

Heartwood Internet Update

CRA Board | November 19, 2018



Heartwood

Current Site Construction Status

- 100% - Utilities**
- 100% - Electrical Conduit**
- 100% - Stormwater Retention**
- 100% - Street Lighting**
- 100% - Curb**
- 100% - Subgrade**
- 98% - Lime rock Road Base**
- 95% - Lot grading**
- 30% - Gas**
- 20% - Landscaping**
- 20% - Phone, Cable, Fiber**
- 0% - Sidewalks**
- 0% - Paving, Striping, Signage**



Site Construction - Infrastructure



Heartwood Homeowner's
Association Fees +
Internet Service

Local Homeowner's Associations

Neighborhood	# of Homes in HOA	Dues per Home	Services Included	Average Home Price
Weschester of Gainesville 4631 NW 53 rd Ave	419	\$37.50 per month	Community Pool, CAM, Ponds	\$160,000 - \$270,000
Capri Neighborhood 34 street NW 44 Place	291	\$75 per month	10,000 sf Clubhouse w/ Full Amenities, Pool/Jacuzzi, CAM	\$150,000 - \$220,000
Haile Plantation Association (One of three HOA's) 20 + Neighborhoods	850	\$40.33 per month (w/o Special Assessment)	Common Area Maintenance, i.e. Trails, Parks, Playgrounds, etc.	\$140,000 – \$289,000

Economies of Scale with Homeowner's Associations

Estimated HOA Costs for Heartwood

Improvements, Maintenance, Replacement, and Repair of the Common Areas including but not limited to:	Annual Cost
Landscaping	
Annual Lawn Maintenance (Mowing, Blowing, Edging, Tree & Shrub Trimming)	\$ 10,000.00
Plant Replacements	\$ 3,000.00
Irrigation	\$ 5,000.00
Amenities	
Entry Features	\$ 1,000.00
Signage/ Wayfinding	\$ 1,000.00
Pressure Washing	\$ 1,000.00
Equipment	
Retention Pond Floating Fountain	\$ 2,000.00
Street Lights	
Charge & Maintenance	\$ 2,640.00
Hiring professional advisors, management companies and the payment of associated management fees and charges	
Administrative Costs	\$ 7,000.00
Casualty Insurance	\$ 500.00
Liability Insurance	\$ 500.00
Worker's Compensation Insurance	\$ 500.00
Total Annual Expenses	\$ 34,140.00
Annual Expense Per Month	\$ 2,845.00
HOA Due Per Home per month	\$ 83.68

GRUCom

Gator Net Gigabit: 1 Gigabit Download / 1 Gigabit Upload

Months in Contract	24	36	48	60	72	84
Monthly Service Charge Per Home	\$80.74	\$76.70	\$72.87	\$69.22	\$65.76	\$62.48
Total Monthly Service Charge to the HOA for 34 homes	\$2,745.16	\$2,607.80	\$2,477.58	\$2,353.48	\$2,235.84	\$2,124.32

GRUCom Upfront Charge for Fiber	\$40,734.00	\$31,703.00	\$23,907.00	\$17,246.00	\$11,581.00	\$6,805.00
GRUCom Upfront Charge for Conduit (Already Approved by CRA Board)	\$45,923.15					
Total Upfront Charges	\$86,657.15	\$77,626.15	\$69,830.15	\$63,169.15	\$57,504.15	\$52,728.15

Monthly Service Charge + Upfront Recovery Costs Per Home	\$186.94	\$140.12	\$115.66	\$100.19	\$89.25	\$80.94
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AT&T

GPON Fiber Network - 1 GB of Data - Similar to DSL
Download speed will be faster than upload speed.

Roughly \$100 per month per household

COX

To Be Determined

Housing Collaboration

1.



- CRA
- Modera Homes
- GG Legal
- GG Finance



Next Steps:
 Contract
 Negotiation
 CCOMM/CRA
 Approval of Contract
 QA/QC

2.



- Realtor
- CRA
- GG Legal
- GG Finance



Next Steps:
 Realtor Solicitation
 Contract Negotiation for Realtor
 Review/approval of all offers
 Contract Negotiations
 QA/QC

3.



- GG Housing + Partners
- CRA
- GG Legal
- GG Finance
- GG Purchasing



Next Steps:
 Bid Process for Homebuilders
 Funding for Down Payment Assistance
 Application Process
 Lottery System for Lots
 Homebuilders Bid on Lots
 QA/QC

Next Steps

- Work with internal departments to solidify procurement/contracting for each
- Update Advisory Board, Community, and Governing Boards

Recommendation

CRA Executive Director to CRA Board:

1. Hear Presentation from CRA Staff