is achieved via a rolling (open/closed) slide gate activated by a keypad. Problems with motor overheating often occur which prevents gate opening/closing and therefore car ingress/egress. Maintenance costs for all gates are high due to the age of the technology and inability to obtain repair/replacement parts.

- b. **The project's purpose and the value LLCC members will receive from the completed project, including any health and safety improvement aspects.**

The purpose of this project is to repair or replace the existing Anglia Park car and pedestrian access gates with sturdier gate structures and more reliable access provisions (keypads, other). This will provide several benefits to our membership including: 1) reliable access to Anglia Park 2) improved control of non-member access to the park and dam areas and 3) reduction in yearly maintenance expenditures required for continual repair of the current systems. Improved access control would also improve member safety in that the HOA will not have to deal with unwanted intruders.

Selection of repair versus replace options will require assessment by, and discussions with gate contractors selected to bid on this project.

- c. **Description, drawings and sketches as necessary to understand the project.**

Photographs of current gate structures are provided below. Replacement gates will be similar in design to these existing structures but be sturdier, more reliable and utilize current technology.

- d. **The approximate cost for the project, and the basis and assumptions for that cost estimate.**

It is estimated that the total cost of this project will not exceed \$35,000. This amount has been included and approved in the FY 2025 LLCC budget.

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- e. **A recommendation as to whether the project should be delivered in-house with LLCC staff, use outside contractors or consultants, or be carried out by a combination of in-house and outside resources.**

This project will be managed by our Facilities and Operations managers and the work performed as a contracted effort with a reputable fencing company.

- f. **An approximate schedule, including any time constraints regarding project activities or completion dates.**

The schedule goal for this project is to get the planned work completed by opening of the 2025 summer season (May 2025). Bids have been solicited from three fencing contractor's with two providing bid packages. Based on these initial inputs, it appears that the project cost and schedule goals are achievable.

4. The budget status of the project.

Funding for this project (\$35,000) has been authorized by the BOD and included in the FY 2025 LLCC baseline budget.

5. Any additional issues the board may need to consider, including any foreseeable project risks or liabilities.

An important consideration is the selection of an effective technology for controlling access. Options include key cards or similar devices, member specific access codes, a single use access code or other methods enabled by our new electronic locks. A trade study will be conducted jointly with the Lake Dam Committee and our General and/or Operations Manager to select a baseline approach.

6. The proposed project manager.

This project will be managed jointly by the LLCC Operations and Facilities managers.

7. Evidence of coordination with appropriate staff departments and management.

The project has been reviewed with the Facilities Manager and the General Manager who support its objective and scope.



Main Entrance Gates (Anglia Park)

Pedestrian Gate at the Dam access road