

## GRF Project Log (August 2021)

#	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 as submitted. A report to rescind the supplemental appropriation was approved on September 1, 2020.	At the June 7, 2021, GRF Capital Review Budget meeting, the Board defunded the entirety of the PAC budgets with a remaining allocation in the amount of \$1,000,000. Work Completed: PAC Theater Curtain Cleaning, Repairs and Fire Proofing PAC Lightbulb Conversion to LED	On-going	Budget: \$1,000,000 Exp: \$188,238 Balance: \$811,762
2		<b>PAC Dining Room and Lobby Upgrades</b>	Funding for this project is allocated to paint walls and clean lobby carpets, as well as to install new flooring, wall carpet, acoustic ceiling tiles and paint in both dining rooms.	The dining and lobby upgrade work began in March and is scheduled to be completed at the end of September.	September 2021	Contract Budget: \$113,816 Exp: \$109,312 Balance: \$4,504
3		<b>PAC HVAC Replacement</b>	Funding for this project is allocated to replace existing HVAC system components and install ion generator filtration.	Pre-construction began March 2021. The HVAC split systems have been installed in the office, sound booth and audio visual room. On August 9, the existing heavy equipment was removed from the roof and disposed of. On August 20, the new replacement equipment will be placed into position on the PAC roof by crane. Work is scheduled to be substantially completed by mid September.	September 2021	Contract Budget: \$515,406 Exp: \$0 Balance: \$515,406
4	920 Projects	<b>Service Center Generator</b>	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.	Staff received design build proposals to design and replace the existing emergency generator with a new emergency generator appropriately sized to power the entire facility. At the February 10, M&C Committee meeting, the Committee placed this project on hold pending a microgrid analysis.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000

5	920 Projects	<b>Transfer Switches for Clubhouses 4 &amp; 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.	At the February 10 M&C Committee meeting, staff was directed to place this project on hold for further review of the facility's emergency power needs and a microgrid analysis.	TBD	Budget: \$100,000 Exp: \$0 Balance: \$100,000
6	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 for the new break room have been reviewed and approved for permit issuance by the City of Laguna Woods. The Committee placed this project on hold until further notice.	TBD	Revised Budget: \$150,000 Exp: \$7,223 Balance: \$142,777
7	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.	A site meeting was held on February 24 to observe the condition of the grounds. The M&C Committee directed recreation staff to consult with Troon Golf and obtain a second opinion on the current golf range design. Recommendations from Troon Golf were received and presented at the April 14, M&C Committee meeting. On April 29, the Committee met on site with Troon Golf. Staff was directed to work with the Troon representative on a plan to reduce costs by isolating specific areas of the range where work will occur relative to grading, irrigation, drainage and grass seed selection. The current landscape architectural and civil plans were discussed and will not be used at this time. Staff was directed to retain the services of a grading company to provide current site elevations to determine a minimal grading scope of work to return the site to its original grade and provide sufficient drainage. Additionally, staff was directed to consult with a landscape contractor to determine the recommended soil amendments for supporting the proposed turf. Irrigation modifications will be determined after the soil amendment recommendation.	TBD	Budget #1: \$138,000 Budget #2: \$500,000 Exp: \$60,466 Balance: \$439,534

8	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.	The installation of one pilot light pole at the Maintenance Service Center parking lot was completed on March 5. Staff is waiting on further instruction from the M&C Committee.	TBD	Budget: \$250,000 Exp: \$10,497 Balance: \$239,503
9	922 Projects	<b>Broadband HVAC System</b>	Funding for this project will include the installation of five new HVAC units to replace the existing 17 year old HVAC system at the Broadband Building Data Center.	The M&C Committee requested pricing from AMS to replace the existing HVAC equipment at the Broadband building. At the August 11, 2021, Maintenance and Construction Committee meeting staff provided an update on the proposed scope of work and preliminary cost estimates for replacing the aged system. Staff was directed to solicit new pricing for a reduced scope of work.	2021	Budget: \$300,000 Exp: \$0 Balance: \$300,000
10	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 was completed in 2020.  At the February 10, M&C Committee meeting an update was provided and staff requested direction to move forward. No action was taken on this project during the meeting. Staff has placed this project on hold until additional direction is received.	TBD	Budget: \$275,000 Exp: \$0 Balance: \$275,000
11	923 Projects	<b>Tennis Court Resurfacing</b>	Funding for this project will replace the existing tennis court surface application, in accordance to the industry practice which is every five years, and apply a new court application.	The contract has been executed and the contractor is scheduled to start resurfacing courts 1, 2 and 5 on September 6. The contractor is scheduled to resume work on October 4, after the tennis tournament, to complete the remaining courts.	TBD	Budget: \$60,000 Exp: \$0 Balance: \$60,000

12	924 Projects	<b>Building E Assessment and Design Development</b>	Funding for this project will provide an assessment of the work needed on the building and develop a design based on the assessment.	Some preliminary structural inspection work began in 2020 per a request received from the Security Department. On March 24, Directors from the M&C Committee walked the facility and staff will present an estimate for further structural inspection and analysis to the Committee at a future date. Staff was directed by the M&C Committee to advertise an RFP for a feasibility study to determine the most economical option for a building replacement. The RFP is scheduled to be advertised in August.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
13	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 concrete repair work began in June on Ave Sosiega, Calle Aragon, Pina, and Via Carrizo. Asphalt overlay paving was completed August 5 on the same streets and punchlist work is in progress. Sealcoat work began August 2nd on Ave Majorca, Calle Sonora, Calle Sonora Este, Calle Sonora Oeste, Via de Faro, Garden Center 2, and the Maintenance Center and will be completed August 27th.	September 2021	Budget: \$879,069 Exp: \$0 Balance: \$879,069
14	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.	The installation of a minimum 300 linear feet of Shepherd's Crook fencing is planned along the Gate 3 entrance in 2021.  The contract has been executed. The contractor has scheduled material procurement and fabrication to begin in August. Installation is tentatively scheduled to begin in October.	Annual Program - December 2021	Budget: \$35,000 Exp: \$0 Balance: \$35,000

**Completed Projects/Programs**

	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.	<b>COMPLETED</b>	February 2021	Budget: \$45,000 Exp: \$39,954 Balance: \$5,046
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	920 Projects	<b>PAC Theater Curtain Cleaning, Repairs and Fire Proofing</b>	Funding for this project is allocated to clean, apply new fire retardant and make minor repairs to the theater curtains as applicable.	<b>COMPLETED</b>	May 2021	Contract Budget: \$20,978 Exp: \$20,978 Balance: \$0
	920 Projects	<b>Clubhouse 2 Lawn Bowling Re-Roof</b>	Funding for this project will replace the existing flat roof hot tar built up roof at the Clubhouse 2 Lawn Bowling building with a PVC cool roof system.	<b>COMPLETED</b>	April 2022	Budget: \$30,000 Exp: \$25,259 Balance: \$4,741
		<b>PAC Lightbulb Conversion to LED</b>	Funding for this project is allocated to replace the incandescent lightbulbs with LED lightbulbs throughout the entire Performing Arts facility.	<b>COMPLETED</b> Change orders are for repair work not included in the original scope.	June 2021	Contract Budget: \$57,948 Exp: \$36,453 CO #1: \$6,145 CO #2: \$15,350 Balance: \$0
	925 Projects	<b>Senate Bill 326 Load Bearing Component Inspections</b>	Funding for this program is to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in all buildings and facilities within the community.	<b>COMPLETED</b> Staff received correspondence from legal counsel indicating the inspection requirements outlined in the legislation are not applicable to GRF. Funding for this project may be returned to the Reserves Fund pending Board direction.	NA	Budget: \$50,000 Exp: \$0 Balance: \$50,000