

GRF Mutual Project Log (April 2019)

#	Type	Name	Description	Status	Estimated Completion	Budget
1	904 Maint Svc	CH 6 HVAC System	Replace HVAC at Clubhouse 6.	A pre-construction meeting was held and work is scheduled to begin late-April and be completed in July. Commissioning of the equipment will take place upon installation by an outside contractor.	July 2019	Budget: \$104,000 Exp: \$9,932 Balance: \$94,068
2	904 Maint Svc	Service Center Radiant Heaters	Replace 12 forced air units with radiant heaters.	Contractor bids were received the second week of April and the bids are under review. Staff will present a recommendation for a contract award at a future M&C Committee meeting.	2019	Budget: \$50,000 Exp: \$0 Balance: \$50,000
3	904 Maint Svc	CH 5 Commercial Appliances	This project consists of replacing the dishwasher, booster pump, refrigerator, freezer & ovens.	Staff met with the Clubhouse Supervisor to choose the appropriate appliances. Once the list is finalized, the items will be purchased and installed.	2019	Budget: \$48,000 Exp: \$0 Balance: \$48,000
4	904 Maint Svc	CH 2 Pool and Spa Heaters	This project will replace the pool and spa heaters at Clubhouse 2.	The spa heater and filter were replaced in 2018. A scope of work is being developed for the pool heater replacement.	2019	Budget: \$44,000 Exp: \$0 Balance: \$44,000
5	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for the maintenance and upgrade of the Performing Arts Center renovation.	A contract was awarded to SVA Architects to begin the development of the construction documents for the maintenance and equipment safety upgrades. A progress set of plans (50%) were delivered by the consultant in March. Staff will be providing comments to the architect the week of April 15. These comments will be considered and incorporated into the (90%) drawings as necessary.	November 2019	Budget: \$3,778,000 Exp: \$266,158 Balance: \$3,511,842

6	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).	The on-site installation of the digital controller wiring, the replacement of the rooftop boiler, the variable air volume (VAV) controllers, and both split-system A/C units in the server room have been completed. Fabrication of the two 75 ton and one 90 ton rooftop units are in progress and are scheduled for installation in May. The project in its entirety is scheduled to be completed by the end of June.	June 2019	Budget: \$1,447,163 Exp: \$137,811 Balance: \$1,309,352
7	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.	This project is dependent upon the HVAC installation schedule. The roof replacement will be completed immediately following the placement of the HVAC rooftop equipment scheduled for May/June.	2019	Budget: \$155,000 Exp: \$0 Balance: \$155,000
8	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.	TEC received some load data from SCE and is in the process of developing infrastructure assessment reports. However, additional data is needed and has been requested from SCE. Next steps are pending review of the load information from SCE and further analysis of critical loads. The consultant has also been researching alternative energy systems and conducted a site visit to determine possible sites locations. TEC has reviewed load information as well as current backup power sources for the Community Center, Broadband Building and the Maintenance Yard.	On-going	Supplemental: \$50,000 Invoiced: \$12,390 Balance: \$38,905
9	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.	The furniture layout for Resident Services has been finalized by staff. Staff is preparing an RFP to solicit architects and obtain proposals to draft construction documents that will be submitted to the city for building permits.	TBD	Budget: \$750,000 Exp: \$124,123 Balance: \$625,877

10	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.	A contract to perform a building assessment was awarded to SVA Architects at the July 3, 2018, Board meeting. SVA's analysis on the building structure was completed they submitted a draft report of the building assessment and a cost estimate of renovation options for staff to review. The assessment did include areas that require destructive testing and further inspection. Staff is scheduled to meet with SVA in April to discuss their report and estimate. Recommendations from the assessment work will be presented to a future M&C Committee meeting and will guide future budget appropriations for upgrades to Clubhouse 1.	June 2019	Budget: \$80,000 Exp: \$33,536 Balance: \$44,464
11	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 predicated on the recommendation provided by the consultant performing the building assessment.	TBD	Budget: \$350,000 Exp: \$0 Balance: \$350,000
12	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.	The work on Gates 2 & 8 have been completed and the gates have been re-opened. Gates 3 & 7 closed on April 8 to start construction. Gate 3 includes pedestrian hours from 6 a.m. to 10 p.m. Alternate entry is at Gates 1 & 2 which will remain open 24 hours, and Gate 4 will remain open until 10 p.m. Gate 7 includes pedestrian/golf cart hours from 6 a.m. to 10 p.m. Alternate entry is at Gates 8, 9 & 10 which will remain open 24 hours.	September 2019	Budget: \$440,000 Exp: \$45,927 Balance: \$394,073

13	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.	The work on Gates 2 & 8 have been completed and the gates have been re-opened. Gates 3 & 7 closed on April 8 to start construction. Gate 3 includes pedestrian hours from 6 a.m. to 10 p.m. Alternate entry is at Gates 1 & 2 which will remain open 24 hours, and Gate 4 will remain open until 10 p.m. Gate 7 includes pedestrian/golf cart hours from 6 a.m. to 10 p.m. Alternate entry is at Gates 8, 9 & 10 which will remain open 24 hours.	September 2019	Budget: \$440,000 Exp: \$38,060 Balance: \$401,940
14	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.	A contract has been executed for the work to be performed on Gate 10. This gate work is scheduled to run concurrently with the Access Gate Civil work at Gates 1, 2, 3, & 4 and Gates 7, 8, 9 & 14.	September 2019	Supplemental: \$110,000 Exp: \$8,500 Balance: \$101,500
15	920 Projects	Pool Chemical Storage Facilities	This supplemental funding will offset the cost of the mandatory replacement of all pool chemical storage facilities with new code compliant units.	A contract was awarded to replace the existing chemical storage units with new code compliant pre-fabricated storage facilities. Staff is working with the vendor and Recreation to coordinate project logistics and to get the work scheduled.	September 2019	Supplemental: \$175,000 Exp: \$0 Balance: \$175,000
16	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.	A pre-bid meeting was held in March and the contractor bids were received on April 2. Staff is reviewing the contractor bids and will present a recommendation for a contract award at a future M&C Committee Meeting.	November 2019	Budget: \$62,000 Exp: \$6,239 Balance: \$55,761
17	920 Projects	Clubhouse 4 Jewelry Room Flooring	Funding for this project is allocated to replace the flooring in the Jewelry Room.	A recommendation for a contract award will be presented at the June 12, M&C Committee Meeting.	August 2019	Budget: \$25,000 Exp: \$0 Balance: \$25,000
18	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	Staff advertised an RFP to architectural consultants for construction documents based on the conceptual design provided by the space planning consultant. The communications design will be provided by a separate consultant.	TBD	Budget: \$1,000,000 Exp: \$5,738 Balance: \$994,262

19	920 Projects	Gate Replacements - Main Service Gate Center	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.	Staff has reviewed the preliminary design provided by the gate contractor and is soliciting bids from a consultant for construction documents.	September 2019	Budget: \$92,000 Exp: \$1,434 Balance: \$90,566
20	920 Projects	Gate Replacements - RV Lot B	Funding for this project is allocated to provide additional security measures to RV Lot B.	Staff has reviewed the preliminary design provided by the gate contractor and is soliciting bids from a consultant for construction documents.	September 2019	Budget: \$92,000 Exp: \$0 Balance: \$92,000
21	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 pre-bid meeting was held on March 20. Upon receipt of consultant proposals, a recommendation for a contract award will be presented at a future M&C Committee Meeting.	TBD	Budget: \$500,000 Exp: \$0 Balance: \$500,000
22	920 Projects	Golf Maintenance Facility Improvements	Funding for this project is allocated to update interior components at the 27-hole golf maintenance facility.	Staff is developing the scope of work to advertise for contractor bids and will provide a recommendation to award a contract at a future M&C Committee meeting. Upon the initial site inspection, staff identified drainage issues which are currently being assessed by a civil consultant. The consultant is scheduled to provide a drainage design the week of April 15. Upon receipt, staff will review the plan and advertise for construction bids. The facility interior improvements are in development and will be advertised for bids upon completion.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000

23	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 will be completed on 1,101,046 SF of street and parking lot pavements. This work will be completed during the month of August.</p> <p>Damaged concrete (curbs, gutters and swales) on the streets' repaved areas will also be replaced. The asphalt and concrete work is scheduled to begin in October and be completed in November.</p>	November 2019	Budget: \$1,040,000 Exp: \$0 Balance: \$1,040,000
24	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	Staff is reviewing engineering proposals for the construction documents necessary to obtain a building permit and contractor bid proposals.	September 2019	Budget: \$100,000 Exp: \$0 Balance: \$100,000
25	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.	Per direction by the M&C Committee, staff met with the Tennis Club in April, to discuss site improvement options and additional improvements to the tennis center building. Staff will prepare a report to be presented at a future M&C Committee meeting outlining the scope of work and associated costs for review and consideration.	2019	Budget: \$75,000 Exp: \$0 Balance: \$75,000
26	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.	An RFP was advertised and a pre-bid meeting was held on April 3. Proposals are scheduled to be received by late-April. Once the proposals are evaluated and scored, staff will present a recommendation for a contract award at a future M&C Committee meeting.	November 2019	Budget: \$94,217 Exp: \$6,683 Balance: \$87,534

	920 Projects	Gate Replacements - El Toro Road Access	<p>Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.</p> <p>The new El Toro Road access gate has been installed and will be operational on March 4, 2019.</p>	COMPLETED	March 2019	<p>Budget: \$62,400 Exp: \$62,400 Balance: \$0</p>
	920 Projects	Pickle ball and Paddle Tennis Courts	<p>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.</p>	COMPLETED	April 2019	<p>Budget: \$600,000 Supplemental: \$250,000 Exp: \$573,298 Balance: \$276,702</p>