

GRF Project Log (March 2022) Prepared April 5, 2022

	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center. The Board approved a budget allocation in the amount of \$1,000,000.	<p>Work completed to date:</p> <ol style="list-style-type: none"> 1. PAC Theater Curtain Cleaning, Repairs and Fireproofing 2. PAC LED Lamp Conversion 3. PAC Lobby and Dining Room Improvements 4. PAC HVAC Replacement 5. Hearing Loop 6. PAC Dining Room Curtains <p>Remaining work:</p> <ol style="list-style-type: none"> 1. PAC HVAC UVC Lighting System 2. PAC Dining Room Kitchens, Billiards Room and Rehearsal Room Improvements 	On-going	Budget: \$1,000,000 Exp: \$672,052 Balance: \$327,948
2	920 Projects	PAC HVAC UVC Lighting System	Funding for this project is allocated to install a total of 11 new UVC Lighting Systems to serve the DX air handlers.	The UVC lighting installation is in progress and is scheduled to be completed at the end of April.	2022	Change Order Budget: \$21,548 Exp: \$0 Balance: \$21,548
3	920 Projects	PAC Dining Room Kitchens, Billiards Room and Rehearsal Room Improvements	Funding for this project is allocated for improvements to install new commercial grade flooring, ceiling tiles, baseboards, wall carpet, chair rails, window film, chair upholstery, as well as painting the walls, ceiling grid, doors and casing in the billiards room, rehearsal room and two kitchens.	The contractor began work on the PAC upgrades on February 7. The project is scheduled to be completed in June.	2022	Budget \$88,188 Exp: \$0 Balance: \$88,188
4	920 Projects	Service Center Generator	Funding for this project will provide back up emergency power at the Service Center including Security, Transportation and fueling services to enable the provision of critical services in an emergency.	At the February 10, 2021, M&C Committee meeting, the project was placed on hold pending a microgrid analysis.	2022	Budget: \$150,000 Exp: \$0 Balance: \$150,000
5	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.	A recommendation for a contract award will be presented at the April 13 M&C Committee meeting.	2022	Revised Budget: \$150,000 Exp: \$7,223 Balance: \$142,777

	Type	Name	Description	Status	Estimated Completion	Budget
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.	Staff was directed to obtain a recommendation from the VMS landscape director for a qualified landscape architect to provide a peer review. The recommended architect declined. Staff is currently working with a landscape contractor on value engineering. Staff will present the results and a recommendation at a future M&C Committee meeting.	2022	Budget #1: \$138,000 Budget #2: \$500,000 Exp: \$58,993 Balance: \$579,007
7	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 installation of one pilot light pole at the Maintenance Service Center parking lot was completed on March 5, 2021. Two more lighting standards with solar fixtures were approved for installation. The plans were submitted and materials have been ordered. The project is scheduled to be completed at the end of April.	2022	Budget: \$250,000 Exp: \$10,496 Balance: \$239,504
8	922 Projects	Broadband HVAC System	Funding for this project is allocated to the installation of five new HVAC units to replace the existing 17 year old HVAC system at the Broadband Building Data Center.	Staff received load calculations and a report from the a mechanical engineer provided by a preferred HVAC contractor at no cost to the Corporation. The engineer's conclusion, based on the calculations, is that the existing equipment is properly sized for the current building loads. The HVAC contractor provided a proposal to replace all HVAC equipment at the Broadband facility. The current HVAC equipment is failing and staff will be presenting a contract award recommendation at the April 13 M&C Committee meeting.	2022	Budget: \$300,000 Exp: \$0 Balance: \$300,000
9	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The 2019 approved plans have expired. Staff is working with a consultant to update the plans to the current building and safety codes for resubmittal. Once the city has approved the plans for construction, staff will advertise for contractor bid proposals.	2022	Budget: \$375,000 Exp: \$22,535 Balance: \$352,465

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10	920 Projects	Building E Assessment and Design Development	Funding for this project is allocated to provide an assessment of the work needed on the building and develop a design based on the assessment.	Staff is working with the consultant on standardized space allocations. The feasibility study is scheduled to be completed at the end of May and the consultant will be scheduled to present the feasibility study at a future M&C Committee meeting.	2022	Budget: \$50,000 Exp: \$0 Balance: \$50,000
11	920 Projects	GRF Asphalt Paving and 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.	Parkway concrete repairs are scheduled to begin in May and be completed in June. Asphalt paving work will be completed in July. The areas for concrete and asphalt work are Algarrobo, Belmez, Cabildo, Calle Sonora Oeste, Duenas W, Elvira, Jardin, RV Lot B and Tero. The sealcoat program is scheduled to be completed in August. The locations for seal coat work are Alta Vista, Clubhouse 5, Ronda Granda, Via Mariposa Loop, Via Puerta and Via Vista.	September 2022	Budget: \$904,091 Exp: \$0 Balance: \$904,091
12	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.	A contract has been executed. Staff is reviewing the scheduled area for a grubbing and installation.	Annual Program - December 2022	Budget: \$35,000 Exp: \$0 Balance: \$35,000
13	920 Projects	Hay Barn Enclosure	Funding for this project is allocated to enclose the hay barn located in the Equestrian Center.	A structural evaluation summary letter has been received. The engineer's recommendations are under review by staff.	2022	Budget: \$6,000 Exp: \$0 Balance: \$6,000
14	920 Projects	Gate 12 Security Upgrade	Funding for this project is allocated to install new security cameras and license plate readers at Gate 12.	Contract has been executed and the project is tentatively scheduled to start on April 18, 2022.	2022	Budget: \$66,696 Exp: \$0 Balance: \$66,696
15	920 Projects	Clubhouse 1 Renovation	Funding for this project is allocated for Year 1 of a multi-year project to assess and renovate Clubhouse 1.	Interior Design Consultant proposals are due on April 8. Staff will review the proposals and schedule interviews as part of the selection process.	2022	Budget: \$1,250,000 Exp: \$0 Balance: \$1,250,000