

## GRF Project Log (July 2020)

#	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Projects	<b>PAC Renovation Maintenance Upgrades</b>	Funding for this project is allocated for the maintenance and safety upgrades at the Performing Arts Center.	On June 22nd the Corporate Members voted against completing the PAC maintenance improvements. On July 13th the Ad-Hoc Committee directed staff to find a new mechanical engineer to analyze the HVAC system; provide a cost analysis to replace the system in kind; and provide an ROI on a split system with 8 zones. In addition they deferred several maintenance improvements to the M&C Committee.	December 2020	Budget: \$5,322,621 Exp: \$626,781 Balance: \$4,695,840
2	920 Projects	<b>Community Center First Floor Renovation Project</b>	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 in August.	December 2020	Revised Budget: \$150,000 Exp: \$0 Balance: \$150,000
3	920 Projects	<b>Service Center Generator</b>	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 electrical design and replacement is scheduled to be advertised this month.	2020	Budget: \$150,000 Exp: \$0 Balance: \$150,000
4	920 Projects	<b>Clubhouse 1 HVAC Replacement Project</b>	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 meetings will be announced accordingly.	2020	Budget: \$350,000 Exp: \$0 Balance: \$350,000
5	920 Projects	<b>Gate 16 Driving Range Improvements</b>	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 the contractor 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
6	920 Projects	<b>Replace Welding Shop</b>	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The design phase of the project is completed and final plans are approved by the City.  The construction phase of this project will be funded in the 2021 budget.	August 2021	Budget: \$100,000 Exp: \$23,815 Balance: \$76,185

7	920 Projects	<b>Tennis Center Building Improvements</b>	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 the Tennis Center Building Improvements began the week of June 8th. The contractor is scheduled to continue the site work through the month of July.	October 2020	Budget: \$75,000 Supplemental: \$72,638 Exp: \$665 Balance: \$146,973
8	920 Projects	<b>Truck Wash Out Facility CUP-1394</b>	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 pre-construction meeting was held on June 24 and construction started on June 25. This project is scheduled to be completed by the end of September.	September 2020	Budget: \$100,000 Supplemental: \$174,837 Exp: \$78,696 Balance: \$196,141
9	920 Projects	<b>GRF Paving &amp; Sealcoat Programs and Concrete Repairs</b>	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.	October 2020	Budget: \$1,011,700 Exp: \$2,500 Balance: \$1,009,200
10	920 Projects	<b>Maintenance Service Center Parking Lot Lighting</b>	Funding for this project is allocated to install permanent lights in the Maintenance Service center parking lot for staff safety.	A "statement of need" for this project was presented at the June 10th M&C Committee meeting. Staff provided a proposed scope of work to the Committee Chair via email, as requested.	November 2020	Budget: \$250,000 Exp: \$0 Balance: \$250,000
11	920 Projects	<b>Transfer Switches for Clubhouses 4 and 6</b>	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 is scheduled to be advertised this month.	December 2020	Budget: \$100,000 Exp: \$0 Balance: \$100,000

12	920 Projects	<b>Gymnasium Wall Padding</b>	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.	On July 7th the GRF Board deferred this project until a decision has been made about the renovation of Clubhouse 1.	November 2020	Budget: \$45,000 Exp: \$0 Balance: \$45,000
13	920 Projects	<b>Community Center Stucco Flashing</b>	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 facility and provided a report identifying the sources of the leaks along with repair recommendations. The consultant implemented recommended repairs at the two test locations and a second water test was performed. The windows have been sealed and a solution was recommended for the door repairs. Bidding is in progress for glazing contractors to complete the recommended repairs.	2020	Budget: \$120,000 Exp: \$10,200 Balance: \$109,800
14	904 Maint Svc	<b>CH 1 Pool &amp; Spa Plastering</b>	This project is intended 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. As soon as the contract is executed, the repairs will be coordinated with the Recreation Department.	TBD	Budget: \$30,000 Exp: \$0 Balance: \$30,000
15	920 Projects	<b>Gate 11 Security &amp; Technology</b>	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.	Construction of Gate 11 began on June 1. Contractor is scheduled to continue with the gate equipment installation through July.	September 2020	Supplemental Funding: Renovation: \$110,000 Invoiced: \$362 Balance: \$109,638

	920 Projects	<b>Clubhouse 1 Renovation Assessment</b>	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.	<b>COMPLETED</b>	February 2020	Budget: \$80,000 Exp: \$75,821 Balance: \$4,179
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	920 Projects	<b>Gate Replacements - Main Service Gate Center</b>	Funding for this project is allocated to provide additional security measures to the Maintenance Service Center.	<b>COMPLETED</b>	February 2020	Budget: \$92,000 Exp: \$82,955 Balance: \$9,045
	920 Projects	<b>Gate Replacements - RV Lot B</b>	Funding for this project is allocated to provide additional security measures to RV Lot B.	<b>COMPLETED</b>	February 2020	Budget: \$92,000 Exp: \$82,765 Balance: \$9,235
	920 Projects	<b>Energy Consultant Services</b>	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.	<b>COMPLETED</b>	N/A	Supplemental: Budget: \$50,000 Invoiced: \$49,868 Balance: \$132
	920 Projects	<b>Service Center Radiant Heater and Ventilation Fan Replacements</b>	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.	<b>COMPLETED</b> Invoices from the contractor are pending.	June 2020	Budget: \$50,000 Supplemental: \$25,932 Exp: \$0 Balance: \$75,932
	920 Projects	<b>LED Walkway Lighting at Clubhouses 1, 2, 3, 4 &amp; 5</b>	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.	<b>COMPLETED</b>	May 2020	Budget: \$200,000 Exp: \$52,416 Balance: \$147,584
	920 Projects	<b>Shepherd's Crook at Gate 3</b>	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.	<b>COMPLETED</b>	July 2020	Budget: 240,000 Funding Reduction: (\$207,000) Exp: \$24,600 Balance: \$8,400
	920 Projects	<b>EV Charging Stations at the Maintenance Service Center</b>	Funding for this project is allocated to purchase and install Level II dual port EV stations for charging work vehicles at the service center.	<b>COMPLETED</b>	May 2020	Budget: \$75,000 Exp: \$49,907 Balance: \$25,093