

GRF Project Log (May 2020)

#	Type	Name	Description	Status	Estimated Completion	Budget
				*Due to the CA Department of Public Health Order, on 3/19/2020 certain activities have been deemed non-essential. Those projects/programs have been placed on hold until further notice.		
1	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for the maintenance and safety upgrades at the Performing Arts Center.	On May 14th the PAC Renovation Ad Hoc Committee recommended that the Board award a contract award for maintenance improvements. This will be presented for review at the June 2nd GRF Board meeting along with a contract award for construction management services.	December 2020	Budget: \$3,778,000 Exp: \$626,564 Balance: \$3,151,436 (Unencumbered Balance: \$2,991,094)
2	920 Projects	Community Center First Floor Renovation Project	Funding for this project is allocated for the reconfiguration of Resident Services located in the Community Center.	Plans are being prepared for permit issuance. Contractor bids are scheduled to be advertised at the end of May.	December 2020	Revised Budget: \$150,000 Exp: \$0 Balance: \$150,000
3	920 Projects	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.	All planned work has been completed. Final invoice from the contractor is pending.	June 2020	Budget: \$50,000 Supplemental: \$25,932 Exp: \$0 Balance: \$75,932
4	920 Projects	Service Center Generator	This will provide back up power for the Transportation Division and fueling services, and enable the provision of critical services in an emergency. The current generator is at the end of its useful life.	An RFP for the electrical design work is scheduled to be advertised at the end of May.	2020	Budget: \$150,000 Exp: \$0 Balance: \$150,000
5	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.	On February 12th, the building assessment findings were presented to the GRF M&C Committee. The Board authorized the formation of an Ad Hoc Committee for the renovation of Clubhouse 1 and the first meeting will be held on June 1, 2020.	2020	Budget: \$350,000 Exp: \$0 Balance: \$350,000
6	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to upgrade and improve the appearance and functionality of the golf driving range and practice area.	The design from Community Works Design Group is complete and staff is preparing a construction RFP for bidding. Once the contract is awarded by the Board, construction will be scheduled to coincide with the 2021 planting season.	July 2021	Budget: \$138,000 Budget: \$500,000 Exp: \$52,023 Balance: \$585,977

7	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	Upon contractor requests, staff extended the contractor bid due date to mid-May. Upon receipt of the contractor bids, staff will analyze them and present a recommendation for a contract award at a future M&C Committee meeting.	November 2020	Budget: \$100,000 Exp: \$23,815 Balance: \$76,185
8	920 Projects	Tennis Center Building Improvements	Funding for this project is allocated for the interior/exterior improvements as well as HVAC installation at the Tennis Center Building at Clubhouse 7.	Construction for this project is scheduled to begin June 1.	September 2020	Budget: \$75,000 Supplemental: \$72,638 Exp: \$30 Balance: \$147,608
9	920 Projects	Truck Wash Out Facility CUP-1394	Per City requirements to meet the State Water Regulations (NPDES) Laguna Woods Village has planned to construct a single stall truck wash out facility to be used to power wash landscaping vehicles and street sweepers.	A recommendation to award a construction contract was approved by the GRF Board on May 5th. A pre-construction is being scheduled.	September 2020	Budget: \$100,000 Supplemental: \$174,837 Exp: \$40,026 Balance: \$234,811
10	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.	The 2020 paving program will take place on sections of the following streets totaling 249,367 SF: Calle Cadiz, Calle Sonora, Duverney, Via Buena Vista and Via Carrizo. Sealcoat work includes 1,111,161 SF of street and parking lot pavements. Damaged concrete (curbs, gutters and swales) on the street areas scheduled to be repaved will also be replaced. The concrete work is scheduled to begin in July, sealcoat work is scheduled to begin in August, and asphalt paving overlay work is scheduled to begin in September. *If the public health order regarding non-essential activities is extended past the scheduled start date, this program will be placed on hold.	October 2020	Budget: \$1,011,700 Exp: \$2,500 Balance: \$1,009,200
11	920 Projects	Maintenance Service Center Parking Lot Lighting	Funding for this project is allocated to install permanent lights in the Maintenance Service center parking lot for staff safety.	The "statement of need" that staff was requested to complete for this project will be presented at the June 10th M&C Committee meeting.	November 2020	Budget: \$250,000 Exp: \$0 Balance: \$250,000

12	920 Projects	LED Walkway Lighting at Clubhouses 1, 2, 3, 4 & 5	Funding for this project is allocated to replace the existing walkway lighting and concrete pads to create consistent lighting levels for optimal illumination along the pathways to and around the Clubhouses.	This project was completed in the first week of May. Invoices from the contractor are still pending.	September 2020	Budget: \$200,000 Exp: \$9,790 Balance: \$190,210
13	920 Projects	Shepherd's Crook at Gate 3	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	On February 4th the Board approved a motion to reduce the funding for this project from \$240,000 for 2,000 linear feet of shepherds crook fencing to \$33,000 for 300 linear feet of shepherds crook fencing. The installation of 300 linear feet of shepherd's crook fencing by Gate 3 was completed on May 1. Invoices from the contractor are pending.	July 2020	Revised Budget: \$33,000 Exp: \$0 Balance: \$33,000
14	920 Projects	Transfer Switches for Clubhouses 4 and 6	Funding for this project is allocated for the installation of new transfer switches in order to accept future emergency generators that will power the clubhouses in the event of a disaster.	An RFP for electrical engineering scheduled to be advertised in May has been extended to June.	December 2020	Budget: \$100,000 Exp: \$0 Balance: \$100,000
15	920 Projects	Charging Stations at the Maintenance Service Center	Funding for this project is allocated to purchase and install Level II dual port EV stations for charging work vehicles at the service center.	Construction is scheduled for to start by the end of May, pending permit issuance.	October 2020	Budget: \$75,000 Exp: \$0 Balance: \$75,000
16	920 Projects	Gymnasium Wall Padding	Funding for this project is allocated to replace existing gymnasium wall padding and to install additional wall padding to increase the safety during game play.	Staff is soliciting bids from wall padding manufacturers. A recommendation to award a contract is scheduled to be presented at a future M&C Committee meeting.	November 2020	Budget: \$45,000 Exp: \$0 Balance: \$45,000
17	920 Projects	Community Center Stucco Flashing	Funding for this project is allocated to replace the Community Center stucco and flashing. The stucco and flashing replacement is necessitated by continual rain leaks, which can be attributed to faulty flashing or a failing stucco system.	A consultant specializing in leak detection for window and stucco systems has completed the initial water testing at designated areas of the building and will provide a report identifying the sources of the leaks and repair recommendations. Upon completion of the recommended repairs at each of the designated test areas, a second water test will be performed to confirm their effectiveness.	2020	Budget: \$120,000 Exp: \$6,300 Balance: \$113,700

18	904 Maint Svc	CH 1 Pool & Spa Plastering	This project is allocated to replace the spa plaster at Clubhouse 1, due to deterioration and cracking. The plaster was replaced in 2005 and has reached the end of its useful life.	Staff determined that re-plastering of the pool is not needed at this time. Staff is preparing an RFP to advertise for contractor bids for repairs to the spa only. *As of 3/19/2020, this project is on hold until further notice.	TBD	Budget: \$30,000 Exp: \$0 Balance: \$30,000
19	920 Projects	Gate 11 Security & Technology	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.	Plans have been approved by the City of Laguna Woods and construction is scheduled to begin in June.	September 2020	Supplemental Funding: Renovation: \$110,000 Invoiced: \$0 Balance: \$110,000

	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.	COMPLETED	February 2020	Budget: \$80,000 Exp: \$75,821 Balance: \$4,179
	920 Projects	Gate Replacements - Main Service Gate Center	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.	COMPLETED	February 2020	Budget: \$92,000 Exp: \$82,955 Balance: \$9,045
	920 Projects	Gate Replacements - RV Lot B	Funding for this project is allocated to provide additional security measures to RV Lot B.	COMPLETED	February 2020	Budget: \$92,000 Exp: \$82,765 Balance: \$9,235
	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. The consultant presented the results of Task 1 (perform assessment of community's current electrical infrastructure) and Task 2 (investigate the feasibility of a Microgrid and alternative energy systems for electrical generation). No additional direction was provided to the consultant from the Board.	COMPLETED	N/A	Supplemental: Budget: \$50,000 Invoiced: \$49,868 Balance: \$132