

GRF Project Log (November 2022) Prepared December 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.	The final item of work is the renovation of the lobby restrooms. The interior design for the lobby restrooms is in the design phase and the first draft is scheduled to be presented in the first quarter of 2023.	July 2023	Budget: \$1,000,000 Exp: \$846,094 Balance: \$153,906
2	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.	No action at this time. Staff is collecting maintenance and testing data to be presented at a future M&C Committee meeting. Additionally, the Security Building E is being considered for replacement, which may delay the emergency generator replacement.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
3	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.	On July 13, 2022, at a special board meeting, the golf driving range grass replacement contract was approved. The work is scheduled to begin in March 2023. The fencing installation has been completed and invoicing is pending.	November 2023	Budget #1: \$138,000 Budget #2: \$500,000 Exp: \$57,076 Balance: \$580,924
4	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.	The contract has been fully executed. The new HVAC equipment has been ordered. The new equipment is scheduled to arrive in April of 2023, and will be replaced immediately following arrival.	June 2023	Budget: \$300,000 Exp: \$0 Balance: \$300,000
5	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 in December. Once the city has approved the plans for construction, staff will advertise the project for contractor bid proposals.	June 2023	Budget: \$375,000 Exp: \$0 Balance: \$375,000
6	920 Projects	Hay Barn Enclosure	Funding for this project is allocated to enclose the hay barn located in the Equestrian Center.	New plastic pallets for the hay bales are now in use at the Equestrian Center. Shade curtains have been ordered and will be installed immediately following arrival.	December 2022	Budget: \$6,000 Exp: \$2,746 Balance: \$3,254

	Type	Name	Description	Status	Estimated Completion	Budget
7	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.	Scheduled Work: 1. Interior Design Interior Design contract has been fully executed. The design team is revising the preliminary design per the direction of the Clubhouse Ad Hoc Committee. The revised design will be presented in January 2023.	August 2023	Budget: \$1,250,000 Exp: \$27,014 Balance: \$1,222,986
8	900 Maintenance Division	EV Charging Stations	New electric vehicle charging stations are being requested under SCE's Charge Ready 2 Program. There are 7 clubhouses under consideration for the proposed charging stations.	SCE has completed the field evaluations for all of the clubhouses. SCE's feasibility study results and conceptual designs will be presented at the Special Open Meeting of the M&C committee on December 12, 2022, and then to the board.	TBD	Budget: TBD Exp: \$0 Balance: \$0
COMPLETED GRF PROJECTS						
	920 Projects	Pickleball Court Lighting	Donated funding for this project is allocated to provide electric supply to the pickleball court, replace two existing light fixtures and arms, and install 4 new light posts and light fixtures.	COMPLETED	February 2022	Budget: \$25,000 Exp: \$23,400 Balance: \$1,600
	920 Projects	Garden Center 2 Roof Replacement	Funding for this project is allocated to replace the roof on the office, bathrooms and two storage buildings at Garden Center 2.	COMPLETED	March 2022	Budget: \$18,000 Exp: \$15,687 Balance: \$2,313
	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.	COMPLETED	April 2022	Budget: \$250,000 Exp: \$34,946 Balance: \$215,053
	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.	COMPLETED	July 2022	Budget: \$50,000 Exp: \$26,000 Balance: \$24,000
	920 Projects	Gate 12 Security Upgrade	Funding for this project is allocated to install new security cameras and license plate readers at Gate 12.	COMPLETED	July 2022	Budget: \$66,696 Exp: \$26,575 Balance: \$40,121

	Type	Name	Description	Status	Estimated Completion	Budget
	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.	Work completed to date: 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 7. PAC UVC Lighting System 8. PAC Dining Room Kitchens, Billiards Room and Rehearsal Room Improvements	On-going	Budget: \$1,000,000 Exp: \$818,196 Balance: \$181,804
	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.	COMPLETED	September 2022	Revised Budget: \$150,000 Exp: \$57,101 Balance: \$92,898
	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.	COMPLETED Invoicing is pending.	September 2022	Budget: \$904,091 Exp: \$198,442 Balance: \$705,649
	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.	COMPLETED	August 2022	Change Order Budget: \$21,548 Exp: \$21,548 Balance: \$0
	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.	COMPLETED	September 2022	Budget: \$35,000 Exp: \$33,793 Balance: \$1,207