

GRF Project Log (October 2019)						
#	Type	Name	Description	Status	Estimated Completion	Budget
1	904 Maint Svc	Service Center Radiant Heater and Ventilation Fan Replacements	This project will repair or replace existing heaters that are not working, replace existing exhaust fans and install new exhaust fans required for adequate ventilation at the service center.	<p>On July 2, 2019 the Board authorized a supplemental appropriation and awarded a contract for this project to AMS.</p> <p>A pre-design meeting was held the beginning of September. The engineered plans are scheduled to be completed in late October for staff review. The contractor will begin the work upon completion of the approved engineered plans.</p>	TBD	Budget: \$50,000 Supplemental: \$25,932 Exp: \$0 Balance: \$75,932
2	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for the maintenance and safety upgrades at the Performing Arts Center.	<p>The PAC Renovation Design Materials Task Force met with staff and the Design Consultant on September 18, 2019. The Design Consultant presented a sample board with recommendations for finishes to be used in the lobby, corridors, and dining halls. The Task Force approved the colors and material as recommended. Staff met with the Design Consultant to review the status of the plans for permit submission. The consultant will soon provide the final permit submission drawings for VMS review and approval. Upon VMS approval, the plans will be submitted to the City of Laguna Woods for permit processing.</p>	2020	Budget: \$3,778,000 Exp: \$509,276 Balance: \$3,268,724
3	920 Projects	Community Center HVAC and Controls Upgrade	Funding for this project is allocated to make the facility more energy efficient by engineering and retrofitting the Community Center with a new Heat Ventilation Air Conditioning (HVAC) system and upgraded controls being integrated to the existing Energy Management System (EMS).	<p>The HVAC roof top units and controls are installed and work as designed. The final commissioning report is scheduled to be completed in October. Upon receipt of the final commissioning report and the extended VMS staff training class, scheduled for October 22, 2019, the project in its entirety will be completed.</p>	October 2019	Budget: \$1,447,163 Exp: \$1,311,884 Balance: \$135,279

4	920 Projects	Energy Consultant Services	GRF retained the services of an Energy Consultant to be engaged as needed in order to advance GRF's and the Community's future energy initiatives.	In November 2018 the VETF representatives from GRF authorized the energy consultant to proceed with the approved scope of work. The consultant will be presenting the results of the Task 1 (Perform assessment of community's current electrical infrastructure) of the scope of work to the VETF on October 18. Task 2 (investigate the feasibility of a Microgrid and alternative energy systems for electrical generation) was presented to the VETF on July 3, 2019, and is currently no longer under consideration.	On-going	Supplemental: \$50,000 Invoiced: \$47,712 Balance: \$2,288
5	920 Projects	Community Center First Floor Renovation Project	Funding for this project is allocated to the reconfiguration of Resident Services located in the Community Center.	Staff received three furniture proposals and the bid spread is under review. Once a purchase order has been approved and issued for procurement, staff will retain a consultant to prepare construction documents for permit issuance.	TBD	Budget: \$750,000 Exp: \$128,738 Balance: \$621,262
6	920 Projects	Clubhouse 1 Renovation Assessment	Funding for this project is allocated to assess the existing buildings at Clubhouse 1, which will guide the development of future improvement plans. The assessment will include determining required building code compliant upgrades, identifying the presence of hazardous materials, improve ADA accessibility, and survey the condition of structural, mechanical, electrical, and plumbing elements.	The consultant's Clubhouse 1 building assessment draft report and cost estimate for renovation options was received by staff for review. The final report will be presented in February 2020.	February 2020	Budget: \$80,000 Exp: \$63,986 Balance: \$16,014
7	920 Projects	Clubhouse 1 HVAC Replacement Project	Funding for this project is allocated to maintain/replace the HVAC system at Clubhouse 1 at the end of its serviceable life. This project will be designed after the building assessment has been completed.	This project is on hold subject to the building assessment findings and direction provided by the Board relative to the Club House upgrades.	TBD	Budget: \$350,000 Exp: \$0 Balance: \$350,000

8	920 Projects	CH 4 Upper Roof Top Deck	Funding for this project is allocated to replace or repair the CH 4 roof top and pool decks.	Demolition work on the upper roof top deck began on September 16, 2019. Upon completion of the demolition work, the contractor will commence with the repair and replacement work and continue through the months of October and November. Precautionary measures have been taken to keep the pool open during construction.	November 2019	Budget: \$62,000 Supplemental: \$187,342 Exp: \$51,323 Balance: \$198,019
9	920 Projects	Relocation of Security Operations to the Community Center	Funding for this project is allocated to relocate the Security Department to the third floor of the Community Center	This project is in the preliminary planning phase and scheduling is contingent on the completion of the planned first floor improvements at Resident Services.	TBD	Budget: \$1,000,000 Exp: \$18,851 Balance: \$981,149
10	920 Projects	Gate Replacements - Main Service Gate Center	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.	A recommendation to award a construction contract will be presented to the Board for consideration at their November 5 meeting.	TBD	Budget: \$92,000 Exp: \$0 Balance: \$92,000
11	920 Projects	Gate Replacements - RV Lot B	Funding for this project is allocated to provide additional security measures to RV Lot B.	A recommendation to award a construction contract will be presented to the Board for consideration at their November 5 meeting.	TBD	Budget: \$92,000 Exp: \$0 Balance: \$92,000
12	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to improve the appearance and functionality of the golf driving range and practice area.	A survey of the existing Golf Driving Range was completed. The consultant is drafting preliminary drawings and preparing a cost estimate for staff review. Upon approval of the preliminary drawings and cost estimate, the consultant will begin preparation of the first draft of construction plans for review.	TBD	Budget: \$500,000 Exp: \$0 Balance: \$500,000

13	920 Projects	Golf Maintenance Facility Improvements	Funding for this project is allocated to update interior components at the 27-hole golf maintenance facility.	During the initial building inspection, moisture intrusion damage was identified and drainage remediation work began in August. The contractor has completed the drainage remediation work and is in the process of completing the punch list items. The interior improvements have commenced and is scheduled to be completed by the end of November.	November 2019	Budget: \$150,000 Exp: \$23,463 Balance: \$126,537
14	920 Projects	GRF Paving & Sealcoat Programs and Concrete Repairs	Funding for this project is allocated to asphalt paving overlay, sealcoat work and concrete repairs adjacent to the overlay work on selected GRF streets and/or parking lot areas.	<p>The 2019 paving program will take place on sections of the following streets totaling 287,650 SF: Ave Sosiega West, Bahia Blanca West, Bahia Blanca East, Via Mariposa East and Ovala.</p> <p>Sealcoat work includes 1,101,046 SF of street and parking lot pavements. This work was completed August 30 and the punch list items were completed September 6. Invoices were submitted to Finance on October 1.</p> <p>Damaged concrete (curbs, gutters and swales) on the street areas repaved will also be replaced. The asphalt and concrete work began in September and is scheduled to be completed in November.</p>	November 2019	Budget: \$1,040,000 Exp: \$122,008 Balance: \$917,992
15	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The final engineering plans have been submitted to the City for permit processing. An award for a construction contract will be presented at a future M&C Committee Meeting.	TBD	Budget: \$100,000 Exp: \$19,470 Balance: \$80,530

16	920 Projects	Tennis Center Building Improvements	Funding for this project is allocated to the renovation of the interior of the Tennis Building at Clubhouse 7.	A meeting was conducted with the Tennis Club on August 22, where staff was directed to make revisions to the scope of work for the interior renovations. In addition, staff was directed to solicit alternate bids to install an indirect evaporative cooler in lieu of the planned HVAC system. Once the revised bids are received and fully vetted, staff will prepare a contract recommendation report to be presented at a future M&C Committee meeting.	TBD	Budget: \$75,000 Supplemental: \$72,638 Exp: 3,160 Balance: \$144,478
17	920 Projects	Garden Center 1 Landscape Improvements	Funding for this project is allocated to landscape improvements and will include planters, decomposed granite, and walkway improvements at the front gate adjacent to the security building.	A contract award recommendation to improve the landscaping of the common area at the Garden Center 1 was approved at the September Board meeting. Construction work began on the week of October 7, and is scheduled to be completed in December.	December 2019	Budget: \$94,217 Exp: \$60,247 Balance: \$33,970
	904 Maint Svc	CH 2 Pool and Spa Heaters	This project will replace the pool and spa heaters at Clubhouse 2.	COMPLETED	2019	Budget: \$44,000 Exp: \$43,657 Balance: \$343
	904 Maint Svc	CH 5 Commercial Appliances	This project consists of replacing the dishwasher, booster pump, refrigerator, freezer & ovens.	COMPLETED	2019	Budget: \$48,000 Exp: \$19,703 Balance: \$28,296
	904 Maint Svc	CH 6 HVAC System	Replace HVAC at Clubhouse 6.	COMPLETED	September 2019	Budget: \$104,000 Exp: \$83,715 Balance: \$20,285
	920 Projects	Gate Replacements - El Toro Road Access	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center. The new El Toro Road access gate has been installed and will be operational on March 4, 2019.	COMPLETED	March 2019	Budget: \$62,400 Exp: \$62,400 Balance: \$0

	920 Projects	Pickle ball and Paddle Tennis Courts	Funding for this project includes the construction of a new post tension concrete slab with 7 new Paddle Tennis and Pickle ball courts including a gathering area within Gate 12.	COMPLETED	April 2019	Budget: \$600,000 Supplemental: \$250,000 Exp: \$573,298 Balance: \$276,702
	920 Projects	Community Center Roof Replacement Project	Funding for this project is allocated to maintain the Community Center building by replacing the built up roofing at the end of its serviceable life. The old built up roofing will be replaced with a PVC cool roofing material.	COMPLETED	June 2019	Budget: \$155,000 Exp: \$115,094 Balance: \$39,906
	920 Projects	Gates 7, 8, 9 & 14 Gate Security Project	Funding for this project is allocated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	COMPLETED	July 2019	Budget: \$440,000 Exp: \$230,188 Balance: \$209,812
	920 Projects	Gate 10 Security Project	Funding for this project is allocated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	COMPLETED	July 2019	Supplemental: \$110,000 Exp: \$61,572 Balance: \$48,428
	920 Projects	Gates 1, 2, 3 & 4 Gate Security Project	Funding for this project is allocated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	COMPLETED	August 2019	Budget: \$440,000 Exp: \$234,177 Balance: \$205,823

	920 Projects	Community Center EV Charging Station Project	<p>Funding for this project is allocated to install three new Level-III Fast Chargers and one dual port Level-II electric vehicle charger at the EV charging stations located behind the Community Center. This project is made possible by a 75% grant from SCIP up to \$210,000.</p> <p>Construction work and installation of three fast chargers and one level-2 charger were completed on August 27. The new stations are currently activated and available for use. The rebate from SCIP is pending.</p>	COMPLETED	September 2019	<p>Supplemental: \$251,544 Exp: \$241,492 Balance: \$10,052</p> <p>Estimated Rebate (75%) = \$181,500</p>
	920 Projects	Clubhouse 4 Jewelry Room Flooring	<p>Funding for this project is allocated to replace the flooring in the Jewelry Room.</p>	COMPLETED	August 2019	<p>Budget: \$25,000 Exp: \$24,922 Balance: \$78</p>
	920 Projects	Pool Chemical Storage Facilities	<p>This supplemental funding will offset the cost of the mandatory replacement of all pool chemical storage facilities with new code compliant units. Installation of the pool chemical storage units were completed at Clubhouses 1, 2, 4, 5 & 6.</p>	COMPLETED	September 2019	<p>Supplemental: \$175,000 Exp: \$141,689 Balance: \$33,311</p>