

GRF Project Log (August 2019)							
Priority	#	Type	Name	Description	Status	Estimated Completion	Budget
	1	904 Maint Svc	CH 6 HVAC System	Replace HVAC at Clubhouse 6.	HVAC Equipment installation work is complete. Commissioning of the equipment and interconnection to the EMS system is scheduled to be completed by the end of August	August 2019	Budget: \$104,000 Exp: \$60,740 Balance: \$43,260
	2	904 Maint Svc	Service Center Radiant Heaters	Replace 12 forced air units with radiant heaters.	This project is scheduled to begin in late-August.	December 2019	Budget: \$50,000 Supplemental: \$25,932 Exp: \$0 Balance: \$75,932
	3	920 Projects	Community Center EV Charging Station Project	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.	The Southern California Incentive Project (SCIP) promotes easy access to zero-emission vehicle infrastructure by offering rebates for the purchase and installation of eligible public electric vehicle (EV) chargers. The GRF Board has taken advantage of the rebate and approved the installation of five new EV charging stations. Construction work on the charging stations located behind the Community Center is on schedule to be completed well before the State rebate deadline. The concrete pads were poured on July 26, and the electrical infrastructure was completed August 02. The remaining work is scheduled to be fully completed in September.	October 2019	Supplemental: \$251,544 Exp: \$219,628 Balance: \$31,916
	4	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 begin the preparation of the construction documents for the maintenance and equipment safety upgrades. A presentation by the consultants was held at the August 15, PAC Ad Hoc Committee meeting and staff was directed to go out to bid on the base design drawings.	November 2019	Budget: \$3,778,000 Exp: \$505,751 Balance: \$3,272,249

	5	920 Projects	Community Center HVAC and Controls Upgrade	<p>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>	<p>All contract work has been completed, with all systems installed and operational. As part of the contract, staff received EMS training from the contractor for the operation and maintenance of the new HVAC equipment. Staff is reviewing the close out documentation and will release final payment accordingly.</p>	August 2019	<p>Budget: \$1,447,163 Exp: \$1,027,338 Balance: \$419,825</p>
	6	920 Projects	Energy Consultant Services	<p>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.</p>	<p>The Infrastructure Assessment report has been drafted with gaps due to SCE's refusal to provide transformer data. On June 19th a meeting was conducted between SCE, TEC, TRC and VMS to discuss the transformer data request and SCE's assistance. Overall the experience was positive as SCE indicated there were no plans to bill LWV for any transformer upgrades which was a major concern since the analysis began. Shortly after TRC performed a follow up visit to complete assessments at Clubhouses that we could not previously gain access to (Clubhouse 2, 3, and 6). 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. TEC has continued working on the infrastructure assessment report and integrated feedback from VMS. Most importantly they have been compiling site photographs and notes to further benefit Task 1 (Perform assessment of community's current electrical infrastructure). TEC representatives presented a Microgrid Feasibility analysis to the Village Energy Task Force on July 3rd and discussed microgrid goals, load capacity, DER options and benefits. Staff is waiting for additional direction from VETF.</p>	On-going	<p>Supplemental: \$50,000 Invoiced: \$25,860 Balance: \$24,140</p>

	7	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. An inventory list of existing furniture from Resident Services is being compiled for future use. Once a purchase order has been approved and issued for procurement of the furniture, staff will advertise an RFP for construction documents.	TBD	Budget: \$750,000 Exp: \$128,738 Balance: \$621,262
	8	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 at the July 3, 2018, Board meeting. SVA's analysis on the building structure was completed and a draft report of the building assessment and a cost estimate of renovation options were received by staff for review. The assessment did include areas that required destructive testing and further inspection. SVA is working on the final revisions and will present the report in February 2020.	June 2019	Budget: \$80,000 Exp: \$62,996 Balance: \$17,004
	9	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
	10	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.	The chemical storage units were delivered on July 23, 2019. The installation of the storage units are scheduled to be completed in September.	September 2019	Supplemental: \$175,000 Exp: \$80,560 Balance: \$94,440

	11	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.	On July 2, the Board approved a contract award to repair the upper pool deck and exterior block wall to prevent moisture intrusion into the space below. The construction work is scheduled to begin in September and in coordination with the clubhouse event calendar.	November 2019	Budget: \$62,000 Supplemental: \$187,342 Exp: \$6,239 Balance: \$243,103
	12	920 Projects	Clubhouse 4 Jewelry Room Flooring	Funding for this project is allocated to replace the flooring in the Jewelry Room.	The Construction phase started on July 25, 2019. Work is scheduled to be completed by the end of August.	August 2019	Budget: \$25,000 Exp: \$0 Balance: \$25,000
	13	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.	TBD	Budget: \$1,000,000 Exp: \$18,851 Balance: \$981,149
	14	920 Projects	Gate Replacements - Main Service Gate Center	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.	An RFP has been issued for contractor bids and a recommendation to award a contract for construction will be presented at a future M&C Committee Meeting.	TBD	Budget: \$92,000 Exp: \$1,434 Balance: \$90,566
	15	920 Projects	Gate Replacements - RV Lot B	Funding for this project is allocated to provide additional security measures to RV Lot B.	An RFP has been issued for contractor bids and a recommendation to award a contract for construction will be presented at a future M&C Committee Meeting.	TBD	Budget: \$92,000 Exp: \$0 Balance: \$92,000
	16	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 recommendation to award a contract for a driving range design was approved at the August 6, Board meeting. Staff has scheduled a pre-design meeting to take place in August.	TBD	Budget: \$500,000 Exp: \$0 Balance: \$500,000

	17	920 Projects	Golf Maintenance Facility Improvements	Funding for this project is allocated to update interior components at the 27-hole golf maintenance facility.	A contract award recommendation for building improvements will be presented at the September 3rd Board meeting. During the initial building inspection, moisture intrusion damage was identified and drainage remediation has been completed.	TBD	Budget: \$150,000 Exp: \$7,628 Balance: \$142,372
	18	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 is in progress and scheduled to be completed during the month of August.</p> <p>Damaged concrete (curbs, gutters and swales) on the street areas repaved will also be replaced. The asphalt and concrete work is scheduled to begin in September and be completed in November.</p>	November 2019	Budget: \$1,040,000 Exp: \$0 Balance: \$1,040,000
	19	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The engineering design work started in May and is scheduled to be completed by the end of August. Staff will advertise this project for contractor bids after the drawings have been received and reviewed.	TBD	Budget: \$100,000 Exp: \$3,300 Balance: \$96,700

	20	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 exterior improvement options and additional interior improvements to the tennis center building. On July 2, the Board deferred this project to the Community Activities Committee (CAC) for their review and recommendation. At the August 6, Board meeting, the Board approved a supplemental appropriation to complete the interior and exterior renovations at the Tennis Center Building. Once contractor bids have been spread and analyzed, staff will present a recommendation to award a contract at a future M&C Committee meeting.	TBD	Budget: \$75,000 Supplemental: \$72,638 Exp: 3,160 Balance: \$144,478
	21	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 will be presented at the September 3rd Board meeting.	November 2019	Budget: \$94,217 Exp: \$9,005 Balance: \$85,212

		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

		920 Projects	<p>Gate Replacements - El Toro Road Access</p> <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	<p>Pickle ball and Paddle Tennis Courts</p> <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>
		920 Projects	<p>Community Center Roof Replacement Project</p> <p>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.</p>	COMPLETED	June 2019	<p>Budget: \$155,000 Exp: \$103,584 Balance: \$51,416</p>
		920 Projects	<p>Gates 1, 2, 3 & 4 Gate Security Project</p> <p>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.</p>	COMPLETED	August 2019	<p>Budget: \$440,000 Exp: \$234,177 Balance: \$205,823</p>

		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