



Solera at Anthem Clubhouse Irrigation/Landscape Renovation

January 6, 2025

Ad Hoc Committee Formed

- The Solera 2024 FY Reserve Study noted Landscaping/Irrigation were at the end of their useful life.
- At the April 10, 2024 Board meeting, the Board appointed an Ad Hoc committee to oversee the Clubhouse Irrigation/Landscape bid process.
- The committee was charged with developing a proposal and presenting it to the Board.
- Committee members included
 - Mike Goff, BOD Treasurer & Finance Committee Chair
 - Susan Zinna, BOD Member
 - David De Oto, BOD Vice President & Finance Committee Member
 - Craig Hardy, Building and Grounds Committee Chair
 - Mary Schramski, Building and Grounds Committee Member
- At the committee's initial meeting, we developed an objective and set of goals to guide our efforts.

Objective

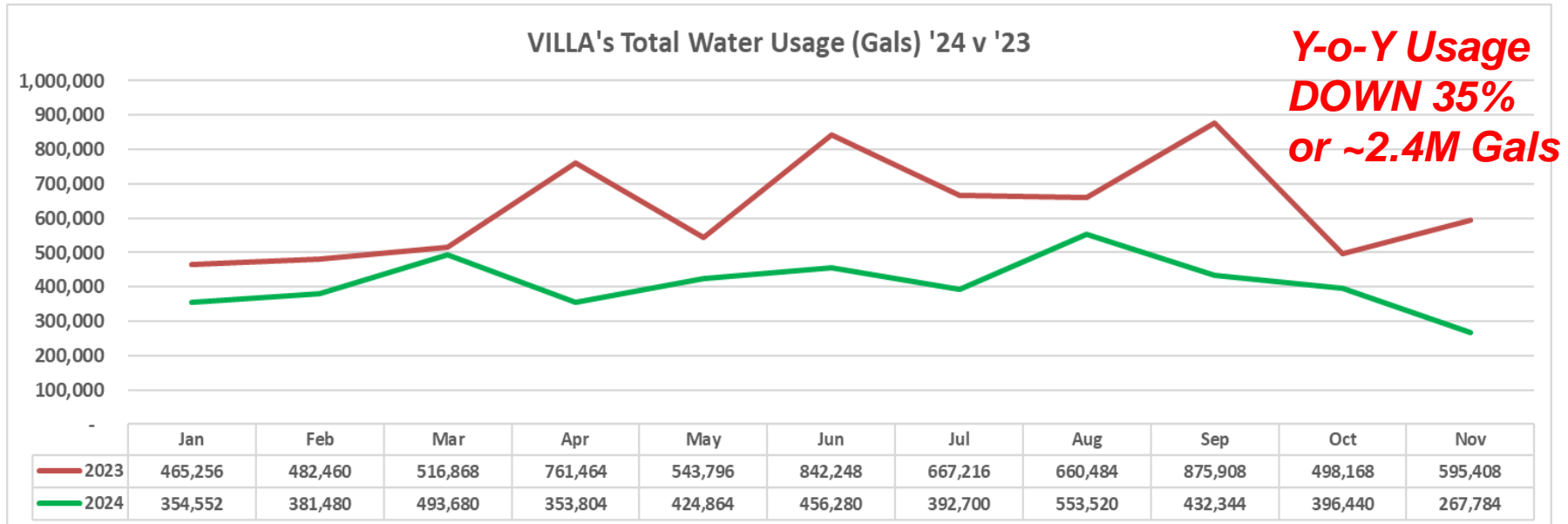
As the Clubhouse irrigation system reaches the end of its useful life, the intent of this project is:

- To replace the system's aging components
- Enhance the overall aesthetics of our clubhouse's entrance and grounds
- Use plants and trees better suited to our environment and region
- To significantly reduce our in-ground water usage and on-going landscape maintenance costs

Goals

- Replace aging irrigation parts with new commercial grade components
- Reduce the number and types of plants in the design to utilize, to the greatest extent possible, plants that are designated by the Southern Nevada Water Authority (SNWA) as drought tolerant, low maintenance, and evergreen
- Reduce plant count by 50% - 75%
- Maintain a plant canopy density, based on the size of a mature tree, plant, or shrub of between 10% - 25%
- Increase seating capacity around the patio to accommodate future outdoor social events
- Enhance aesthetics around the buildings with the use of additional hardscape/landscape accessories

Landscaping & Irrigation's Impact on Water Usage & Expense



- Due to the landscaping & irrigation renovation project in the Villas, the **Y-o-Y water usage is DOWN 35% or ~2.4M gals** and the **total expense is DOWN 15.2 % or ~\$7.2k**

Using the results from the Villa's project, we can estimate the annualized water usage and expense savings from the Clubhouse Landscape & Irrigation Project to be:

- **Using ~1.8M gals less water for irrigation**
- **Saving an additional \$3.4k in expense**

Project Development Timeline

- During April and May, the committee met on several occasions to discuss objectives, goals, and options for renovating the Clubhouse irrigation and landscaping.
- Building upon the requirements developed for the Villas irrigation/landscaping project, the committee developed a comprehensive strategy and created an RFP for the project.
- The committee developed documentation for the project which included the project's:
 - Objective & Goals
 - Scope of Work
 - Bid Specifications
 - Request for Proposals (RFP)

Project Development Timeline, cont.

- At the July 10, 2024 Board meeting, a presentation outlining the project's goals and objectives was shared with residents in attendance.
- Management sent out an RFP to 6 vendors, only one of which responded with a bid:
 - High Desert: \$549,530 (Reserves anticipated a cost of \$800,000)
- After opening and reviewing the lone bid at the October 9, 2024 Board meeting, the Board and Ad Hoc Committee members met with representatives from High Desert.
- At the November 15, 2024 Board meeting, the Board voted to award the contract to High Desert.

Why High Desert?

- During the Board's meeting with High Desert, the owner proved very responsive to the Board's questions and concerns.
- Ours is a niche market High Desert currently serves (not too big, not too small, focused on working closely with the customer at regular intervals throughout the project).
- High Desert is locally owned, and the owner will be on site during the pre-construction and construction process.
- The owner is a landscape designer.
- We have previous experience with High Desert who is our current landscape maintenance contractor and the vendor who did the Villas renovation project earlier this year.
- The bid includes 4 months of landscape maintenance at no charge.
- High Desert will extend plant and materials warranty to 1 – 2 years if they receive the annual landscape maintenance contract.

Plant Specifications

- Removal of all pine and ash trees
 - During the hottest summer months, mature pine trees require 250 gallons of water each week.
 - During July and August that equates to approximately 125,000 gallons of water.
 - Ash trees are not suited to this climate, and most of ours, infected with borer beetles, are beyond saving.
- Removal of additional trees that are:
 - Diseased, distressed, or not drought tolerant
 - Too close to buildings, providing roof access to rats if not trimmed annually
- In total, the removal of 125 trees.
- Rejuvenation of existing plants, where possible and appropriate.
- Installation of 72 drought tolerant trees.

Plant Specifications

- Installation of 530 new drought tolerant, slow growing, low maintenance plants.
- New plant list
 - Gold Mound Lantana
 - Desert Spoons
 - Agave Cactus
 - Golden Barrel Cactus
 - Yellow Bells
 - Red Bird-of-Paradise
- Trees to include Mountain Laurel, Mesquite, Acacia, Live Oak, and Blue Juniper.
- Projected reduction in water usage of 35% – 40%.

Hardware Specifications

- 2 Weathermatic Smartlink controllers
 - Automatically adjusts watering times based on the weather
 - Remote access allows control from off-site locations
 - Alert monitoring and reporting of watering savings
 - Lifetime warranty
 - Historical reporting features on water usage by controller, zone, and date range
- 1" Irritrol valves and 1" filters with pressure regulators
- ¾" virgin resin polyethylene hose (no recycled materials used) with a 10 year warranty
- ¼" spaghetti tubing to individual plants
- 1 and 2 gallon per hour emitters
- Waterproof wire connectors

Project Schedule

- Pest Control
 - Additional rat bait stations were installed on December 21st
- Demolition – December 3rd through January 31st
 - Excluding December 23rd through January 1st
 - All plants to be removed are scheduled for removal during this period
- Phase 1:
 - Around the sports courts along Solera Sky and Starlight Hill
 - Irrigation, landscaping, and rock installed February 3rd through 28th

Project Schedule

- Phase 2:
 - Areas around the Clubhouse and Admin buildings, and the south side of the Solera Sky entrance to the clubhouse
 - Irrigation, landscaping, pavers, and rock installed March 3rd through 31st
- Phase 3:
 - Along Solera Sky and Somersworth adjacent to the parking lot, the north side of the Solera Sky entrance to the clubhouse, and the parking lot itself
 - Irrigation, landscaping, rock, and pavers installed April 1st through 30th
- Work will occur between 7:00 a.m. and 4:00 p.m. Monday through Friday

Landscape Equipment & Supply Staging

- Heavy equipment will be on site, particularly during the demolition phase
- Equipment will be staged along Starlight Hill Street beside the sports courts and in the lower parking lot
- Driveways will not be blocked

Diseased Trees



Sample Landscape Renderings

Solera Sky and Starlight Hill



ACACIA 24" BOX
BOULDER 17, EACH
SAGE, TEXAS, 5 GAL.
YUCCA, BIG BEND, 5 GAL.
RED BIRD-OF-PARADISE, 5 GAL.
GOLDEN BARREL CACTUS, 5 GAL.
AGAVE, DESERT, 5 GAL.
LANTANA, GOLDMOUND, 5 GAL.

SOLERA CORNER BEHIND TENNIS
COURTS

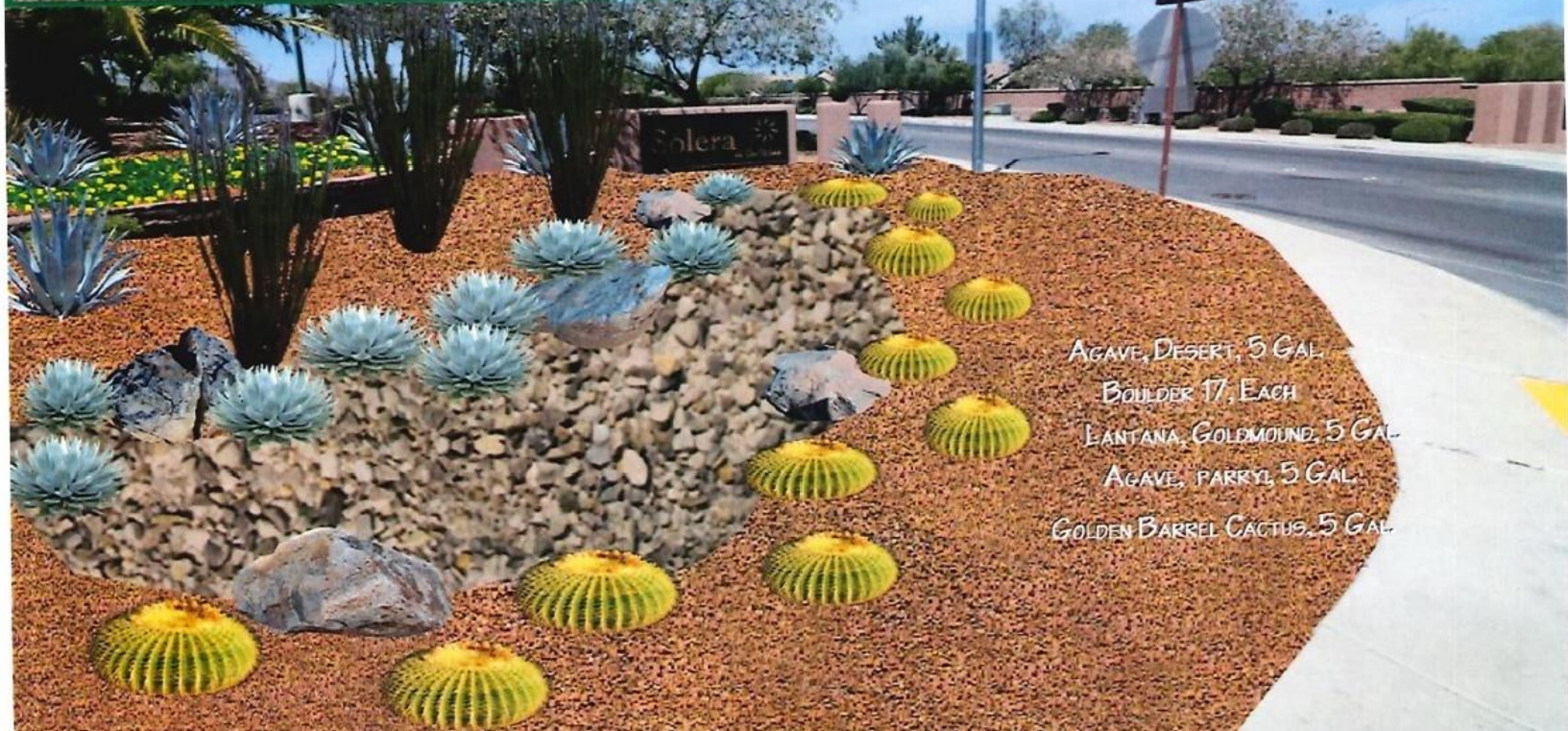
Area between Starlight Hill and the Tennis Courts



Somersworth and Solera Sky



SOLERA MONUMENT CORNER



- AGAVE, DESERT, 5 GAL.
- BOULDER 17, EACH
- LANTANA, GOLEMOUND, 5 GAL.
- AGAVE, PARRYI, 5 GAL.
- GOLDEN BARREL CACTUS, 5 GAL.

Clubhouse Entrance



Behind the Stardust Ballroom



Parking Lot – Between Rows 1 and 2



Parking Lot North End Caps



YUCCA, BIG BEND, 5 GAL.

BOULDER 17, EACH

CRUSHED RED STONES, CU. YD.

RED BIRD-OF-PARADISE, 5 GAL.

LANTANA, GOLDMOUND, 5 GAL.

Parking Lot along Solera Sky



Parking Lot along Somersworth



Sample Art Work



Sample Rustic Art Work



Resident Open Forum

Q & A