

GRF Mutual Project Log (November 2018)

#	Type	Name	Description	Status	Estimated Completion	Budget
1	904 Maint Svc	CH 6 HVAC System	Replace HVAC at Clubhouse 6.	<p>Absolute Consulting Engineers was selected as the engineering firm to design the system. Plans were received in late July, staff reviewed plans, and worked with engineer to make minor adjustments. Plans were submitted to the City on August 9th, corrections were made and resubmitted on September 6th. Plans were approved on September 26th and the project was sent out to bid in early October. A pre-bid meeting was held on November 13th, and bids are due by November 20th.</p> <p>After spreading the bids, a recommendation for a contract award will be brought to the M&C in December for review and approval.</p>	2019	Facilities Fund Budget: \$104,000 Invoiced: \$9,932 Balance: \$94,068
2	904 Maint Svc	Pool 5 Maintenance	Replace Clubhouse 5 Pool Waterline Tile & Plaster.	<p>The waterline tile replacement project was expanded to include the removal and replacement of the pools plaster. This project required additional funding of \$46,000 which was approved by the Board on March 6th. The work began on November 7th, and is scheduled to be completed by the end of the year.</p>	December 2018	Facilities Fund Budget: \$26,000 Supplemental: \$46,000 Invoiced: \$0 Balance: \$72,000
3	904 Maint Svc	Service Center Radiant Heaters	Replace 12 forced air units with radiant heaters.	<p>The existing 12 forced air units are extremely inefficient and do not heat the spaces effectively. Utility costs are very high and comfortable working conditions are not maintained. Purchasing is generating an RFP to be sent out in November. A recommendation for a contract award will be brought to a future M&C meeting for review and approval.</p>	2019	Facilities Fund Budget: \$50,000 Invoiced: \$0 Balance: \$50,000

4	904 Maint Svc	CH 7 Boiler and Water heater	Replace boiler and domestic hot water heater.	The domestic hot water heater was replaced in April 2018. The boiler has been put out to bid, three contractors attended the pre-bid meeting, but only one contractor submitted a bid. The sole quote submitted by Benrich was judged to be reasonable and within budget. Benrich will be awarded the contract and installation is scheduled to occur in December.	December 2018	Equipment & Facilities Funds Budget: \$17,000 Invoiced: \$6,960 Balance: \$10,040
5	910 Bldg. Maint	Miscellaneous Painting Equipment 2018	The paint crew needs additional equipment to meet set schedules and deadlines for their various programs.	Staff has researched suppliers to procure needed equipment and is doing so on an ongoing basis.	December 2018	Facilities Fund Budget:\$100,000 Invoiced: \$76,102 Balance: \$23,898
6	920 Projects	CH 4 Upper Roof Top Deck 2018	The CH 4 rooftop and pool decks are in need of replacement/repair.	Upon inspection for the pool deck replacement, moisture intrusion damage was discovered inside the structure adjacent to the pool. Subsequent to this discovery, staff retained the services of a consultant to provide construction documents to address the deficiencies causing the existing Moisture Intrusion problem. Upon completion of the construction documents, staff will advertise for contractor bids to water proof the structure and replace the pool deck.	TBD	Facilities Fund Budget:\$62,000 Invoiced: \$751 Balance:\$61,249
7	920 Projects	Energy Consultant Services	An Energy Consultant will be used as needed in order to advance GRF's and the Community's future energy initiatives.	A contract was awarded to The Energy Coalition. The Village Energy Task Force provided their top priorities to the energy consultant. TEC presented their work plan/proposal at the November 7 VETF meeting. TEC was directed to investigate the feasibility of a microgrid and alternative energy systems to supply the Community Center Complex and possibly CH7 and associated parking lot.	On-going	Contingency Fund Supplemental Appropriation: \$50,000 Invoiced: \$0 Balance: \$50,000

8	920 Projects	Pickleball and Paddle Tennis Courts	This project was intended to construct new Paddle Tennis and Pickleball courts within Gate 12.	Progress continues on the Pickleball Courts. The nets and fencing have been removed and the area is being prepared for the new concrete playing surface. Site utilities and new court fence posts have been installed. The new concrete court surface is scheduled to be poured in November. This project is scheduled to be completed in February 2019.	2019	Facilities Fund Budget: \$600,000 Supplemental: \$250,000 Invoiced: \$244,814 Balance: \$605,186
9	920 Projects	Performing Arts Center Renovation	Project funding is for the maintenance and upgrade of the Performing Arts Center renovation.	The Design Development phase for the Performing Arts Center Renovation Project was completed; and the results were presented to the PAC Ad Hoc Committee, as well as the GRF Board. The GRF Board has allocated \$2 million in the 2019 Capital Budget for a PAC maintenance and equipment upgrade project only. On November 6, a contract was awarded to SVA Architects to begin the development of the construction documents for the maintenance and equipment upgrade project only. Staff is processing the contract and has scheduled a pre-design meeting with the consultant.	On-going	Facilities Fund Budget: \$1,778,000 Invoice: \$247,156 Balance: \$1,530,844
10	920 Projects	Community Center HVAC and Controls Upgrade	This project is dedicated to making 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).	A design-build contract was awarded to AMS at the July 3, 2018, Board meeting. A pre-construction meeting was held with AMS and the 'Bridging Document' consultant on August 3. AMS submitted a schedule indicating design preparation in September; HVAC fabrication will take 4 months from November 2018 to February 2019; and HVAC will be installed April - May 2019. On-site installation of the digital controller wiring has been completed. The project in its entirety is scheduled to be finished by the end of May 2019.	2019	Facilities Fund Contract: \$1,447,163 Invoiced: \$0 Balance: \$1,447,163
11	920 Projects	Community Center First Floor Renovation Project	This project is dedicated to space planning, interior improvements, and the relocation of Manor Alterations, and the reconfiguration of Resident Services within the Community Center's first floor.	The space planning consultant is collaborating with Resident Services staff to finalize the modular furniture layout. Once the layout is completed and approved, the modular furniture will be ordered. The Manor Alterations area has been completed and is fully functional.	December 2018	Facilities Fund Budget: \$750,000 Invoiced: \$65,321 Balance: \$684,679

12	920 Projects	Community Center Roof Replacement Project	This project is dedicated to maintaining 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 directly following the placement of the HVAC rooftop equipment scheduled for June 2019.	2019	Facilities Fund Budget: \$155,000 Invoiced: \$0 Balance: \$155,000
13	920 Projects	Clubhouse 1 Renovation Assessment	This project is dedicated to assessing the existing buildings at Clubhouse 1 to assist with 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 has been working with maintenance staff to evaluate the condition of the existing mechanical, electrical, and plumbing (MEP) systems. SVA has also conducted meetings with recreation staff to determine existing and future programming at the Clubhouse 1 site to determine future facility needs. SVA will be conducting an analysis on the building structure including selective destructive openings to inspect, view or test interior building components. SVA is expected to submit a draft report of the building assessment to staff in December 2018.	December 2018	Facilities Fund Budget: \$80,000 Invoiced: \$16,275 Balance: \$63,725
14	920 Projects	Clubhouse 1 HVAC Replacement Project	This project is dedicated to maintaining Clubhouse 1 by replacing the HVAC system 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, which is scheduled to be completed by December 2018.	TBD	Facilities Fund Budget: \$350,000 Invoiced: \$0 Balance: \$350,000
15	920 Projects	Gates 1, 2, 3 & 4 Civil Work Project	This project is dedicated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	A recommendation for award of a contract will be presented at the December 12, M&C Committee meeting.	TBD	Facilities Fund Budget: \$440,000 Invoiced: \$32,995 Balance: \$407,005

16	920 Projects	Gates 7, 8, 9 & 14 Civil Work Project	This project is dedicated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	A recommendation for award of a contract will be presented at the December 12, M&C Committee meeting.	TBD	Facilities Fund Budget: \$440,000 Invoiced: \$32,812 Balance: \$407,187
17	920 Projects	Gate 10 Civil Work Project	This project is dedicated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	DMc Engineers is schedule to complete the final construction documents early December. Once reviewed and approved by staff, DMc Engineers will submit for city permits. This project is expected to run concurrently with the gate civil work projects 1-4, 7-9 & 14.	TBD	Supplemental: \$110,000 Invoiced: \$0 Balance: \$110,000
18	920 Projects	GRF Paving & Sealcoat Programs and Concrete Repairs	This project is dedicated 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 Sealcoat work was completed in August and consisted of 1,106,900 square feet of pavement area. Invoicing for sealcoat work is included in expenditures to date.</p> <p>Aliso Creek decomposed granite walkway was changed to concrete in July.</p> <p>The 2018 program consists of 251,400 square feet of pavement replacement and 10,000 square feet of concrete work. The asphalt paving work and concrete repairs began in September and were completed in early October.</p> <p>Staff is reviewing the finished work and creating a punch list of any necessary minor touch-ups needed. Invoicing for concrete and asphalt work are approved and will be processed in November.</p>	December 2018	Facilities Fund Budget: \$955,000 Invoiced: \$921,035 Balance: \$33,965
19	920 Projects	Pool Chemical Storage Facilities	This project is dedicated to replacing all pool chemical storage facilities with new code compliant units.	Staff was directed to advertise for contractor bids to install pool chemical storage units at the community pools. The current storage facilities have outlived their useful life and do not meet current state and federal codes. The bid documents have been advertised and contractors bids are due mid November. A recommendation for award of contract is scheduled to be presented at the December 12, M&C Committee meeting.	TBD	Unbudgeted

	904 Maint Svc	CH 1 Billiards Room Ducting and Equipment	Rerouting of HVAC ducting and Replacement of Condenser.	COMPLETED	January 2018	Facilities Fund Budget: \$15,000 Invoiced: \$13,367 Balance: \$1,633
	904 Maint Svc	Golf Facilities	Replacement of Aerator at Par 3 course.	COMPLETED	February 2018	Not budgeted Invoiced: \$4,734
	904 Maint Svc	Pool 2 Maintenance	Replace Clubhouse 2 Pool Filter, Pool Heater & Spa Heater.	COMPLETED	May 2018	Facilities Fund Budget: \$26,000 Invoiced: \$6,921 Balance: \$19,079
	904 Maint Svc	CH 4 HVAC System	Install Air Conditioning System at Clubhouse 4 Woodshop.	COMPLETED	July 2018	Facilities Fund Budget: \$37,000 Additional Funding: \$16,508 Invoiced: \$49,740 Balance: \$3,768
	904 Maint Svc	CH 1 Shower Boiler	Replace the Shower Boiler & Storage Tank at Clubhouse 1.	COMPLETED	July 2018	Equipment Fund Budget: \$27,000 Invoiced: \$0 Balance: \$27,000
	904 Maint Svc	Head end Building HVAC	Replace the HVAC unit.	COMPLETED	Sept. 2018	Facilities Fund Budget: \$12,000 Invoiced: \$6,463 Balance: \$5,537
	910 Bldg. Maint	Village Greens Maintenance 2017	Portions of the flooring at the Village Greens building need to be replaced and miscellaneous touchup painting is also needed to increase the general aesthetic of the facility.	COMPLETED	December 2018	Facilities Fund Budget:\$25,000 Invoiced: \$25,000 Balance:\$0

	910 Bldg. Maint	CH 4 Maintenance 2018	Funding for this program will complete body and full trim paint on the exterior of CH 4. Windows were also installed in the wood shop.	COMPLETED	August 2018	Facilities Fund Budget:\$ 91,000 Invoiced: \$85,533 Balance:\$5,467
	910 Bldg. Maint	CH 5 Maintenance 2018	Some areas in CH 5 need carpet, paint, blinds (skylight replacement was not needed). CH 5 received new doors on the Yoga room and Gym. New counter tops in Room 1. New blinds in the Main Ballroom, bar cardroom and Room 1.	COMPLETED	December 2018	Facilities Fund Budget:\$ 32,000 Invoiced: \$27,066 Balance:\$4,934
	910 Bldg. Maint	Fumigation for Termites	On March 6, 2018 the GRF Board approved a supplemental appropriation for termite fumigation at several GRF Facilities. *The Lawn Bowling Clubhouse *Clubhouse 2 Multi Purpose Room *Clubhouse 2 Storage Building *Gate House 8 *Clubhouse 3	COMPLETED	November 2018	Supplemental Appropriation Budget: \$33,000 Invoiced: \$27,174 Balance: \$744
	920 Projects	Pool 6 Maintenance	This project is dedicated to the replacement of Clubhouse 6 waterline tile, re-plastering the pool, and replacement of the pool filter as a program to maintain the serviceable life of the pool.	COMPLETED	March 2018	Facilities. Fund Budget: \$125,000 Invoiced: \$27,111 Balance: \$97,889
	920 Projects	Lawn Bowling Resurface	This project is dedicated to reconstructing the lawn bowling greens located within Gate 12. The previously constructed synthetic greens were not constructed to the World Bowls Standard and did not function per their design intent.	COMPLETED	March 2018	Facilities Fund Budget: \$592,303 Invoiced: \$601,645 Balance: -\$9,342 Additional Soil Remediation 1% Over Budget

	920 Projects	History Center HVAC and Roof Replacement Project	This project is dedicated to replacing the History Center HVAC system and roofing both of which are at the end of their serviceable lives.	COMPLETED	March 2018	Facilities Fund Budget: \$128,800 Invoiced: \$110,500 Balance: \$18,300
	920 Projects	Clubhouse 7 Bridge Room Flooring Project	This project is dedicated to replacing the carpeting at the Clubhouse 7 Bridge Room area.	COMPLETED	April 2018	Facilities Fund Budget: \$70,000 Invoiced: \$50,860 Balance: \$19,140
	920 Projects	Clubhouse 7 Main Lounge Wood Floor Resurfacing Project	This project is dedicated to resurfacing the wood flooring at the main lounge area located at Clubhouse 7.	COMPLETED	April 2018	Facilities Fund Budget: \$11,000 Invoiced: \$10,650 Balance: \$350
	920 Projects	Community Center MIS Office Remodel	This project is dedicated to remodeling the MIS Office on the second floor of the Community Center.	COMPLETED	April 2018	Contract: \$18,525 Invoiced: \$16,846 Balance: \$1,679
	920 Projects	Pool 4 Maintenance	This project is dedicated to the replacement of Clubhouse 4 waterline tile, re-plastering the pool, replacement of the pool filter and replacement of the pool water heater as a program to maintain the serviceable life of the pool.	COMPLETED	April 2018	Facilities. Fund Budget: \$125,000 Invoiced: \$120,765 Balance: \$4,235
	920 Projects	Clubhouse 7 Kitchen Improvement Project	This project is dedicated to kitchen improvements including cabinets, countertops, appliances, accessibility, flooring, lighting and paint.	COMPLETED	April 2018	Facilities Fund Budget: \$130,000 Invoiced: \$110,315 Balance: \$19,685

	920 Projects	Clubhouse 5 & History Center EMS Installation	This project is dedicated to installing an energy management system (EMS) as a master plan for all GRF facilities. As new HVAC equipment is installed, an energy management system is subsequently installed which can be managed from an off site location using a computer connected to the internet.	COMPLETED	June 2018	Facilities Fund Budget: \$80,000 Invoiced: \$44,986 Balance: \$35,014
	920 Projects	Restaurant 19 Improvement Project	This project is dedicated to interior improvements at Restaurant 19 located at the Village Greens Building. Additional work to install new cabinets doors in the dining room and a new cabinet on the patio to store the bus carts was added to the scope of this project.	COMPLETED	July 2018	Facilities Fund Budget: \$100,000 Supplemental: \$30,377 Invoiced: \$108,424 Balance: \$21,953
	920 Projects	Clubhouse 2 Wood Floor Repairs	The Projects Department received a request to investigate wood flooring separation at CH2.	COMPLETED	August 2018	Unbudgeted
	920 Projects	Clubhouse 4 Roof Replacement Project	This project is dedicated to extending the life of GRF facilities by replacing the Roofing at the end of its serviceable life cycle.	COMPLETED	August 2018	Facilities Fund Budget: \$105,500 Invoiced: \$104,883 Balance: \$617
	920 Projects	Gatehouse 10, 11 & 12 & 4 Improvement Project	This project is dedicated to interior and exterior improvements at gatehouses. Including new countertops, interior and exterior paint, flooring, plumbing fixtures, doors, windows and HVAC.	COMPLETED	Sept. 2018	Facilities Fund Budget: \$60,000 Supplemental \$42,500 Invoiced: \$97,932 Balance: \$4,568

	920 Projects	Clubhouse 4 Kiln Replacements	This project is dedicated to replacing the 2 pottery kilns that are at the end of their serviceable life.	COMPLETED	August 2018	Facilities Fund Budget: \$100,000 Invoiced: \$98,743 Balance: \$1,257
	920 Projects	Clubhouse 2 Annex Project/ Interim Green Space	This project is dedicated to interior and exterior building improvements at the Clubhouse 2 Annex facility. The original intent to demolish the classrooms was abandoned and an interim green space will be installed in the location where the shuffleboard courts were demolished.	COMPLETED	November 2018	Facilities Fund Budget: \$240,000 Invoiced: \$120,550 Balance: \$119,450