AGENDA

PHYSICAL PROPERTY COMMITTEE
Friday, August 8, 2014 at 1:00 p.m.
Administration Conference Room

1. Call to Order / Pledge of Allegiance
2. Roll Call
3. Introduction of Guests and Staff
4. Welcome Shareholders
5. Committee Rules
6. Approval of Meeting Minutes
7. Correspondence [pgs. 1-16]
8. New Business
    a. Landscape Contract for Community Facilities/Golf Course [pgs. 17-37]
    b. Request by the City of Seal Beach to Plant and Install Landscaping/Sprinklers on the Parkway on Seal Beach Boulevard [pg. 38]
    c. Safety and Accessibility Proposals for the Administration Building
9. Unfinished Business
    a. Pharmacy Entrance
    b. Lighted Pavement Cross-Walk at St. Andrews Drive & Swimming Pool (#702-13)
    c. Perimeter Wall, Section R (#591-01) [pgs. 39-50]
    d. 2014 Perimeter Wall Project – Sections I, J, K (#591-01)
    e. Re-Roof Clubhouse One (#680-12)
    f. 2014 Paving Project (#708-14) [pgs. 51-52]
    g. 2015 Proposed Budget for Cost Centers 70, 74, 75 and 79 [pgs. 53-86]
    h. Administration Building Shrub Plantings
    i. Request to Remove 20 Feet of Red Curb on Del Monte Drive at Northwood Road
10. Staff Reports
    a. Executive Director
    b. Community Facilities Manager [pgs. 87-95]
    c. Service Maintenance Supervisor Report
11. Shareholder Comment Period
12. Committee Member Comments
13. President's Comments
14. Next meeting: Friday, September 12, 2014 – 1:00 p.m., Administration Conference Room
15. Adjournment

PROBLEMS WITH THE ACCESSIBLE PARKING SPOTS IN FRONT OF THE PHARMACY

Signe Merrifield, Mutual 16

As my mother's health deteriorated, I had to use the accessible parking spots in front of the pharmacy, so that I could transport her from the parking lot to the Health Center, in a wheelchair.

On one of her last trips to the Health Center, I pulled into an accessible parking spot in front of the pharmacy and took the wheelchair out of the back of our car. I brought the wheelchair around to the passenger side of the car. But because of the concrete ramp next to the accessible parking spot, there was no room for the transport wheelchair, which is 21 inches wide, the same width as a rollator walker. And there was no room for me to stand, so that I could open the passenger side door and transfer my mother from the passenger seat to the wheelchair.

I had to back out of the accessible parking spot, so that I would have enough room to safely transfer my mother from the car's passenger seat to the wheelchair. After I transferred her from the passenger seat to the wheelchair, I pushed the wheelchair up onto the sidewalk. I had to leave my mother unattended in the wheelchair, while I got back into the car and pulled into the accessible parking spot, again.

This accessible parking spot at the end of the row, also presents problems for the driver. When a car pulls into this spot, it is very difficult for the driver to exit the car, because of the island with a bush.

For a disabled driver, it would be impossible to exit the car and pull out a walker from behind the driver's seat.

ADA SPECIFICATIONS FOR ACCESSIBLE PARKING SPOTS

The concrete ramps in the access aisles between the accessible parking spots do not follow the ADA (Americans With Disabilities Act) Accessibility Guidelines. http://www.ada.gov/restripe.pdf

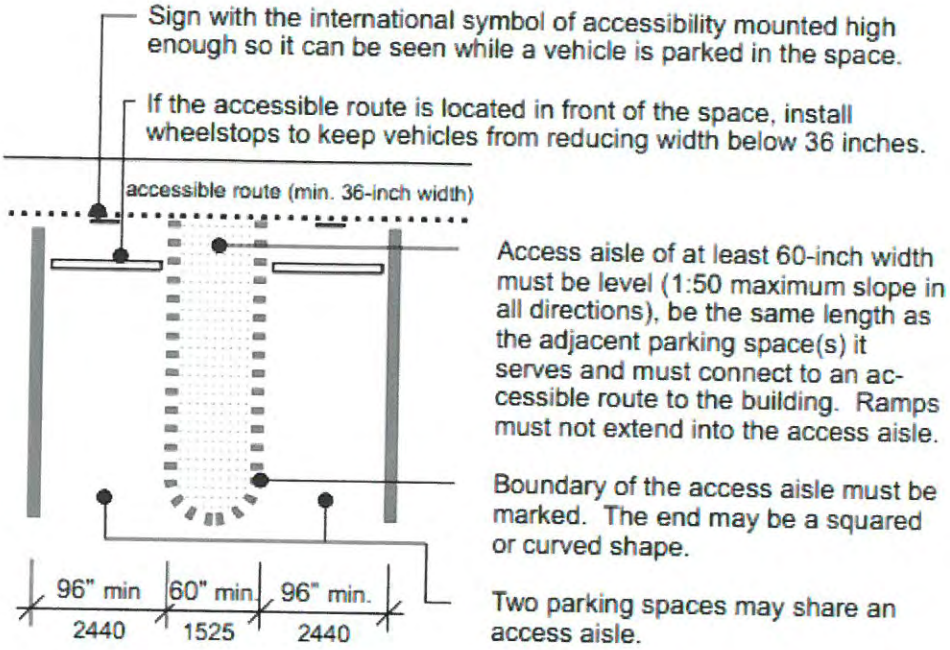
"Access aisle of at least 60-inch width must be level (1:50 maximum slope in all directions), be the same length as the adjacent parking space(s) it serves and must connect to an accessible route to the building. Ramps must not extend into the access aisle."

"An accessible route never has curbs or stairs, must be at least 3-feet wide, and has a firm stable

slip-resistant surface."

"An accessible route must always be provided from the accessible parking to the accessible entrance."

Features of Accessible Parking Spaces for Cars



SOLUTION: ELIMINATE THE CURB ALONG THE SIDEWALK AND ELIMINATE THE RAMP

ENTRANCE TO FRY'S ELECTRONICS - ANAHEIM

The accessible parking spots in front of Fry's Electronics – Anaheim are a useful model. The layout of the entrance to Fry's is similar to that of the Health Center.

A sidewalk runs from the entrance of Fry's Electronics to the end of the building. Accessible parking spots face the sidewalk, which leads to the entrance. There is no curb at the entrance and there is no curb along the sidewalk. There is an island at the end of the row of accessible parking spots, but there is no curb on the side of the island that faces the accessible parking spot and no bushes, to interfere with opening a car door.

PROPOSALS TO IMPROVE SAFETY AND ACCESSIBILTY AT THE ENTRANCE TO THE ADMINISTRATION BUILDING

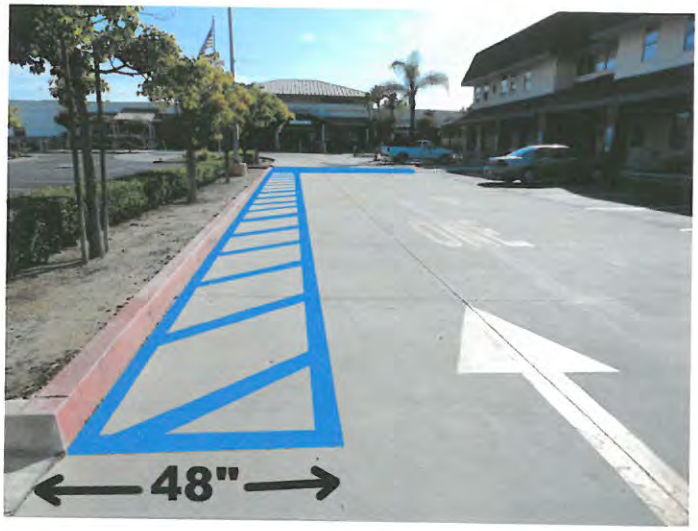
Signe Merrifield-Mutual 16

ST. ANDREWS SIDEWALK ENTRANCE

The approach to the Administration Building from the St. Andrews sidewalk is difficult and confusing for a shareholder with either a walker, scooter chair, or wheelchair. The stairs make it impossible to enter the Administration Building from the sidewalk, but when the shareholder proceeds to the driveway, the signs say, "Do not walk behind vehicles. Please use sidewalk." But the shareholder can not use the sidewalk, because of the steps.

PROPOSAL 1

Paint the yellow striped area on the left hand side of the driveway with blue stripes, so that it is clear that this is an access route that leads to the ramp at the main entrance to the Administration Building.



PROPOSAL 2

Replace the planter box next to the St. Andrews sidewalk entrance with a ramp.

The ramp would make it easier for a shareholder with mobility limitations to get to the Accounting Department. The shareholder would not have to travel as far and the ramp would provide a safer access route than the the driveway access route.

EXITING THE ADMINISTATION BUILDING USING THE ST. ANDREWS STAIRS

PROPOSAL

Some of our shareholders have limited vision. Others have a severe curvature of the spine, which makes it difficult for them to lift their heads and look straight ahead. We also have shareholders who are distracted by their cell phones and not focused on their surroundings, when walking.

When approaching the stairs at the end of the Administration Building, it is important to have markings on the pavement, as well as a sign at eye level, to alert shareholders that the sidewalk ends and the stairs begin.

SIGNS

Signs should be used strategically and sparingly. Too many signs and too much text in the signs result in the signs being ignored. Some of the signs for stairs that I found online warned of "Danger" and showed a figure falling down the stairs. If the stairs are dangerous, then they should not be in use. I designed a neutral sign that alerts the pedestrian that there are stairs, but does not warn that the stairs are dangerous.

www.shutterstock.com · 147765518

We have an international community and for many of our shareholders, English is a second language. But even for native English speakers, Signs with icons have more impact than signs with text.

Consider using signs with the icon for "No Bicycles", rather than a sign with the text, "No Bicycles".

ACCESSIBLE PARKING SPACES AT THE ENTRANCE TO THE ADMINISTATION BUILDING

According to ADA Guidelines,
"Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance....An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3 feet wide, and has a firm, stable, slip resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel."

The problem with some of the accessible parking spaces in front of the Administration Building is that the access aisle does not connect with a safe, barrier free accessible route. The only route from the accessible parking space to the ramp is either behind a parked car or up the stairs.

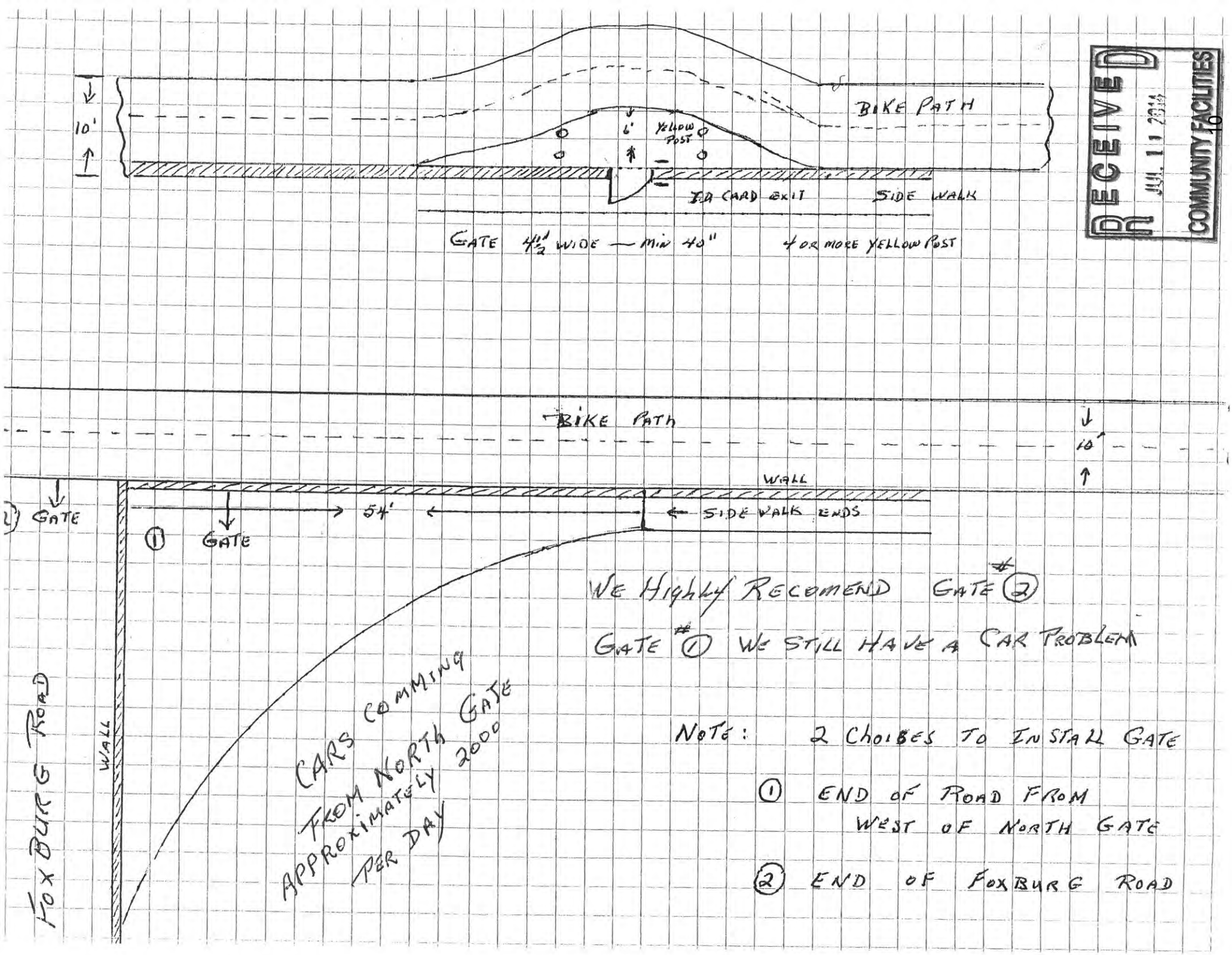
PROPOSAL

Remove the asphalt that is banked up against the ramp and make the surface level. Reposition the accessible parking spaces so that the access aisles are adjacent to the ramp. Extend the rails on the ramp so that they enclose the section of the ramp that is above the level of the asphalt surface.

One accessible parking spot can be placed on each side of the ramp.

Move the parking space for the GRF truck. Make the current parking space for the GRF truck an accessible parking space. Because this parking space is adjacent to a sidewalk without a curb, a barrier free access route from the accessible parking space to the entrance of the Administration Building could be created.

Additional accessible parking spaces could be created, if needed, in the area of the Health Center parking lot that faces the driveway. Part of the planter box that runs along the driveway would have to be removed to create access routes for these additional accessible parking spaces.



RECEIVED
JUL 11 2014
COMMUNITY FACILITIES

MAILED all info to DAN

September 3rd 2009

To: Mr. Dan Schaeffer

After receiving the enclosed letter, a compromise was agreed with the city: That Leisure World will post a sign on the small pedestrian door close to the north gate. When bicyclists are exiting, they must walk their bikes to enter the north gate from the river bike path. A notice that would express the above warning!

We hope that the River Bike Path Sign will be posted without any more delay, so that we can all enjoy our good living in Leisure World.

Sincerely

Bernie Huot Mutual 15-13B - 562-598-4031

Please give me a call

after you read all of this

Bernie

GOLDEN RAIN
foundation
SEAL BEACH

October 21, 2008

Mr. Bernie Huot
13052 Del Monte Drive #43-B
Seal Beach, CA 90740

Dear Mr. Huot:

On behalf of the Physical Property Committee, I wish to thank you for your letter requesting the proposal for a walking and bicycle entrance at the North Gate. The Committee reviewed your suggestion and discussed it at its last meeting.

The Committee decided to wait until the City of Seal Beach completes its inspection on Beverly Manor Road and discuss this further at that time.

Thank you for your interest in the community.

Sincerely,

Shirley K. Reimers

Shirley K. Reimers
Physical Property Committee Chair

SR:ll

cc: G. Sluder, Golden Rain Foundation President
C. Martinez, Physical Property Supervisor

September 15, 2008

Mr. Mark Weaver
Golden Rain Foundation
Community Facilities Manager

Subject: Proposal for a Walking/Bike gate

The bicycle path entrance at our new North Gate is a disaster waiting to happen, when entering or exiting the Bike Path.

Before the North Gate was installed, the residence of leisure World had a very safe way to get to the Bike Path through a Walking/Bike gate at the end of Beverly Manor Road. After the North Gate was open, it was prohibited for Pedestrians to walk through the new gate, rightly so, for the safety of our Leisure World Residence.

The enclosed proposal would be a very safe way to get on to the Bike Path for walkers to walk their dogs and get to the San Gabriel river bank, approximately ½ mile, and would make it a much safer way for bicycles to get onto the bike path.

Our first recommendation: Would be for the gate to be located at the end of Foxburg Road, if at all possible.

Second: On the other side of the wall, where there is much more traffic coming from the North Gate.

If you have any Questions please do not hesitate to can talk to me.

Sincerely,

Bernie Huot
Mutual 15 - 43B
562 · 598 · 4031

Hi Mr Huot –
Here are three copies of your drawings!
Kevin Dugoncevic

cc. Mr. Dan Schaeffer, Administrator
Ms. Kevin Dugoncevic, Assistant to the Admir

Memo to: Physical Property Committee
Barry Lukoff, Chair
Re: Leisure World Storm Drain System
From: Esther Cummings EsC
Chair Physical Property Council
Date: June 17, 2014

In the process of learning more about the reserve requirements, it has recently come to our attention that the water delivery system and the sewer lines located in our Mutual are the Mutual's responsibility. This has also brought up the question of the Storm Drains.

Please clarify with the City of Seal Beach exactly who is responsible for the Storm Drains. If it is the Mutuals and GRF, please look into the possibility of GRF arranging for an inspection and flushing of the storm drains throughout Leisure World. Perhaps there could be a cost sharing between the Mutuals and GRF. These drains are probably 60 years old and may need some maintenance.

In Mutual 10 we are currently investigating the shifting of a large section of sidewalk. It is located above a storm drain. We are wondering if there might be a failure in the storm drain that could be contributing to the change in the sidewalk.

I recently contacted the Seal Beach City Manager and asked if it would be possible for them to locate the original agreement between the developer and the City regarding sewer, water lines and storm drains. She said they would do some research, but so far I have not received any additional information.

Thank you, in advance, for your attendance to this issue.

cc: Ronde Winkler – President GRF
Mark Weaver – Community Facilities Manager
Randy Ankeny – Executive Director

OC PUBLIC WORKS / OPERATIONS & MAINTENANCE

PERMIT TO ENTER

We, the undersigned owners (hereinafter "OWNERS") of the property identified as street address: _____

or Assessor Parcel No. 095-651-18 on the tax rolls of the County Assessor of Orange County (hereinafter "PROPERTY"), hereby grant permission to the County of Orange and/or the Orange County Flood Control District, their officers, employees, agents, invitees, contractors, and assisting public agencies or entities, hereinafter collectively referred to as COUNTY, to enter upon, pass and repass over and along the PROPERTY, and the right to perform any excavation or other work required on or about the PROPERTY for the purpose of:

Channel lining repairs

Possible additional work to be performed shall include the following:

COUNTY shall indemnify and hold OWNERS harmless against all claims for damages to persons or property arising out of COUNTY's activities on the PROPERTY.

The permissive rights granted herein shall commence on the date of execution by the undersigned and terminate on 8/22/14, or upon completion of work as determined by COUNTY, whichever occurs first.

Dated: 7/31/14 Ronda Winkler, President
Owner

Dated: _____
Owner

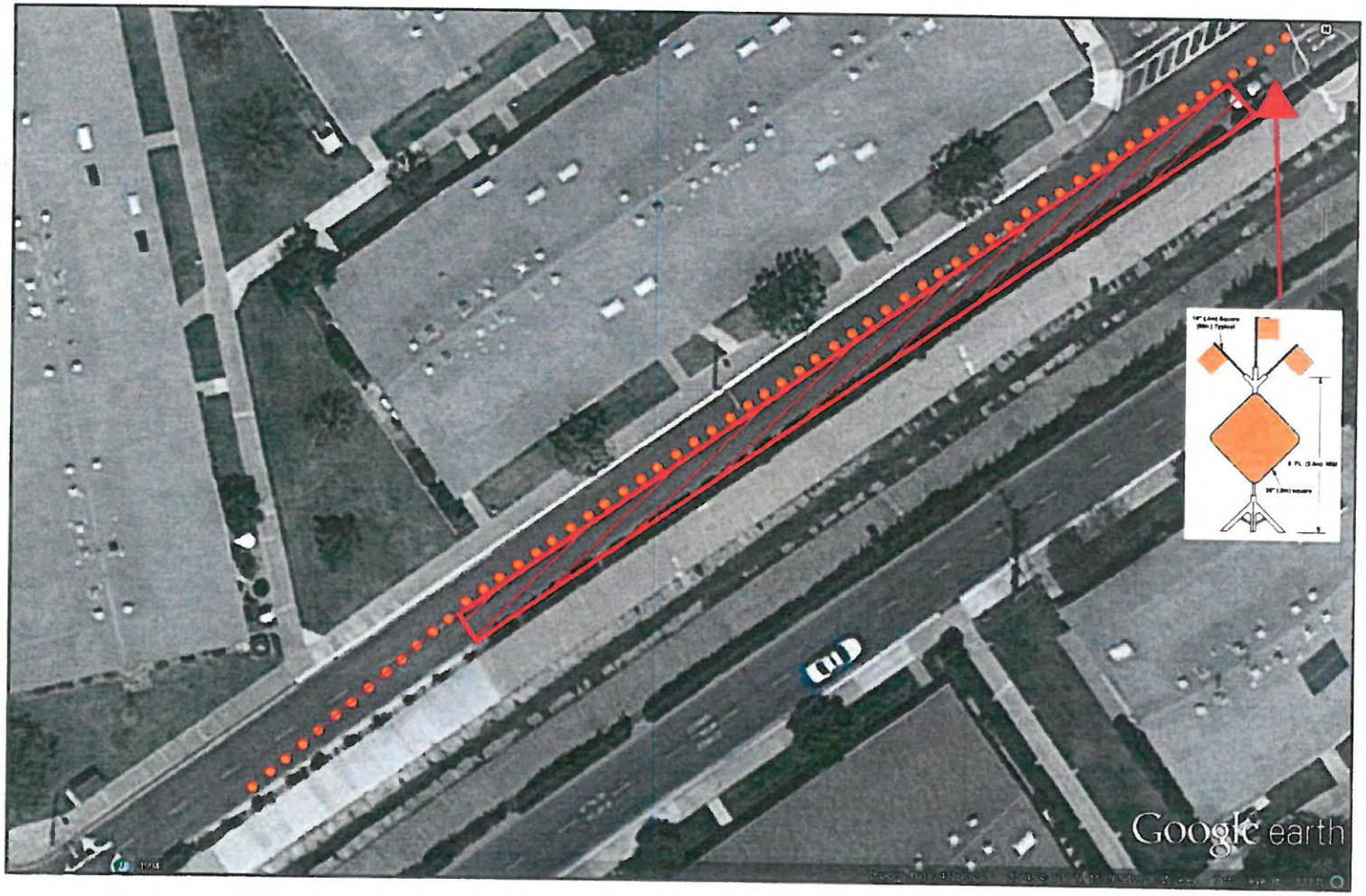
COUNTY OF ORANGE

Dated: _____
Manager

Traffic Control Plan

Leisure World C01

key



REQUEST FOR BID

LANDSCAPE MAINTENANCE 2012-2016
FOR COMMUNITY FACILITIES
AND GOLF COURSE
AT
SEAL BEACH LEISURE WORLD

Prepared By:

Golden Rain Foundation
Physical Property Department
P. O. Box 2069
Seal Beach, CA 90740

July 8, 2011

Section 3
Specifications

GENERAL SPECIFICATIONS
FOR
LANDSCAPE MAINTENANCE SERVICE
FOR
GOLDEN RAIN FOUNDATION COMMUNITY FACILITIES
LEISURE WORLD - SEAL BEACH

These General Specifications are established as standard performances and requirements for the maintenance and upkeep of the landscape areas at the Community Facilities and Golf Course.

All provisions in the General Specifications shall apply to the Community Facilities and Golf Course in addition to the following specifications and services for each individual facility or facilities. Golf Course Specifications shall supersede the General Specifications wherever reference is made to the same condition for the Golf Course maintenance only.

A. SCOPE OF WORK:

1. Contractor shall furnish all labor, materials, equipment, transportation, tools, services and special skills required to perform and maintain landscape maintenance service as set forth in these specifications and in keeping with the highest standard of quality and performance.

2. Maintenance of the Golden Rain Foundation Community Facilities and Golf Course shall include maintenance of all plant material and irrigation systems. Maintenance of plant material shall include, but not limited to mowing, trimming, pruning, fertilization, aeration, weed control, cultivation, pest control, minor tree surgery, thatching, plant replacement and cleanup of surface drainage improvements. It shall be the Contractor's responsibility to provide sufficient maintenance methods to keep all landscape sites in a state of vigorous growth and good repair. Irrigation maintenance shall include efficient operation of the systems, seasonal adjustments, periodic fine tuning and repairs.

B. AREAS INCLUDED:

1. Landscape improvement of Community Facilities and Golf Course shall be performed in all areas as indicated below and as shown on the attached map of Leisure World. Color Code on attached Leisure World Map indicates the facility: Yellow - Community Facilities; Green - Golf Course.

   a. Community Facilities:

      Areas surrounding Clubhouses 1, 2, 3, 4, 5 and 6.
      Lawn Bowling Court at Clubhouse #2.
      Ground cover and trees along outside of perimeter wall on Seal Beach Boulevard
      Leisure World Health Care Center and Parking Areas

Main Gate exit/entry and world globe at Seal Beach Boulevard
Resales Office
Westminster Easement
Amphitheater, Post Office and parking areas
Leisure World Library and parking area
Perimeter Wall from Main Gate along Mutual No. Fifteen between outside Perimeter Wall north side of Leisure World from North Gate Road down the bike path to northwest corner of Leisure World
Amphitheater, offices and parking lot areas.
Administration Building
Swimming Pool (inside and outside areas)
Perimeter wall from 1.8 Acres to Building 204 in Mutual No. Eight
West side of El Dorado Drive between Building 199 in Mutual No. Eight and Clubhouse #2
Greenbelt area in Mutual No. 8 between Buildings 202 and 203
West side of Canoe Brook Drive between Maintenance Yard and Clubhouse #2
Shrubs, ivy and weed control in and along the Golden Rain Road canal
St. Andrews Drive median strip
North side of Nassau Drive between Brookline Road and Oak Hills Drive
1.8 Acre site at Nassau Drive
Perimeter Wall from St. Andrews Drive, south to the Post Office
North side of Perimeter Wall outside St. Andrews Drive Gate entrance
All other areas highlighted on the attached map of Leisure World
Both sides of Leisure World South Gate at St. Andrews Drive
Parking lot east of Golf Course and west of Building 23 in Mutual No. 14
Shrubs, trees, and greenery outside the wall along Westminster Boulevard, adjacent to Leisure World
South end of Golden Rain Road, in and around the circle in Mutual No. Two by Buildings 70, 71, and 72

b. Golf Course (See Exhibit B)

C. **GENERAL REGULATIONS:**

1. Regular work days shall be Monday through Friday (with exception of Golf course) from 8:00 a.m. to 4:30 p.m. Golf Course mowing starts at 7:00 a.m. Crews shall not operate on Saturdays, Sundays and holidays observed by the Golden Rain Foundation, unless specifically requested by the Owner. Golf Course maintenance shall be done Monday through Saturday and on holidays except on Christmas and New Year's Day.

2. Contractor must maintain a State Landscaping Contractor's License and must comply with all other licenses and permits required by the Federal Government, State of California, County of Orange, City of Seal Beach and Golden Rain Foundation.

3. Contractor shall provide and maintain Workers' Compensation Insurance ($1,000,000 minimum), as required by the State of California, A separate endorsement waiving

subrogation against Golden Rain Foundation and Mutuals 1-17 for losses arising from work performed by or on behalf of the named insured, General Liability ($1,000,000 minimum limits) and Automobile Liability Insurance ($1,000,000 minimum limits) as required by the Golden Rain Foundation.

4. All materials supplied by the Contractor shall be first quality and shall meet all agricultural regulations and horticultural requirements.

D. **INDEMNITY:**

1. Contractor hereby agrees to save and indemnify and hold harmless the Owner, Owner's agent or servants, resident, resident's agents or servants, Golden Rain Foundation and Seal Beach Mutuals against all liability, claims and judgments or demands for damages arising from accidents to persons or property occasioned by the acts or actions of the Contractor, his agents or employees, the Owners, its agents or employees, or any third person, and to further indemnify Owner against all claims or demands for damages arising from accidents to the Contractor, his agents or employees, or whether occasioned by said Contractor, or his employees or by Owner, or its employees, or any other person or persons and the said Contractor will defend any and all suits that may be brought against the Owner on account of any such accidents, and will reimburse the Owner, Owner's agent or servants, resident, resident's agent or servants, Golden Rain Foundation and Seal Beach Mutuals for any expenditures that they may make by reason of such accidents, or for attorneys' fees or costs related thereto.

E. **TERMS, COSTS AND RATE ADJUSTMENTS:**

1. Term of the contract for the Community Facilities and Golf Course shall be for a period of five years. Should either party, the Contractor or the Foundation, wish to cancel the contract during the contract term without cause, such intention shall be given in writing, by Certified Mail, to the other party a minimum of ninety (90) days prior to the effective date of cancellation.

2. The Owner may also terminate the contract if Contractor:

   a. Persistently or repeatedly refuses or fails to supply enough properly skilled workers and/or proper materials and/or equipment.

   b. Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and Subcontractor.

   c. Persistently disregards the Golden Rain Foundation's policies, rules and regulations or the laws, ordinances, rules, regulations or orders of all public authorities having jurisdiction.

d. Fails to perform landscape maintenance services for Owner as set forth in the Specifications dated July 8, 2011.

3. When any of the above reasons exist, the Golden Rain Foundation, upon giving the Contractor fifteen (15) days written notice via Certified Mail, may without prejudice to any other rights or remedies of the Golden Rain Foundation, immediately terminate the Landscape Maintenance Service for Community Facilities and/or Golf Course Maintenance Services.

4. Should the Golden Rain Foundation terminate the contract for one or more of the reasons stated above, the unpaid balance of the monthly contract sum shall be held until such time as all contracted work areas have been inspected by the Owner and the cost of remedial action for unfinished or unsatisfactory and/or neglected and damaged work is subtracted from the unpaid balance.

F. **PERSONNEL:**

1. Contractor shall designate an English speaking, qualified and experienced Golf Course maintenance supervisor and certified member of Golf Course Superintendent Association of Southern California or must hire and have on retainer a member of the Golf Course Superintendent Association on call at the request of the Golden Rain Foundation, to supervise the Golf Course and Community Facilities personnel on the premises for no less than eight (8) hours per day, five (5) days per week. (Designated supervisor assigned to the Golf Course and Community Facilities only.)

2. Contractor shall provide a minimum of three (3) full time gardeners, eight (8) hours per day, five (5) days per week, for Community Facilities regular daily gardening duties. Contractor shall provide specialty crews for mowing, cultivating, dethatching, spraying, aeration, and any other landscaping services deemed necessary.

3. Contractor shall provide a minimum of three (3) full time gardeners for Golf Course maintenance duties, eight (8) hours a day, five (5) days a week, Monday through Friday, and one gardener eight (8) hours on Saturday and Holidays. Sundays as deemed necessary.

4. Contractor shall provide mowing crews for weekly mowing of Community Facilities. Golf Course shall be mowed in accordance with the attached Golf Course Specifications.

5. All employees of the Contractor shall be competent and qualified and must be U.S. Citizens or legal residents with work permit. All employees of the Contractor must be uniformed during the work time and while on the premises and must wear an identification tag.

G. LAWN CARE AND MOWING:

1. Upright grasses, such as blue grass and rye grass shall be mowed to a minimum height of two (2) inches in warm weather and one and one half (1 ½) inches during the cold and winter season. All other grasses such as bentgrass and Bermuda shall be mowed to a minimum height of three-quarters (3/4) inch. Mowing and edging shall be done on a weekly basis unless rain has rendered the ground too wet.

2. All grass cutting shall be collected promptly and disposed of in the designated trash bins or roll-offs provided by the Foundation on the same day as mowing is performed.

3. Contractor shall provide labor and equipment for dethatching of all turf areas on an as-needed basis to reduce stress to turf. The dethatching shall be done in accordance with horticultural specifications and requirements. Cost of dethatching shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of dethatching.

4. Contractor shall provide labor and equipment to aerate all turf areas on an as-needed basis to provide better moisture penetration and water runoff. Aeration shall be done in accordance with the horticultural requirements for aeration standards. Cost of aeration shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of aeration.

5. Contractor shall provide labor and material for pre and post emergence chemical control of weeds and chemical control of fungus and insects. These services shall be done on an as-needed basis and upon prior written approval of the Owner. Cost of labor and chemical shall be billed as extra, upon an agreed price. Contractor shall be responsible and liable for use of all chemicals.

6. Contractor shall provide labor and material for complete fertilization of lawns every three (3) months and in accordance with subsequent fertilization specifications. Fertilizer should be of high nitrogen and other basic nutrients. This service shall be provided on a scheduled basis. Cost for labor and fertilizer shall be included in the overall price of landscape maintenance services. Contractor shall notify Owner one week prior to start of fertilization.

7. Lawns that have thinned out in shaded areas shall be reseeded with an approved and recommended shade tolerant grass seed. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

8. Watering of lawn shall be done on a regular basis using a deep watering method and turf shall be allowed to dry between watering.

9. Turf areas containing Bermuda grass shall be over seeded with annual rye. This service shall be provided on an as-needed basis and with prior written approval of the Owner. Owner shall pay for cost of seed only.

H. **GROUND COVER:**

1. Contractor shall edge ground cover on an as-needed basis to prevent it from spreading over walks and curbs and up walls.

2. Contractor shall perform routine repairs to bare soil areas and mechanically cultivate around tree wells, shrubs and buildings to prevent soil erosion.

3. Contractor shall fertilize all ground cover twice a year, spring and fall, to promote healthy growth. Fertilizer shall be of high quality and in accordance with subsequent fertilization specifications. Cost for labor and fertilizer shall be included in the overall price of the landscape maintenance services. Contractor shall notify Owner two (2) weeks prior to start of fertilization.

4. Contractor shall perform weeding on a regular basis to avoid establishment and seeding.

5. Contractor shall apply insecticide and/or fungicide as required to prevent and control pest and disease infestation. Cost for labor and material shall be billed as extra, upon prior written approval of the Owner.

6. Contractor shall inspect all landscape rock/granite areas monthly. Debris and trash shall be picked up and removed daily.

I. **TREES:**

1. Trees shall be trimmed and pruned by the Contractor on a regular basis to contain size and encourage growth. Vertical height limit for tree trimming and/or pruning shall be fourteen (14) feet. Dead, diseased or broken branches shall be removed to prevent hazardous conditions. Trimming or pruning of trees over fourteen (14) feet shall be done on a separate contract and at Owner's direction.

2. Contractor shall perform routine pruning to allow a height of eight (8) to ten (10) feet of vertical clearance above sidewalks and landscape areas and twelve (12) to fourteen (14) feet in the St. Andrews Drive median strip.

3. Trees shall be trimmed and pruned by Contractor on a regular basis to contain growth over Perimeter Wall. Height limit for tree trimming and/or pruning shall be fourteen (14) feet. Dead, diseased or broken branches shall be removed to prevent hazardous conditions.

4. Contractor shall inspect tree stakes, ties and guy wires on a monthly basis and correct as necessary to protect from girdling and windfall. Cost of stake, ties and

guy wires to be billed as extra, upon prior written approval of Owner.

5. Contractor shall apply all required insecticides and fungicides to prevent and control pests and disease. Cost of material and labor to be billed as extra, upon prior written approval of Owner.

6. Contractor shall apply fertilizer to trees as often as deemed necessary to keep the trees in a healthy condition. Cost of labor and fertilizer to be included in the overall price of landscape maintenance services.

7. Tree wells shall be cleaned of weeds and shall be maintained to prevent plant growth. Surface roots that become safety hazards shall be shaved or pruned to prevent trip hazard.

8. All olive trees shall be trimmed to prevent trees from bearing fruit. Trimming of the olive trees over fourteen feet shall be on separate contract at the Owner's expense.

J. **SHRUBBERY:**

1. Contractor shall prune shrubs to maintain healthy growth and preserve view and safety.

2. Shrubs shall be clipped into the existing shape or form and maintained consistently. At the request of the Owner, shrubs may be shaped or formed differently by the Contractor, at no extra cost.

3. Shrubs used for the purpose of hedges shall be pruned and clipped for a neat and constant appearance.

4. Contractor shall remove all dead branches and flowers for neat and clean appearance.

5. Contractor shall perform weeding in shrubbery beds on a regular basis to prevent weed growth and seeding.

6. Contractor shall apply fertilizer on an as-needed basis and as often as required to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

7. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of labor and material shall be billed as extra, upon prior written approval of Owner.

8. Contractor shall maintain proper watering to shrubs in accordance to the plant's needs.

K. **VINES:**

1. Vines and espalier plants shall be pruned and clipped and kept in a neat appearance, on an as-needed basis.

2. Vines and espalier plants shall be tied and secured to promote directional growth on fences and supports.

3. Vines and espalier plants shall be pruned and clipped and kept from growing over Perimeter Wall and in a neat appearance, on an as-needed basis.

4. Wherever sprinklers are not provided for watering, deep hand watering shall be performed by Contractor at no extra cost.

5. Contractor shall apply fertilizer no less than twice a year to promote healthy growth. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services.

6. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of labor and material shall be billed as extra, upon prior written approval of Owner.

L. **IRRIGATION:**

1. Watering shall be scheduled by the Contractor's supervisor on automatic controllers in quantities and frequencies consistent with seasonal requirements and plant material.

2. Watering shall be done between 12 midnight and 6:00 a.m. unless notified otherwise by Owner.

3. Contractor shall check the irrigation systems on a monthly basis by running the systems manually and checking all valves and sprinkler heads for optimum operating efficiency.

4. Contractor shall inspect and clean valves and sprinkler heads on a weekly basis for maximum performance.

5. Contractor shall be responsible for adjusting the automatic timing controller for seasonal conditions.

6. In case of automatic timing control failure, and wherever an automatic irrigation system is not provided, Contractor shall be responsible for hand watering at no extra cost to the Owner.

7. During rainy season, Contractor shall turn off the irrigation system and shall monitor

the climatic conditions for resetting the timing clocks.

8. Contractor shall repair or replace sprinkler heads, risers and sprinkler lines on a daily basis. Cost of material shall be billed extra, upon prior written approval of Owner. Labor shall be included in the overall price of Landscape Maintenance Service.
9. Contractor shall repair or replace faulty controllers and valves. However, a written approval of the cost must be authorized by the Owner prior to repair or replacement.

10. Any damages to the irrigation system caused by the Contractor's employees, equipment or its subcontractors, shall be repaired and/or replaced at no cost to the Owner.

11. Contractor shall provide twenty-four (24) hour emergency service for sprinkler repairs. All emergency repairs and/or replacements done between 4:30 p.m. and 8:00 a.m., Mondays through Fridays and on weekends and holidays, shall be billed as an extra charge. Names and telephone numbers are to be kept on file in the Community Facilities and Security Offices.

12. Hand water all potted plants at Main Gate, St. Andrews Gate, News Office and Post Office.

M. LAWN BOWLING COURT:

1. Contractor shall provide labor for daily brushing of the lawn bowling court surface, raking weekly and wire brushing every two weeks. Rubico surfacing sand to be spread on the surface every three months or as needed, upon prior written approval of the Owner. Material (Rubico) shall be supplied by Owner.

N. GOLDEN RAIN ROAD CANAL

1. Contractor shall provide labor for trimming all overgrowth of shrubs and ivy into canal and for complete removal and control of all weed growth in canal.

2. Contractor shall verify with Orange County Flood Control the weed control chemicals or methods approved.

3. Canal shall be serviced once a year or as needed upon prior written approval of the Owner.

O. DEBRIS AND TRASH CLEANUP:

1. Contractor shall inspect the landscape areas on a daily basis and shall provide continued litter pickup.

2. Contractor shall keep the walkways clean at all times by picking up litter and landscape debris.

3. Contractor shall clean and rake the rocks in the St. Andrews Drive median strip. All debris and trash must be picked up on a daily basis.

P. **PLANT REPLACEMENT:**

1. Contractor shall bring to the immediate attention of the Owner, any trees, shrubs, vines and lawns that are in a state of decline or dead. Replacement of plants or turf is to be paid by the Owner upon prior written approval by Owner. In case damage was due to negligence of the Contractor, it must be replaced at Contractor's expense.

2. During new planting and while the new plants begin to establish, Contractor shall use proper irrigation to minimize soil erosion.

3. From time to time, Contractor may be requested to replace trees, shrubs, ground cover, etc. or to plant new plants. Such work shall be paid by Owner as extra, upon prior agreed upon cost.

Q. **DRAINAGE:**

1. Contractor shall be responsible for frequent and systematic inspection of drains located within the landscape areas. Drains must be cleaned of debris and vegetation by the Contractor on an as-needed basis.

R. **GUARANTEES:**

1. All new plants planted by the Contractor shall be guaranteed for one year from the date of installation, with exception of Acts of God, vandalism or theft.

2. All irrigation components replaced by the Contractor shall be guaranteed for one year from the date of installation, with exception of damage due to Acts of God, vandalism or theft.

S. **COMPLIANCE AND SUPERVISION:**

1. One or more designated representatives of the Owner shall walk the landscape areas at the Community Facilities and Golf Course with the supervisor(s) of the Contractor no less than once a month to insure the fulfillment and compliance of these specifications by the Contractor.

2. A list of deficiencies, requests and additions shall be prepared by the Owners and Contractor's representatives and forwarded to the Physical Property Supervisor within three (3) days after the walk-through.

T. **LABOR RATES FOR EXTRA WORK:**

1. Contractor shall provide Owner with a list of the hourly labor charges for the services outlined in Section W.

U. **24-HOUR EMERGENCY SERVICE:**

1. Contractor shall provide 24-hour emergency service and shall dispatch to the site, immediately upon receiving the call, the necessary labor force to take care of the emergency situation. Cost of labor and material shall be paid by Owner as extra. The emergency hours are between 4:30 p.m. and 8:00 a.m., Monday through Friday and on weekends and holidays.

V. **TOILET FACILITIES:**

1. Owner will provide rest room facilities at the following locations: Clubhouses 1, 2, 3, 4 and the amphitheater. Contractor may provide rest room facilities at other locations at Contractor's sole cost and with prior written approval by Owner.

W. **EXTRA AND/OR OPTIONAL SERVICES:**

1. Services described below are considered optional and cost of the material and/or labor shall be paid by Owner. Contractor must obtain Owner's written approval prior to performance of services described below.

   a. Trimming and pruning of trees and branches over fourteen (14) feet in height.
   b. Trimming and pruning of olive trees over fourteen (14) feet high.
   c. Snail, insect and disease control of plants.
   d. Weed control chemicals.
   e. Irrigation repairs and new installations.
   f. Sodding.
   g. Installation of trees, shrubs and plants.
   h. Aeration.
   i. Dethatching.
   j. Regular labor hour charge.
   k. Technical labor hour charge.
   l. 24-hour Emergency Service.
   m. Algaecide - Aqua Shade for Golf Course Lake.
   n. Shrubs, ivy and weed removal in the Golden Rain Road canal

GENERAL SPECIFICATIONS
FOR
LANDSCAPE MAINTENANCE SERVICE
FOR
GOLDEN RAIN FOUNDATION GOLF COURSE
LEISURE WORLD - SEAL BEACH

These General Specifications are established as standard performances and requirements for the maintenance and upkeep of the Golf Course.

A. SCOPE OF WORK:

1. Contractor shall furnish all labor, materials, equipment, transportation, tools, services and special skills required to perform and maintain the Golf Course as set forth in these specifications and in accordance with Golf Course standards practiced by the Golf Course Maintenance Industry. (All equipment shall be designated to the Golf Course only).

2. Maintenance of the Golf Course shall include, but not be limited to, plant material and irrigation systems, moving of cups on greens, moving of tee markers, repair of divots, raking of sand traps, cleaning of pond, trimming and pruning, fertilization, aeration, weed control, cultivation, pest control and plant disease, minor tree surgery, dethatching, plant replacement, seeding or sodding, debris and trash pickup and cleanup of surface drainage.

3. It shall be the Contractor's responsibility to provide sufficient and effective maintenance methods and standards set by the Golf Course Maintenance Industry to maintain the Golf Course in top and excellent shape and condition.

B. GOLF COURSE AREA:

1. The Golf Course area, which shall be serviced by the Contractor, is indicated on the map attached to these specifications, which also includes the pond.

C. GENERAL REGULATIONS:

1. Regular work days shall be eight (8) hours per day, six (6) days a week, Monday through Saturday and on holidays, except on Christmas Day and New Year's Day. Contractor shall provide Sunday landscape maintenance service during the hot summer months, if deemed necessary, at no extra cost.

D. **GREENS:**

1. **Bentgrass/POA Annual:** Grass shall be cut to a minimum height of 3/16 of an inch, twelve months a year.

2. **Frequency of Cutting:** Mondays, Tuesdays, Wednesday, Fridays and Saturdays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

3. **Verti-Cutting:** Contractor shall perform verti-cutting once a month starting January through December. If turf becomes too thin, stop verti-cutting.

4. **Aeration:** Contractor shall provide labor and equipment to aerate the greens twice a year, spring and fall. Spring and fall aeration shall be done with one-half (1/2) inch tines and one-fourth (1/4) inch tines in high traffic areas. Cores shall be cleaned off the greens. Greens to be seeded and top-dressed with material similar to that which the green is built. Contractor to look for cut worms after each aeration. Labor cost for aeration shall be included in the overall cost of landscape maintenance services. Owner shall be notified one week prior to start of aeration.

5. **Fertilization:** Fertilizer application shall be done every six weeks. One (1) pound of nitrogen every six weeks per green. Cost of fertilizer and labor for fertilization shall be included in the overall price of landscape maintenance services for Golf Course.

6. **Fungicides:** If disease appears, upon identification, apply the correct fungicide at the curative and in accordance with the label rate. Fungicides may be used also as preventative measures. No labor charge to Owner. Material cost will be paid by Owner.

7. **Insecticides:** If insects are detected, identify the insect and apply the insecticide labeled for that pest and at the label rate. Owner will pay for labor and material.

8. **Herbicides:** Weed control is usually made during spring when plants are growing at their best. Contractor shall identify the weed and apply the proper selective herbicide. Weeds shall be controlled year round by the Contractor with no extra labor charge for regular weed control. Owner will pay for the herbicide. Contractor shall control Kikuya grass around the greens to prevent intrusion.

9. **Irrigation:** Contractor shall monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering, which may cause fungus, no oxygen to soil, dead grass, uneven greens and dry spots.

E. **ADDITIONAL (SPARE) GREEN:**

1. Contractor to maintain the spare green which is located between Clubhouse #1 and the Shuffleboard Court. This spare green is to be used for repairs of the greens on the Golf Course. All greens specifications outlined in Section D shall apply to the spare green.

F. **TEES:**

1. **Grass:** Cool season grasses and hybrid Bermuda. Cutting Height: The grass shall be cut to a minimum of one-half (1/2) inch, twelve (12) months a year.

2. **Frequency of Cutting:** Mondays and Fridays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

3. **Verti-Cutting:** Contractor shall perform verti-cutting every two months.

4. **Aeration:** Contractor shall provide labor and equipment to aerate the tees twice a year, spring and fall. Cost of aeration shall be included in the overall cost of landscape maintenance services. Owner shall be notified one week prior to start of aeration.

5. **Fertilization:** Contractor shall apply fertilizer once every two (2) months. Cost of labor and fertilizer shall be included in the overall price of landscape maintenance services. Contractor shall notify Owner one week prior to start of fertilization.

6. **Fungicides:** Usually not needed on Bermuda grass, but may be necessary on grass varieties and over seeded turf. Fungicide shall be applied on an as-needed basis. Cost of fungicide shall be paid by Owner, with prior written approval.

7. **Insecticides:** Contractor shall identify the insects, if present, and apply the appropriate insecticide labeled for that pest, using the label rates. Cost of labor and material shall be paid by Owner.

8. **Herbicides:** Contractor to identify the weed and apply the proper herbicide in spring (April, May, and June).

9. **Over Seeding:** The tees shall be over seeded in spring and fall. Over seeding of divots shall be done on a weekly basis. Cost shall be included in the overall cost of landscape maintenance services.

10. **Irrigation:** Contractor shall monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering. Automatic irrigation of tees shall be done between the hours of 9:00 p.m. and 3:00 a.m.

G. **FAIRWAYS:**

1. **Type of Grass:** hybrid Bermuda, common Bermuda, and cool season grasses.

2. **Cutting Height:** The grass shall be cut to a minimum height of three-quarter (3/4) inches all year round.

3. **Frequency of Cutting:** Three days a week, Mondays, Wednesdays, and Fridays. If the cutting day falls on a holiday, cutting shall be done the day before or after. The days of cutting may be changed by Owner at any time.

4. **Verti-Cutting:** Three (3) times a year in the spring, summer and fall.

5. **Aeration:** Contractor shall aerate the fairways in the spring and fall. Cost of aeration shall be included in the overall cost of landscape maintenance services.

6. **Dethatching:** Contractor shall provide labor and equipment for dethatching of all turf areas on an as-needed basis to reduce stress to turf. The dethatching shall be done in accordance with horticultural specifications and requirements. Cost of dethatching shall be billed as extra. Contractor shall notify Owner and receive written approval one week prior to start of dethatching.

7. **Fertilization:** Fertilizer Fairways shall be fertilized three four times per year, using Bent- Best-Cote or equivalent 15-5-7, which has N.P.K. and minor, and one time in the winter using 21-0-0. Cost of fertilizer shall be included in the overall price of landscape maintenance services.

8. **Fungicides:** Contractor shall use appropriate fungicide in extreme cases. Cost of fungicide to be paid by Owner, upon prior written approval.

9. **Insecticides:** Contractor shall use insecticide if large number of insects found. Cost of labor and insecticide shall be paid by Owner, upon prior written approval.

10. **Herbicides:** Contractor shall use herbicides in large areas of weeds or undesirable grass. Cost of fungicide shall be paid by Owner, upon prior written approval.

11. **Irrigation:** Contractor to monitor and adjust the automatic irrigation systems to the needs of each area. Contractor shall hand water dry spots and areas which are not covered by the automatic irrigation system. Contractor shall be responsible for over or under watering. Automatic irrigation of fairways shall be done between hours of 9:00 p.m. and 3:00 a.m.

H. **APPROACHES:**

1. Contractor shall maintain grass at the approaches, "the greenbelt around the greens", to one-half (1/2) inch maximum height.

I. **SAND TRAPS:**

1. Contractor shall edge and rake the sand traps on an as-needed basis.

J. **SAFETY SCREEN AREA:**

1. Contractor shall edge around the safety screen to keep it from growing on the safety screen, on an as-needed basis and no less than forty (40) times a year.

K. **POND (LAKE):**

1. Contractor shall clean the surface and edges of the pond from leaves, moss and trash on a regular basis and shall haul away any moss or trash left on the banks.

2. Contractor shall place algaecide - aqua shade in the lake on an as-needed basis. Cost of dye shall be paid by Owner.

3. Contractor shall trim and prune the shrubbery around the lake.

L. **TREES:**

1. Trees shall be trimmed and pruned by the Contractor on a regular basis to contain size and encourage growth and allow air and sunshine. Height limit for tree trimming and pruning by Contractor shall be fourteen (14) feet. Dead, diseased or broken branches shall be removed to prevent hazardous conditions. Trimming and pruning of trees over fourteen (14) feet shall be done on a separate contract at Owner's direction.

2. All olive trees on Golf Course shall be trimmed to prevent trees from bearing fruit. Trimming of the olive tress over fourteen (14) feet shall be on a separate contract at the Owner's expense.

3. Contractor shall inspect tree stakes, ties, and guys on a weekly basis and correct as deemed necessary to protect the trees from girdling and windfall. Cost of material shall be billed as extra, upon prior written notice of Owner.

4. Contractor shall prevent plant growth in the tree wells and shall weed regularly to prevent weed growth.

M. **SHRUBBERY:**

1. Shrubs in Golf Course are located around the pond, by the Starter's Shack, and east end of parking lot, by Mutual No. 14.

2. Contractor shall prune shrubs to maintain healthy growth and preserve view and safety.

3. Shrubs shall be clipped into the existing shape or form and maintained consistently. At the request of the Owner, shrubs shall be shaped or formed differently by the Contractor at no extra cost.

4. Shrubs used for the purpose of hedges shall be pruned and clipped for a neat and constant appearance.

5. Contractor shall remove all dead branches and flowers on an as-needed basis to maintain a neat and clean appearance.

6. Contractor shall perform weeding in shrubbery beds on an as-needed basis to prevent weed growth and seeding.

7. Contractor shall apply fertilizer twice a year (spring and fall) to promote healthy growth. Cost of fertilizer shall be included in the overall cost of landscape maintenance services.

8. Contractor shall apply insecticide and fungicide to prevent and control pest and disease infestation. Cost of labor and material to be charge as extra, upon prior written approval of the Owner.

9. Contractor shall maintain proper watering schedule and water the shrubs in accordance with the plant's watering needs.

N. **IRRIGATION:**

1. Watering shall be scheduled by the Contractor's supervisor on automatic controllers in quantities and frequencies consistent with plant needs and seasonal requirements.

2. Watering shall be done between 9:00 p.m. and 3:00 a.m. unless notified otherwise by Owner.

3. Contractor shall inspect the irrigation systems on a monthly basis or as-needed basis by running the systems manually and checking all valves and sprinklers for optimum operating performance.

4. Contractor shall inspect and clean valves and sprinkler heads on an as-needed basis for maximum performance.

5. Contractor shall be responsible for adjusting the automatic timing controllers for seasonal conditions.

6. Contractor shall repair and replace sprinkler heads, risers, and minor irrigation devices on a daily and on-going basis. All major irrigation repairs must be approved, in writing, by the Owner and prior to start of repairs. During emergency calls and off-hours, where the Owner's representative is not available, Contractor may proceed with the repairs or replacement without prior authorization, not to exceed $500.00 total. In case of emergency repairs, the Contractor must notify the Owner of the repairs no later than forty-eight (48) hours after the call has been made. All minor repairs or replacements of sprinkler heads, risers and auxiliary sprinkler lines shall be part of the daily landscape duties. Labor shall be at no extra cost to Owner. Major repairs to valves, controllers, and main lines will be paid by Owner for labor and material, upon prior written approval.

7. In case of automatic timing control failure, and wherever an automatic irrigation system is not provided, Contractor shall be responsible for hand watering at no extra cost to the Owner.

8. During rainy season, Contractor shall turn off the irrigation system and shall monitor the climatic conditions for resetting the timing clocks.

9. Contractor shall repair or replace faulty controllers and valves. The cost of the labor and material shall be billed as extra, upon prior written approval of the Owner.

10. Any damages to the irrigation system caused by the Contractor, his employees, sub-contractors, and/or equipment, shall be repaired and/or replaced at no cost to the Owner.

11. Contractor shall provide twenty-four (24) hour emergency service for sprinkler repairs. Cost of labor and material shall be paid by Owner as extra. The emergency hours are between 4:30 p.m. and 6:30 a.m., Monday through Saturday and on weekends and holidays.

O. **DEBRIS AND TRASH CLEANUP:**

1. Contractor shall inspect the Golf Course areas on a daily basis and shall provide continued litter pickup.

2. Contractor shall keep the walkways clean at all times by picking up litter and landscape debris. Contractor shall spread decomposed granite on the walkways in the Golf Course areas and rake from time to time. Cost of granite shall be billed as extra.

P. **PLANT REPLACEMENT:**

1. Contractor shall bring to the immediate attention of the Owner, any trees, shrubs, vines and turf that are in a state of decline or dead. Replacement of turf on the ground shall be from the spare greens. Any material purchased by the Contractor, with prior approval of the Owner, shall be billed to Owner as extra. In case damage was due to negligence of the Contractor, it shall be replaced at Contractor's expense.

GOLDEN RAIN foundation SEAL BEACH

MEMO

TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, COMMUNITY FACILITIES MANAGER
SUBJECT: CITY REQUEST: UPGRADE MOW STRIP ALONG SEAL BEACH BLVD.
DATE: 07/31/2014

The mow strip area on Seal Beach Boulevard in front of the new Perimeter Wall Section R is currently landscaped with sod and Olive trees. The City desires to replace the landscaping to match the median on Seal Beach Boulevard. This will also include replacement of the sprinkler heads with a water efficient drip irrigation system. The project will provide an aesthetic improvement, require less water to irrigate the area, and require less ongoing maintenance. The project is supported by Councilmember Levitt. The City has offered to hire a contractor that will upgrade the irrigation system to one with efficient drip irrigation and will plant a flowering palette to match the median construction. The maintenance of the mow strip and watering will continue to be provided by the Golden Rain Foundation.

The Physical Property Committee previously asked staff to remove the dying Olive trees in this area. The City of Seal Beach requires reinstalling a tree when one is removed. The approved trees for this area are as follows:

Chinese Flame Tree
Sapindaceae
New Zealand Christmas Tree
Mytaceae
London Plain Tree (not doing well in the median on Seal Beach Boulevard)
Platanaceae

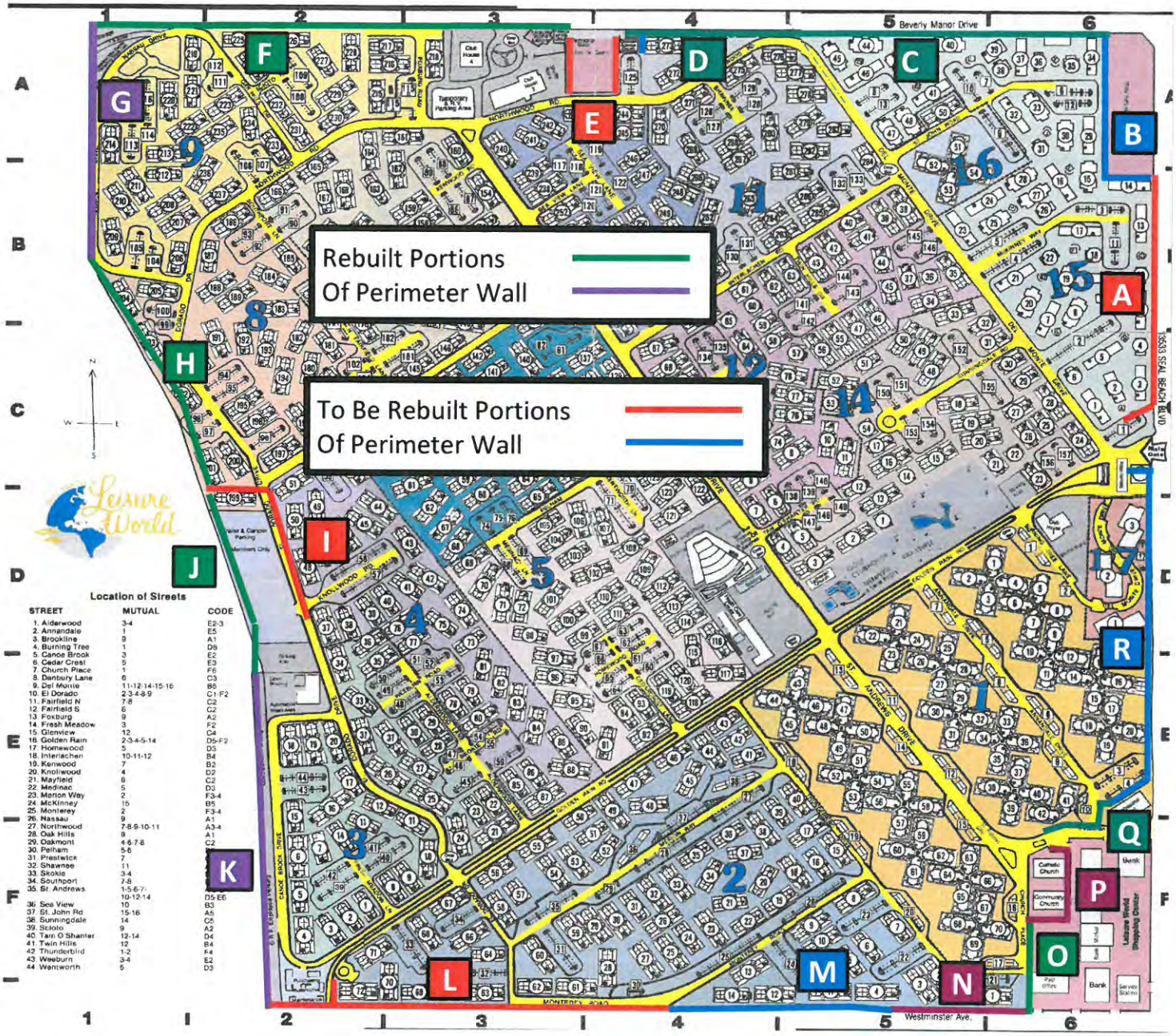
It is possible to request an alternate tree; however, this must be approved by the City. The City is requesting the GRF remove the grass sod on the mow strip in front of Perimeter Wall Section R to allow for this upgrade.

Staff has obtained bids for the removal of sod grass in the above described area, and they are as follows:

- C G Landscape $14,620.00
- M J Jurado $15,937.50
- John's Landscape $11,896.00

The funds could come from the Perimeter Wall project contingencies.

Action by the Committee is to recommend the GRF Board award a contract in the amount of $11,896., to John's Landscape for the removal and disposal of the sod grass on Seal Beach Boulevard adjacent to Perimeter Wall Section R in the mow strip and authorize the President to sign the contract, is requested



To Be Built		Wire Fence	
Section A	1,515 LF	Section J	504 LF
Section B	1,025 LF	Section K	1,320 LF
Section E	935 LF		
Section I	1,040 LF		
Section L	1,860 LF		
Section M	1,050 LF		
Section R	1,870 LF		
TOTAL:	**7,425**	**TOTAL:**	**1,824**

Peter Hayes
13601 Del Monte Drive, 84C
Seal Beach, CA 90740
562 430-3106

July 26, 2014

Mr. Mark Weaver
Physical Property

Re: Mutual 17
Seal Beach Wall Construction

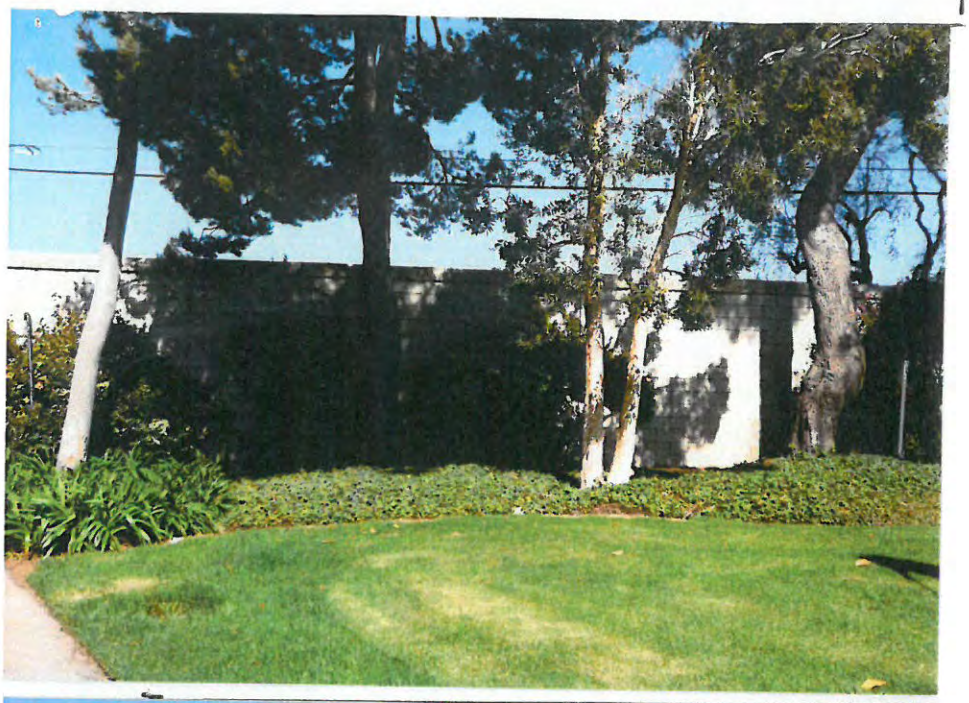
Dear Mark:

It is our understanding that there were questions raised as to why we need so many plants in order to fill in the spaces caused by the removal and destruction during the construction of the wall.

We measured the various sections and took photos - which are attached. We also added the measurements of the sections that were photographed and listed the plant material that is necessary to cover up the empty spaces.

The very last page depicts our hedges prior to the replacement of the wall and you can see how well they hid the grey blocks and barbed wire.

Peter Hayes, President
Mutual 17
562 430-3106



30 FT.

2 SHRUBS

40 FT.

3 SHRUBS

6 AGAPANTHUS

25 FT.

1 CAPE HONEY-SUCKLE

4 SHRUBS

10 AGAPANTHUS

25 FT.

3 SHRUBS

5 APAPANTHUS

30 FT.

2 SHRUBS

6 AGAPANTHUS

25 FT.

3 SHRUBS

9 FT.

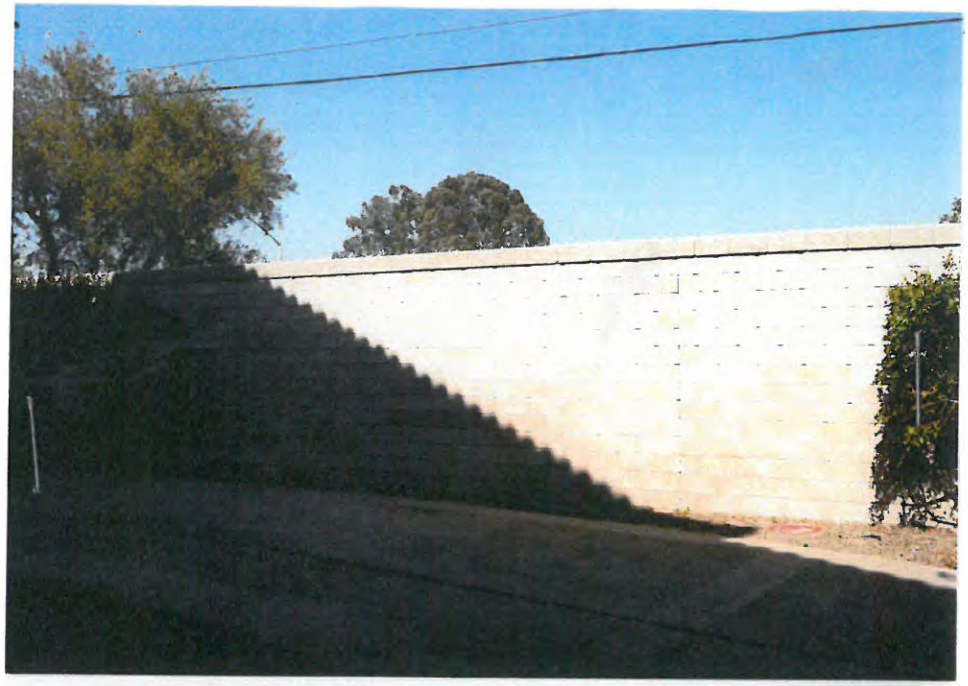
1 HONEY SUCKLE
2 SHRUBS
6 AGAPANTHUS

25 FT.

3 SHRUBS

30 FT.

6 SHRUBS



(4)

35 FT.

3 BOUGAIN VILLEAS

15 AGAPANTHUS

2 SHRUBS

2 PLUMBAGO

8 FT.

2 SHRUBS

8 AGAPANTHUS

35 FT.

3 SHRUBS

6 AGAPANTHUS

(5)

25 FT.

7 SHRUBS

8 AGAPANTHU

TOTAL

---

2 CAPE HONEYSUCKLE

11 BOUGAIN VILLEAS

2 PLUMBAGOS

3 FLATS GROUND COVER

70 AGAPANTHUS

42 SHRUBS - ESCALLONIAS (GET PLANTED 3 FEET APART

7 BOUGAIN VILEAS DESTROYED BETWEEN SHRUBS AND OLD WALL

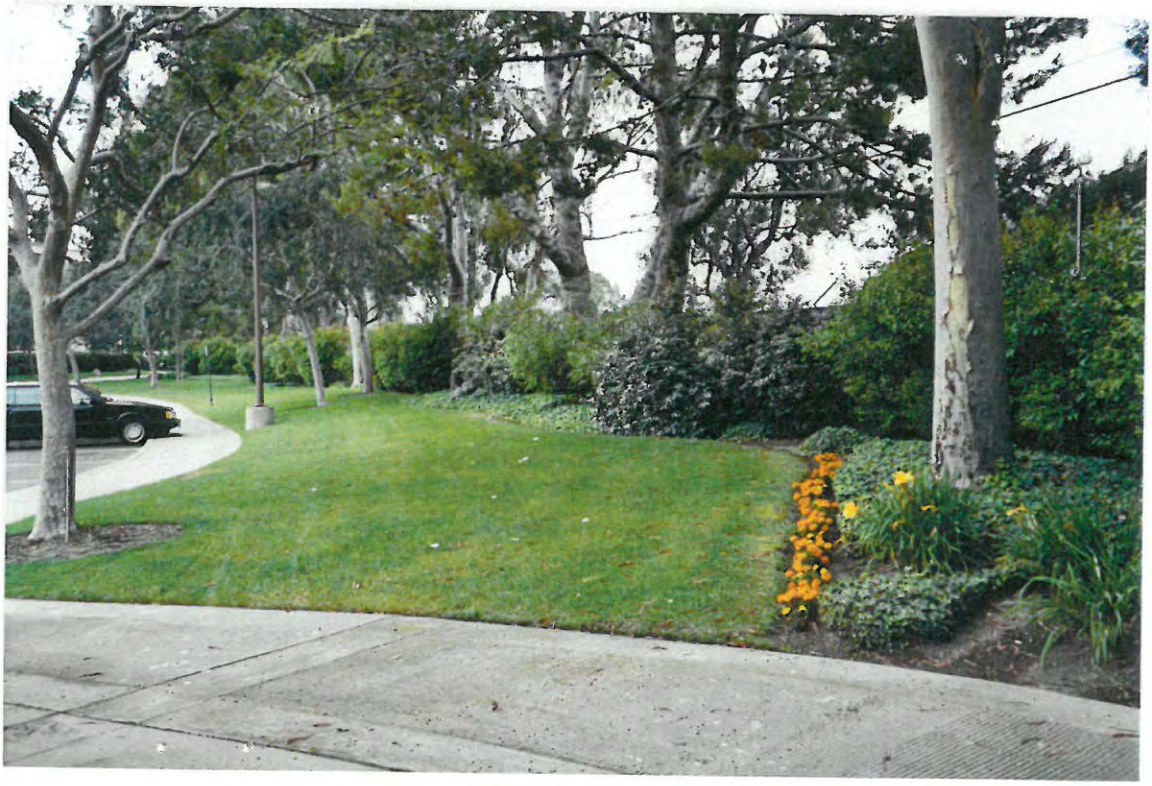
ATTACHMENT 1

ATTACHMENT 1

ATTACHMENT 3

3 FLATS GROUND COVER

SHRUBS -
PRIOR TO CONSTRUCTION



SpectrumCare
Landscape & Irrigation Management

July 28, 2014

Mutual 17 – Seal Beach Leisure World
Golden Rain Foundation
Physical Property
P.O. Box 2069
Seal Beach, CA 90760-4344

Attn: Brian Case
Re: Plant material/Labor cost

Dear Brian,

We are pleased to submit our cost for plant material and labor for Mutual 17.

Cost

Plant Material Prices

(2) 5 Gal. Plumbago Shrubs	@ $ 11.00 ea.	$ 22.00
(3) Flats Ground Cover	@ $ 10.00 ea.	$ 30.00
(70) 5 Gal. Agapanthus Shrubs	@ $ 11.00 ea.	$ 770.00
(33) 5 Gal. Escollonia Shrubs	@ $ 11.00 ea.	$ 363.00
(8) 15 Gal. Bougainvillea	@ $130.00 ea.	$1,040.00
(2) 15 Gal. Cape Honeysuckle	@ $ 45.00 ea.	$ 90.00
	Total	$2,315.00

Labor Installation Prices

(2) 5 Gal. Plumbago Shrubs	@ $ 9.00 ea.	$ 18.00
(3) Flats Ground Cover	@ $10.00 ea.	$ 30.00
(70) 5 Gal Agapanthus Shrubs	@ $ 9.00 ea.	$ 630.00
(33) 5 Gal. Escollonia	@ $ 9.00 ea.	$ 297.00
(8) 15 Gal. Bougainvillea	@ $40.00 ea.	$ 320.00
(2) 15 Gal. Cape Honeysuckle	@ $40.00 ea.	$ 80.00
	Total	$1,375.00

If you have any questions, please contact me at your earliest convenience.

Sincerely,
SPECTRUM CARE

Alex Aguirre
General Superintendent
AA/sg

Speccare/John/Mutual 17 072814

ANDERSON · PENNA

· PARTNERS IN PROJECT DELIVERY ·

July 15, 2014

Mr. Mark Weaver
Community Facilities Manager
Golden Rain Foundation
Leisure World – Seal Beach
1661-C Golden Rain Road
Club 5, 2nd floor
Seal Beach, CA 90740

Subject: Pothole Change Order for St. Andrews Improvements at Tam O'Shanter

Dear Mark,

APP is hereby requesting a budget increase of $6,268 to complete the design of the subject project. As discussed, the existing flat longitudinal gutter grades in conjunction with an ineffective storm drain grate will result in ponded water in the vicinity of the proposed relocated driveway on the west side of St. Andrews. We are proposing to construct a new catch basin and a new lateral that will outlet to the existing 36" storm drain on the east side of St. Andrews. In order to do this, we will need to pothole 5 existing utilities, including the existing storm drain. This will also necessitate surveying the potholes so that our proposed lateral will not interfere with the existing utilities.

The requested additional cost is comprised of the following:

Potholing (5)	$3,760
Survey	$1,500
Plans, specs	$1,008
	$6,268

If this is acceptable to you, please provide us with written authorization to proceed. If you have any questions or require additional information please do not hesitate to call.

If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Matt Stepien, PE
Senior Project Manager

20280 ACACIA STREET, SUITE 100 • NEWPORT BEACH, CA 92660
PHN 949 428 1500 • FAX 949 258 5053

WWW.ANDPEN.COM
CERTIFIED UDBE

ANDERSON · PENNA

· PARTNERS IN PROJECT DELIVERY ·

July 3, 2014

Mr. Mark Weaver
Community Facilities Manager
Golden Rain Foundation
Leisure World – Seal Beach
1661-C Golden Rain Road
Club 5, 2nd floor
Seal Beach, CA 90740

Subject: Pothole Change Order for St. Andrews Improvements at Tam O'Shanter

Dear Mark,

APP is hereby requesting a budget increase of $7,036 to complete the design of the subject project. As discussed, the existing flat longitudinal gutter grades in conjunction with an ineffective storm drain grate will result in ponded water in the vicinity of the proposed relocated driveway on the west side of St. Andrews. We are proposing to construct a new catch basin and a new lateral that will outlet to the existing 36" storm drain on the east side of St. Andrews. In order to do this, we will need to pothole 5 existing utilities, including the existing storm drain. This will also necessitate surveying the potholes so that our proposed lateral will not interfere with the existing utilities.

The requested additional cost is comprised of the following:

Potholing (5)	$4,266
Survey	$1,650
Plans, specs	$1,120
	$7,036

If this is acceptable to you, please provide us with written authorization to proceed. If you have any questions or require additional information please do not hesitate to call.

If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Matt Stepien, PE
Senior Project Manager

20280 ACACIA STREET, SUITE 100 • NEWPORT BEACH, CA 92660
PHN 949 428 1500 • FAX 949 258 5053

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GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
PHYSICAL PROPERTY
DEPARTMENT - 70

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
SALARIES AND WAGES	61000	662,489		(662,489)	-100.0%	587,334	265,673	331,242	596,915	531,345
PAYROLL TAXES	61400	54,796		(54,796)	-100.0%	46,188	22,852	27,396	50,248	45,703
WORKERS' COMPENSATION	61420	69,840		(69,840)	-100.0%	54,391	42,703	25,205	67,908	85,407
GROUP INSURANCE-MEDICAL	61430	96,134		(96,134)	-100.0%	85,907	34,714	48,066	82,780	69,428
GROUP INSURANCE - DENTAL	61433	2,069		(2,069)	-100.0%	4,271	1,291	1,032	2,323	2,583
GROUP INSURANCE - VISION	61435	1,466		(1,466)	-100.0%	1,867	622	732	1,354	1,244
RETIREMENT FUND	61440	14,075		(14,075)	-100.0%	13,763	4,598	7,038	11,636	9,195
GROUP INSURANCE-LIFE	61450	2,027		(2,027)	-100.0%	2,082	1,026	1,014	2,040	2,052
LONG TERM DISABILITY INS.	61460	3,753		(3,753)	-100.0%	2,547	979	1,878	2,857	1,959
TOTAL WAGES & BENEFITS		906,649	0	(906,649)	-100.0%	798,350	374,458	443,603	818,061	748,916
OFFICE SUPPLIES	64100	14,221	3,500	(10,721)	-75.4%	15,650	8,370	7,110	15,480	16,741
BUILDING SUPPLIES	6410005	0	500	500	100.0%	0	0	0	0	0
COFFEE, TEA, ETC.	6410010	0	500	500	100.0%	0	0	0	0	0
COMPUTER SUPPLIES	6410015	0	1,500	1,500	100.0%	0	0	0	0	0
EQUIPMENT EXPENSE	6410020	0	6,000	6,000	100.0%	0	0	0	0	0
LUNCH ROOM SUPPLIES	6410025	0	200	200	100.0%	0	0	0	0	0
PRINTER/COPIER SUPPLIES	6410030	0	2,000	2,000	100.0%	0	0	0	0	0
ELECTRICITY	64200	7,550	8,375	825	10.9%	7,721	4,084	3,774	7,858	8,168
TELEPHONE	64280	0	0	0	0.0%	0	0	0	0	0
BANK SERVICE FEES	64350	0	1,350	1,350	100.0%	0	0	0	0	0
EQUIPMENT RENTAL	64440	7,100	3,184	(3,916)	-55.2%	5,327	1,244	3,552	4,796	2,487
EQUIP. REPAIR & MAINT.	64700	1,008	1,300	292	29.0%	2,272	749	504	1,253	1,497
BLDG. REPAIR & MAINT.	64720	0	0	0	0.0%	424	0	0	0	0
EMPLOYEE RECRUITMENT	64750	0	0	0	0.0%	2,013	0	0	0	0
TEMP AGENCY FEES	6213100	0	0	0	0.0%	0	0	0	0	0
UNIFORMS & LAUNDRY	64800	2,004	3,300	1,296	64.7%	3,291	1,004	1,002	2,006	2,007
CONTINUING EDUCATION	64810	800	1,000	200	25.0%	628	500	402	902	1,000
MILEAGE	64820	120	120	0	0.0%	0	27	60	87	53

GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
PHYSICAL PROPERTY
DEPARTMENT - 70

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
MEALS	64821	120	120	0	0.0%	0	0	60	60	0
DUES MEMBERSHIPS & BOOKS	64830	500	500	0	0.0%	134	215	252	467	430
MISC WRITE-OFFS	64890	0	0	0	0.0%	9,705	1,673	0	1,673	3,345
SERVICE CONTRACTS	64940	0	1,500	1,500	100.0%	378	927	0	927	1,855
COMMITTEE NON-BUDGTD EXP	6951000	0	1,000	1,000	100.0%	0	0	0	0	0
TOTAL OPERATING EXPENSES		33,423	35,949	2,526	7.6%	47,545	18,792	16,716	35,508	37,583
TOTAL COST CENTER EXPENSES		**940,072**	**35,949**	**(904,123)**	**-96.2%**	**845,895**	**393,250**	**460,319**	**853,569**	**786,499**
OTHER INCOME										
PERMIT INCOME	5380700	0	(76,800)	(76,800)	-100.0%	0	0	0	0	0
PARKING SPOT RENTAL	5380701	0	(13,200)	(13,200)	-100.0%	0	0	0	0	0
OTHER INCOME	53850	(70,000)		(70,000)	-100.0%	(86,144)	(64,179)	(34,998)	(99,177)	(128,358)
TOTAL INCOME FROM OTHER SOURCES		**(70,000)**	**(90,000)**	**(160,000)**	**-228.6%**	**(86,144)**	**(64,179)**	**(34,998)**	**(99,177)**	**(128,358)**
TO BE RECOVERED FROM THE MUTUALS		**870,072**	**(54,051)**	**(1,064,123)**	**-122.3%**	**896,676**				
PER APT. PER MONTH		**10.97**	**(0.68)**	**(11.65)**	**-106.2%**					
PLANNED CAPITAL EXPENDITURES		$ -	$ -							
FULL TIME EQUIVALENT EMPLOYEES		11.00	0.00	(11.00)						

GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
SERVICE MAINTENANCE
DEPARTMENT - 74

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
SALARIES AND WAGES	61000	1,722,534		(1,722,534)	-100.0%	1,598,434	788,491	861,270	1,649,761	1,576,982
PAYROLL TAXES	61400	142,064		(142,064)	-100.0%	126,570	65,812	71,034	136,846	131,625
WORKERS' COMPENSATION	61420	220,457		(220,457)	-100.0%	159,130	124,374	79,562	203,936	248,749
GROUP INSURANCE-MEDICAL	61430	245,622		(245,622)	-100.0%	239,715	96,446	122,814	219,260	192,892
GROUP INSURANCE - DENTAL	61433	5,582		(5,582)	-100.0%	10,294	3,058	2,790	5,848	6,117
GROUP INSURANCE - VISION	61435	4,335		(4,335)	-100.0%	5,659	1,882	2,166	4,048	3,764
RETIREMENT FUND	61440	57,832		(57,832)	-100.0%	55,099	26,142	28,914	55,056	52,283
GROUP INSURANCE-LIFE	61450	5,581		(5,581)	-100.0%	6,704	3,399	2,790	6,189	6,798
LONG TERM DISABILITY INS.	61460	10,335		(10,335)	-100.0%	7,531	3,255	5,166	8,421	6,509
TOTAL WAGES & BENEFITS		2,414,342	0	(2,414,342)	-100.0%	2,209,136	1,112,860	1,176,506	2,289,365	2,225,719
FIELD SUPPLIES	6410021	0	26,875	26,875	100.0%	0	0	0	0	0
BUILDING SUPPLIES	6410005	0	2,500	2,500	100.0%	0	0	0	0	0
COFFEE, TEA, ETC.	6410010	0	2,000	2,000	100.0%	0	0	0	0	0
COMPUTER SUPPLIES	6410015	0	0	0	0.0%	0	0	0	0	0
TOOLS EXPENSE	6410022	0	27,075	27,075	100.0%	0	0	0	0	0
LUNCH ROOM SUPPLIES	6410025	0	0	0	0.0%	0	0	0	0	0
PRINTER/COPIER SUPPLIES	6410030	0	0	0	0.0%	0	0	0	0	0
ELECTRICITY	64200	17,502	17,375	(127)	-0.7%	16,013	7,634	8,754	16,388	15,268
TELEPHONE	64280	0	0	0	0.0%	73	0	0	0	0
EQUIPMENT RENTAL	64440	1,800	1,840	40	2.2%	1,363	523	900	1,423	1,047
EQUIP. REPAIR & MAINT.	64700	4,300	10,000	5,700	132.6%	21,378	8,129	2,148	10,277	16,257
BLDG. REPAIR & MAINT.	64720	204	500	296	145.1%	738	0	102	102	0
EMPLOYEE RECRUITMENT	64750	0	0	0	0.0%	15,020	59	0	59	118
TEMP AGENCY FEES	6213100	0	0	0	0.0%	0	0	0	0	0
UNIFORMS & LAUNDRY	64800	9,996	10,366	370	3.7%	11,373	5,099	4,998	10,097	10,197
CONTINUING EDUCATION	64810	480	480	0	0.0%	906	0	240	240	0
MILEAGE	64820	720	750	30	4.2%	619	345	360	705	690
MEALS	64821	120	120	0	0.0%	37	0	60	60	0

GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
SERVICE MAINTENANCE
DEPARTMENT - 74

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
DUES MEMBERSHIPS & BOOKS	64830	0	0	0	0.0%	0	0	0	0	0
PERMITS & LICENSES	64840	120	300	180	150.0%	114	115	60	175	230
FUEL & OIL	64870	550	0	(550)	-100.0%	502	135	276	411	270
DIESEL FUEL	6483110	0	450	450	100.0%	0	0	0	0	0
MISCELLANEOUS WRITEOFFS	64890	0	0	0	0.0%	0	300	0	300	600
SERVICE CONTRACTS	64940	1,000	1,032	32	3.2%	785	444	498	942	889
EMPLOYEE EXAMS	66255	0	0	0	0.0%	0	850	0	850	1,700
DEPRECIATION	81000	9,780	0	(9,780)	-100.0%	9,594	5,393	4,890	10,283	10,786
TOTAL OPERATING EXPENSES		46,572	101,663	55,091	118.3%	78,515	29,026	23,286	52,312	58,052
TOTAL COST CENTER EXPENSES		**2,460,914**	**101,663**	**(2,359,251)**	**-95.9%**	**2,287,651**	**1,141,886**	**1,199,792**	**2,341,677**	**2,283,771**
OTHER INCOME										
OTHER INCOME	53850	0	0	0	0.0%	1	0	0	0	0
SRO LABOR COSTS RECOVERY	59600	(1,299,996)	(1,188,886)	(111,110)	8.5%	(1,233,842)	(582,859)	(649,998)	(1,232,857)	(1,165,719)
TOTAL INCOME FROM OTHER SOURCES		(1,299,996)	(1,188,886)	(111,110)	8.5%	(1,233,842)	(582,859)	(649,998)	(1,232,857)	(1,165,719)
TO BE RECOVERED FROM MUTUALS		**1,160,918**	**(1,087,223)**	**(2,470,361)**	**-212.8%**	**1,263,204**				
PER APT. PER MONTH		**14.64**	**(13.71)**	**(28.35)**	**-193.6%**					

PLANNED CAPITAL EXPENDITURES $ - $ -

FULL TIME EQUIVALENT EMPLOYEES 30.00 0.00 (30.00)

GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
SERVICE MAINTENANCE SUPERVISION
DEPARTMENT - 75

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
SALARIES AND WAGES	61000	220,772		(220,772)	-100.0%	208,969	100,905	110,388	211,293	201,810
PAYROLL TAXES	61400	15,751		(15,751)	-100.0%	17,068	8,448	7,878	16,326	16,896
WORKERS' COMPENSATION	61420	11,793		(11,793)	-100.0%	9,204	7,235	4,256	11,491	14,470
GROUP INSURANCE-MEDICAL	61430	24,274		(24,274)	-100.0%	19,775	10,493	12,138	22,631	20,986
GROUP INSURANCE - DENTAL	61433	335		(335)	-100.0%	421	173	168	341	347
GROUP INSURANCE - VISION	61435	473		(473)	-100.0%	505	193	234	427	386
RETIREMENT FUND	61440	5,243		(5,243)	-100.0%	3,940	1,898	2,622	4,520	3,797
GROUP INSURANCE-LIFE	61450	609		(609)	-100.0%	526	393	306	699	786
LONG TERM DISABILITY INS.	61460	1,128		(1,128)	-100.0%	573	330	564	894	659
TOTAL WAGES & BENEFITS		280,378	0	(280,378)	-100.0%	260,982	130,068	138,554	268,622	260,137
OFFICE SUPPLIES	64100	9,500	1,750	(7,750)	-81.6%	7,572	2,597	4,752	7,349	5,193
BUILDING SUPPLIES	6410005	0	500	500	100.0%	0	0	0	0	0
COFFEE, TEA, ETC.	6410010	0	500	500	100.0%	0	0	0	0	0
COMPUTER SUPPLIES	6410015	0	750	750	100.0%	0	0	0	0	0
EQUIPMENT EXPENSE	6410020	0	2,000	2,000	100.0%	0	0	0	0	0
PRINTER/COPIER SUPPLIES	6410030	0	2,000	2,000	100.0%	0	0	0	0	0
EMPLOYEE RECRUITMENT	64750	0	0	0	0.0%	0	7,398	0	7,398	14,797
TEMP AGENCY FEES	6213100	0	0	0	0.0%	0	0	0	0	0
CONTINUING EDUCATION	64810	0	600	600	100.0%	227	0	0	0	0
TOTAL OPERATING EXPENSES		9,500	8,100	(1,400)	-14.7%	7,799	9,995	4,752	14,747	19,990
TOTAL COST CENTER EXPENSES		**289,878**	**8,100**	**(281,778)**	**-97.2%**	**268,780**	**140,064**	**143,306**	**283,370**	**280,127**
TO BE RECOVERED FROM MUTUALS		**289,878**	**1,750**	**(288,128)**	**-99.4%**	**286,812**				
PER APT. PER MONTH		**3.66**	**0.02**	**(3.64)**	**-99.5%**					

PLANNED CAPITAL EXPENDITURES $ - $ -

FULL TIME EQUIVALENT EMPLOYEES 4.80 0.00 (4.80)

GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
COMMUNITY FACILITIES
DEPARTMENT - 79

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE		2013	Jun 2014	Jul to Dec	Projected	2014
TITLE	ACCT.	2014	2015	$	%	Actual	Actual	Budget	2014 Totals	Annualized
OFFICE SUPPLIES	64100	18,600		(18,600)	-100.0%	26,135	12,048	9,300	21,348	24,097
BUILDING SUPPLIES	6410005	0	20,000	20,000	100.0%	0	0	0	0	0
COFFEE, TEA, ETC.	6410010	0		0	0.0%	0	0	0	0	0
COMPUTER SUPPLIES	6410015	0		0	0.0%	0	0	0	0	0
EQUIPMENT EXPENSE	6410020	0		0	0.0%	0	0	0	0	0
ELECTRICITY	64200	63,768	66,745	2,977	4.7%	61,514	29,132	31,884	61,016	58,265
TRASH	64240	69,700	69,700	0	0.0%	82,191	28,450	34,848	63,298	56,900
TELEPHONE	64280	4,935	5,865	930	18.8%	0	2,099	2,466	4,565	4,198
EQUIP. REPAIR & MAINT.	64700	2,400	2,200	(200)	-8.3%	3,810	800	1,200	2,000	1,600
BLDG. REPAIR & MAINT.	64720	3,600	3,936	336	9.3%	7,741	1,836	1,800	3,636	3,671
LANDSCAPE MAINT. - CONTRACT	64730	119,448	125,420	5,972	5.0%	120,760	54,174	59,724	113,898	108,348
LANDSCAPE MAINT. - EXTRAS	64735	10,200	21,542	11,342	111.2%	0	10,508	5,100	15,608	21,015
BRIDGE INSPECTION	6476300	0	5,000	5,000	100.0%	0	0	0	0	0
PERMITS & LICENSES	64840	5,725	5,923	198	3.5%	4,351	1,635	2,862	4,497	3,270
PROPANE	64870	0	75	75	100.0%	0	0	0	0	0
SERVICE CONTRACTS	64940	13,000	5,300	(7,700)	-59.2%	6,809	2,977	6,498	9,475	5,953
STREET REPAIR & MAINT.	64970	24,000	26,767	2,767	11.5%	19,443	16,767	12,000	28,767	33,533
SEWER MAINT.	64975	27,150	28,615	1,465	5.4%	7,015	1,465	27,150	28,615	2,930
HAZARDOUS WASTE DISP.	64985	5,220	4,211	(1,009)	-19.3%	7,081	1,441	2,610	4,051	2,882
PROPERTY TAXES	67100	0	0	0	0.0%	0	0	0	0	0
HAZARD AND LIABILITY INS.	67300	74,317	86,486	12,169	16.4%	16,231	45,763	27,865	73,627	91,525
DEPRECIATION	81000	939,297	0	(939,297)	-100.0%	737,290	382,702	469,650	852,352	765,404
TOTAL COST CENTER EXPENSES		**1,381,360**	**477,785**	**(903,575)**	**-65.4%**	**1,100,371**	**591,796**	**694,957**	**1,286,753**	**1,183,592**
OTHER INCOME										
RECYCLING INCOME	5380790	0	(8,000)	8,000	100.0%	0	0	0	0	0
OTHER	53850	(8,000)	0	(8,000)	100.0%	(23,133)	(3,654)	(4,002)	(7,656)	(7,308)
TOTAL INCOME FROM OTHER SOURCES		**(8,000)**	**(8,000)**	**0**	**0.0%**	**(23,133)**	**(3,654)**	**(4,002)**	**(7,656)**	**(7,308)**
TO BE RECOVERED FROM MUTUALS		**1,373,360**	**469,785**	**(903,575)**	**-65.8%**	**1,163,436**				

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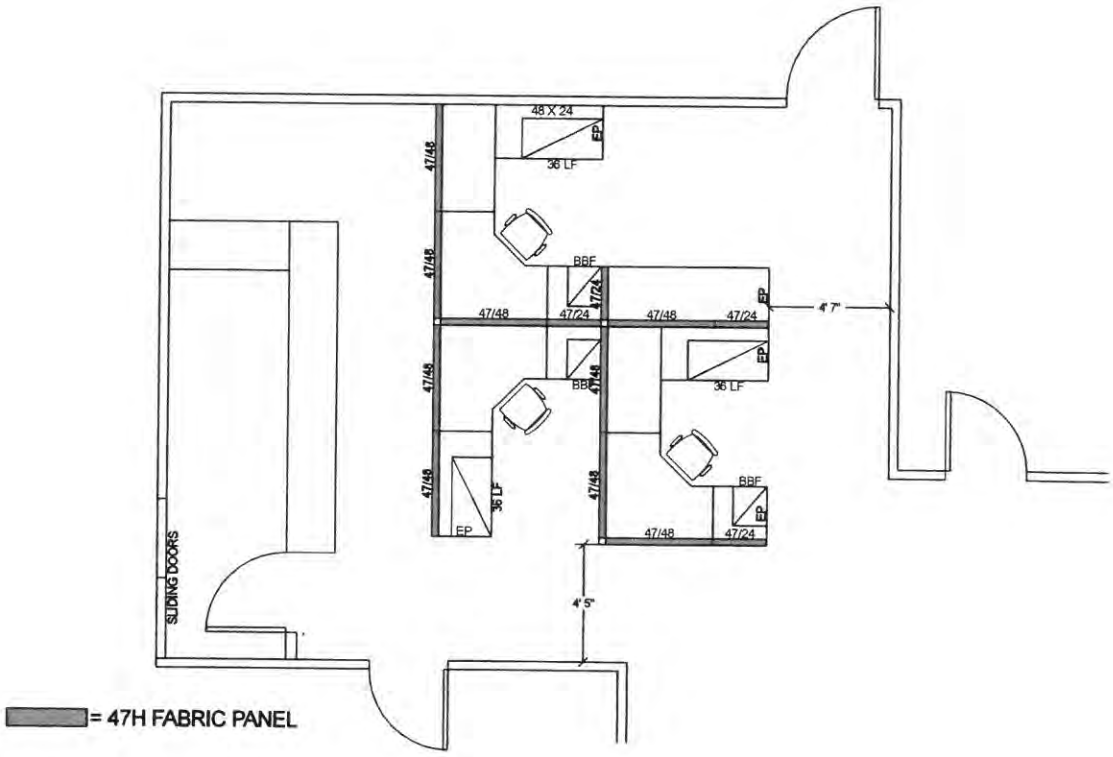
GOLDEN RAIN FOUNDATION
2015 BUDGET FOR
COMMUNITY FACILITIES
DEPARTMENT - 79

Draft

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H) + (I) (J)	(K)
		ADOPTED BUDGET		BUDGET CHANGE						
TITLE	ACCT.	2014	2015	$	%	2013 Actual	Jun 2014 Actual	Jul to Dec Budget	Projected 2014 Totals	2014 Annualized
PER APT. PER MONTH		**17.32**	**5.92**	**(11.40)**	**-65.8%**					
PLANNED CAPITAL EXPENDITURES		$ 2,432,000	$ -							
TOTAL TENTATIVE PROJECTS		$ -								
CAPITAL PLANS AND TENTATIVE PROJECTS		**$ 2,432,000**	**$ -**							

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
Physical Property cc70

ITEM	DESCRIPTION	Cost
Office work station	To organize staff desk locations and files to allow for a better work flow and proper ergonomics. This includes allocated in-house labor (R) In-service- early 1990s Life expectancy- 10 years	8,000



Furniture Plan For:

GOLDEN RAIN PHYSICAL PROPERTIES

DATE: JULY 30, 2014	APPROVED BY:
DRAWN BY: MIKE LEE	
SCALE: 3/16" = 1'	DATE:
JOB NO. : GOLDENRAIN_PHYSICALPROPERTIES_073014.SKF	

Talimar Systems
3105 W Alpine St.
Santa Ana, CA 92704
800.776.7650
714.557.4884
714.557.6107 Fax
mike@talimarsystems.com

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GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
SERVICE MAINTENANCE CC - 74

	Capital	
Backhoe	Attachment for the Massy Ferguson tractor to help with trenching, uncovering soils, streets and sidewalks ect. (Requested by the Emergency Preparedness Committee) (C)	15,000

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
SERVICE MAINTENANCE CC - 74

ITEM	DESCRIPTION	Cost
	Reserves	
Pipe Cutting Machine package	Cut and Thread Pipe for the repair of water lines This will be purchased as a combo unit. One unit in the shop one unit mounted on a Cushman (R) In-service - 1993 Life expectancy- 20 years	12,000

McAfee SECURE
TESTED DAILY 18-JUL
ACCREDITED BUSINESS BBB

SDT Reconditioned RIDGID ® 26092 1224 Power Pipe Threading Machine w/ 92462 150A Stand

Zoom

HSS Dies / 1 Year Warranty / 711 714 Quick Opening Die Head

Part Number: RD-RF-1224
Shipping Weight: 600 .lbs

(No reviews)

Be the first to Write a Review

0

Availability: In stock

$7,249.99

Quantity: 0

Add to Cart

FREE Shipping

RIDGID

Order before 3:00pm EST Ships same day!
More Information

Do you have Questions? Give us a call! (866) 487-4059

VISA PayPal DISCOVER amazon payments

Let us help you! You can call, chat or e-mail. What ever is most comfortable for you!

RIDGID® Power Threading Tools – Pipe Threading Machines & Tools

December 17, 2012

Model 690 Power Threading

- Universal reversible 1020 W motor
- Heavy duty paddle-type switch
- Separate Forward/Reverse Switch
- Heavy-duty fiberglass reinforced body and handle
- 11-R die heads
- Capacity: 1/8" - 2" pipe

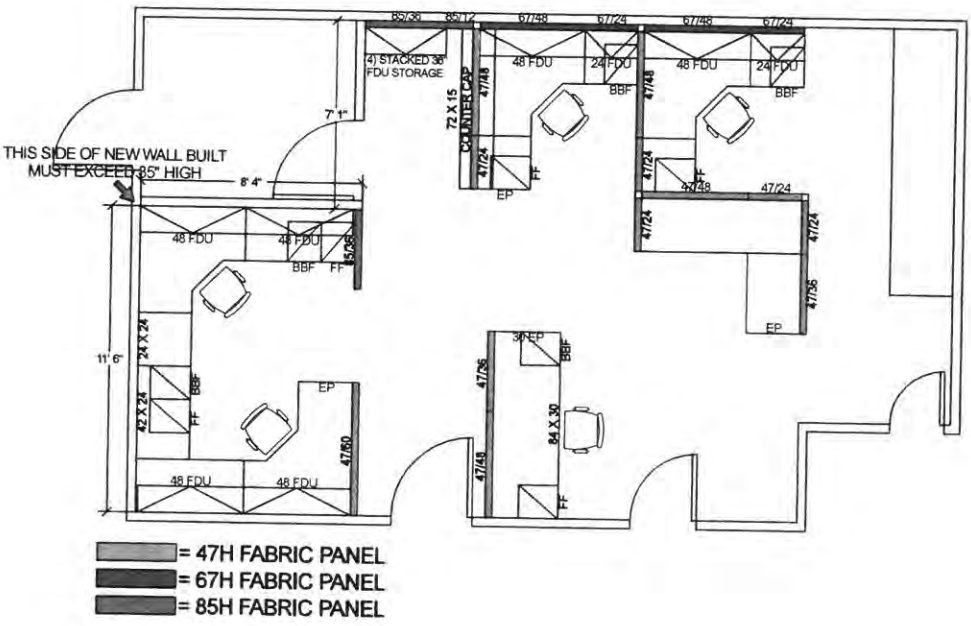
RIDGID® Model 690 Power Threading Tool

Model 300 Compact Pipe Threading Machine

Pipe Capacity: 1/8" - 2" 2 1/2" - 4" with optional 141 geared threader

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
SERVICE MAINTENANCE CC 75

ITEM	DESCRIPTION	Cost
Office upgrades for SM Office	Lighting, paint, carpet and work stations for the Service Maintenance Office. This includes allocated in-house labor (R) In-service- early 1990s Life expectancy- 10 years	17,000



Furniture Plan For:

GOLDEN RAIN - MAINTENANCE

DATE: JULY 30, 2014	APPROVED BY:
DRAWN BY: MIKE LEE	
SCALE: 3/16" = 1'	DATE:
JOB NO. : GOLDENRAIN_MAINTENANCE_073014.SKF	

TALIMAR SYSTEMS, INC

Talimar Systems
3105 W Alpine St.
Santa Ana, CA 92704
800.776.7650
714.557.4884
714.557.6107 Fax
mike@talimarsystems.com

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GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
COMMUNITY FACILITIES CC 79

ITEM	DESCRIPTION	Cost
	Reserves	
2015 Paving Project	2" pavement grind and overlay St. Andrews Drive (Northwood – Golden Rain) this was recommended in the 2013 Pavement Evaluation- 500,000 Replacement of curb median on St Andrews- 100,000 Tree removal on St Andrews- 25,000 Slurry Seal various streets- 60,000 Irrigation Repairs- 5,000 (R) In-service - East side St. Andrews from Interlachen to Golden Rain 2010. The remainder of St. Andrews prior to 1997 Life expectancy- 25 years	760,000
Tree Replacement St Andrews	Replace 56 trees and landscape in the median of St Andrews from Northwood to Golden Rain, removal from paving project Phase #1 (R) In-service - original Life expectancy- 30 years	125,000
Perimeter Wall	Replacement of Section L and M located on Westminster ave aprox 3,000 ln. ft. (R) In-service -original Life expectancy- 30 +years	1,200,000
Veterans Memorial	Re Texture Veterans Memorial deck due to cracks (R) In-service - 2004 Life expectancy- 10 years	6,000
Roof Maintenance	Administration Building flat roof -10,500 (R) Amphitheater Stage Building-15,500 Amphitheater Building B- 12,500 Contingency unforeseen repair -1,500 In-service - 2004 Life expectancy- 10 years	40,000
Main Gate Beautification	Upgrade Main Gate Globe Area (R) Landscape- To include irrigation and up lighting, see attached rendering In-service - 1962 Life expectancy- 30+ years	200,000

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
COMMUNITY FACILITIES CC 79

Main Gate Beautification	Upgrade Main Gate Globe Area (R) Fountain- Install new fountain complete with filtration system. In-service - 1962 Life expectancy- 30+ years	75,000
Main Gate Beautification	Upgrade Main Gate Globe Area (R) Hardscape- Concrete paving, reinforced concrete walls. In-service - 1962 Life expectancy- 30+ years	30,000
Main Gate Beautification	Upgrade Main Gate Globe (R) Globe Restoration- Sandblast, repair and paint In-service - 1962 Life expectancy- 30+ years	50,000
Smart timers	Landscape Smart Timers and Wireless Weather feeds are components that work together to enable local weather to automatically control your automatic sprinkler system to lower water usage (R) In-service – early 1980s Life expectancy- 10 years	66,000

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
COMMUNITY FACILITIES CC 79

	Capital	
Gate for 1.8	Swing Gate to secure trash area after hours at 1.8 acres (C) Life expectancy- 20 years	6,000
Gate for Purchasing	Swing Gate to keep parking area behind Purchasing (loading dock) secure after hours on Westminster ave (C) Life expectancy- 20 years	6,000
Emergency fire equipment	Water pump with hose attachments and holding tank. (requested by the Emergency Preparedness Committee) (C) Life expectancy- 7 years	5,000
Electric Vehicle Charging Station	Install a Charge Point model CT4000 Dual Electric Vehicle Charging Station at the Clubhouse 2 Parking Lot by the vacuum and air pump Model. This was requested by the Physical Property Committee (C) Life expectancy- 15 years	17,000

SECTION 4

PRIORITIZED IMPROVEMENT COSTS

Following is a summary table of the recommendations and estimated cost of improvements listed by priority. The costs include a 20% construction cost contingency.

		Estimated Costs		
Recommendation	**Description**	**Design**	**Construction**	**Total**
2014	St. Andrews (Golden Rain – Northwood)	$5,000	$495,000	$500,000
2015	St. Andrews Drive (Golden Rain – St. Andrews Gate), Annandale Drive, Church Place	$5,000	$495,000	$500,000
2016	El Dorado Drive (Northwood – Golden Rain), Del Monte Drive (Northwood – Golden Rain), Nassau Drive, Knollwood Road	$10,000	$490,000	$500,000
2017	Oakmont Road, Interlachen Road, Oak Hills Drive, Brookline Road, Southpoint Lane, North and South Fairfield Lane, Foxburg Road, Prestwick Road, Mayfield Road, Glenview Road, Twin Hills Drive, McKinney Way, Sunningdale Road, Burning Tree Lane, Del Monte drive (Burning Tree – Golden Rain)	$10,000	$490,000	$500,000
2018	Northwood Road, Sea View Lane, Shawnee, St. John Road, Pelham, Danbury Lane, Wentworth Lane, Medinac Lane, Tam O' Shanter Road, Cedarcrest Lane, Homewood Road, Alderwood Lane, Weeburn Road, Skokie Road, Canoe Brook Drive, Merion Way, Monterey Road, El Dorado Drive (Golden Rain – Monterey), Thunderbird Drive (Golden Rain – Church), St. Andrews (St. Andrews Gate – Seal Beach Boulevard)	$10,000	$490,000	$500,000
	TOTAL	**$40,000**	**$2,460,000**	**$2,500,000**

Year	Recommendation
2014	2" pavement grind and replace St. Andrews Drive (Northwood – Golden Rain); full depth reconstruction in identified areas; reconstruct damaged curb, gutter, sidewalk; incorporate other recommendations from 2013 Traffic Study.
2015	2" pavement grind and replace St. Andrews Drive (Golden Rain – St. Andrews Gate) and Annandale Drive; full depth reconstruction in identified areas; reconstruct Church Place (entire length); reconstruct damaged curb, gutter, sidewalk;
2016	2" pavement grind and replace or slurry seal for El Dorado Drive (Northwood – Golden Rain), Del Monte Drive (Northwood – Golden Rain), Nassau Drive, and Knollwood Road; full depth reconstruction in identified areas; reconstruct damaged curb, gutter, sidewalk.
2017	2" pavement grind and replace or slurry seal for Oakmont Road, Interlachen Road, Oak Hills Drive, Brookline Road, Southport Lane, North and South Fairfield Lane, Foxburg Road, Prestwick Road, Mayfield Road, Glenview Road, Twin Hills Drive, McKinney Way, Sunningdale Road, Burning Tree Lane, and Del Monte drive (Burning Tree – Golden Rain); full depth reconstruction in identified areas; reconstruct damaged curb, gutter, sidewalk.
2018	2" pavement grind and replace or slurry seal for Northwood Road, Sea View Lane, Shawnee, St. John Road, Pelham, Danbury Lane, Wentworth Lane, Medinac Lane, Tam O' Shanter Road, Cedarcrest Lane, Homewood Road, Alderwood Lane, Weeburn Road, Skokie Road, Canoe Brook Drive, Merion Way, Monterey Road, El Dorado Drive (Golden Rain – Monterey), Thunderbird Drive (Golden Rain – Church), and St. Andrews (St. Andrews Gate – Seal Beach Boulevard); full depth reconstruction in identified areas; reconstruct damaged curb, gutter, sidewalk.

Ari-Thane Foam Products, Inc.

1561 Commerce St, Corona, CA 92880
Phone: 951-893-9060 Fax: 951-893-9067
Commercial License #887190 Residential License #277593

PROPOSAL & ACCEPTANCE

"High Performance Roofing" www.arithane.com

CUSTOMER: Seal Beach Leisure World	**JOB:** Seal Beach Leisure World	**DATE:** 6/16/2014
ADDRESS: 13553 Seal Beach Blvd	**ADDRESS:** Admin, Building B, Amphitheater	
CITY, ST. ZIP: Seal Beach Ca 90720	**CITY, ST.** Seal Beach Ca 90720	
PHONE:	**PHONE:**	
FAX:	**FAX:**	
CONTACT: Jerry Antisdale	**CONTACT:** Jerry Antisdale	
EMAIL: jerrya@lwsb.com	**EMAIL:** jerrya@lwsb.com	

APPLICABLE SPECIFICATIONS FOR POLYURETHANE SPRAY FOAM ROOFING SYSTEM TO BE INSTALLED TO THE BUILDING REFERENCED ABOVE BASED ON 0 SQ. FT.

SPECIFICATIONS:

Clean and prepare existing roof surface as necessary for the proper application of coating system.
Power wash existing roof surface.
Repair all physical damage to roof surface with urethane caulking and/or polyurethane foam as necessary.
Cut out and re seal all blistered areas to match existing.
Mask as necessary to protect from overspray.

Apply ***SWD 1929-F "Quik-Shield"** WHITE elastomeric top coating at the rate of 2 gallons per 100 sq. ft. (**SWD "Quik-Shield"** coating is **Energy Star, CRRC** California Title 24 Compliant with a solar reflectance of 82% and emittance of 91%.)
Broadcast #9 granules into wet finish coat at the rate of 30 lbs. per 100 sq. ft.

Clean and detail premises to remove any job related debris.
Issue 10 year NO LEAK warranty.

BASE PRICE: $

NOTES: (Excludes INSTALLING any wall & pipe flashings, vents, skylights, roof hatches, blisters, low areas, drains & scupper liners unless otherwise specified.)

OPTIONS:

Admin	$10,500.00
Bldg B	$15,500.00
Ampha	$12,500.00

If all building are done one after the other deduct $1,500.00

TOTAL PRICE INCLUDING OPTIONS: $ 37,000.00

BUILDING PERMIT NOT INCLUDED: NO
BID BOND NOT INCLUDED: NO
THIS IS A PREVAILING WAGE JOB: NO

ACCEPTANCE OF PROPOSAL- The above prices, conditions, and specifications as well as the conditions herein have been read and are satisfactory and are hereby accepted. Final payment will be made promptly upon completion. You are authorized to do the work as specified.

Authorized Signature
Arithane Foam Roofing
Commercial, Inc.: _____ Lindsey Smidt

Customer Signature: _____

Payment Terms: **PROGRESS BILLED**

Ari-Thane installs only the finest materials manufactured by---------- SWD Urethane

This proposal may be withdrawn by us if not accepted within 30 days

Upon final payment ARI-THANE will issue warranty specified above

"WE MAKE IT, WE INSTALL IT, WE STAND BEHIND IT"

"Over 100 million square feet installed since 1972"

VISA MasterCard AMERICAN EXPRESS

Quotation

JOHN DEERE
LANDSCAPES

GREEN TECH DIVISION #342
3 Chrysler Unit 100
Irvine, CA 92618-2009
W: (949)455-7465

Bill To:

Ship To:

Created	Quote#	Due Date	Expected Award Date	Expiration Date
07/16/2012	1616403	08/16/2012	08/16/2012	08/16/2012

Printed	Job Name	Job Description	Job Start Date
07/17/2012 19:15:47	Leisure World	Community Facilities	08/16/2012

Line #	Item #	Item Desc	Qty	Unit Price	Extended Price
1	EGP16I	EAGLE PLUS 16I CONTROLLER	12	3,264.623	39,175.48
2	PMRKIT	RAINMASTER PMR KIT	12	567.600	6,811.20
3	RM-WETHR-ETRS	ET WEATHER CENTER.	1	4,051.000	4,051.00
4	EV-CAB-WS12	WEATHER CNTR CABLE 12	200	2.750	550.00
5	C	Golf Course			
6	EGP16I	EAGLE PLUS 16I CONTROLLER	4	3,264.623	13,058.49
7	PMRKIT	RAINMASTER PMR KIT	4	567.600	2,270.40

Total Price: $ 65,916.57

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.

GOLDEN RAIN FOUNDATION
2015 BUDGET CAPITAL REQUESTS
COMMUNITY FACILITIES CC 79

	Capital	
Gate for 1.8	Swing Gate to secure trash area after hours at 1.8 acres (C) Life expectancy- 20 years	6,000
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Guardian Traffic Systems 14020.230 SENTINEL 30' Manual Double Leaf Swing Barrier Gate Arm

Price: $2,476.00

Overview:

- 30'
- Galvanized
- Lock assembly to accept a padlock
- Uses Guardian Standard Hinges
- Easy to install in-ground or surface mount
- Receiver Post #14030.100 **REQUIRED** for Arms over 15'

Guide for Selecting the Best Pump Package

The terrain of your property, trees, number of buildings, and other factors affect how to select the best fire pump package for defending your property. For most homeowners our 5.5 HP high pressure pump package will meet your needs. If you have uphill slopes, taller trees, or longer hose runs (to protect other structures), or will be pumping through in-ground piping to remote hydrants, you will need more power. The chart below is only a general guide - call for assistance and/or seek counsel from a hydraulics engineer.

Questions? Call or Email. us for assistance in selecting your pump.

Package Description	Briggs & Stratton Davey Pump	Honda Engine MultiQuip Pump	Bringgs & Stratton Davey Pump	Briggs & Stratton Davey Pump
Water Spray beyond Nozzle	**75 Feet** (Note A)	**95 Feet** (Note A)	**110 Feet** (Note A)	**125 Feet** (Note A)
Max Building Height	Two floors	Two floors	Three floors	Three floors
Trees and terrain	Trees and uphill slopes under 25 feet	Trees and uphill slopes under 40 feet	Trees and uphill slopes under 50 feet	Trees and uphill slopes under 70 feet
1.5" Hose Run (max single hose from pump)	150 Feet	200 Feet	250 Feet	350 Feet
Run Multiple Hoses Concurrently?	Yes - 2 (1.5" and 1.0")	Yes - 2 (1.5" and 1.0")	Yes - 3 (1.5" and 1.0")	Yes - 3 (1.5" and 1.0")
Use with In-Ground Piping?	Not recommended	Yes (Note B)	Yes (Note B)	Yes (Note B)
Saline Pool Compatible?	Yes - Single hose only (Note C)	Yes - Two hoses concurrently (Note C)	Yes - Two hoses concurrently (Note C)	Yes - Two hoses concurrently (Note C)
Use with Fast Foam?	Yes (Note D)	Yes (Note D)	Yes (Note D)	Yes (Note D)
Use with Thermo Gel?	Yes (Notes C, E)	Yes (Notes C, E)	Yes (Notes C, E)	Yes (Notes C, E)
Electric Start? (Note F)	No	No	Yes	Yes
Package Price (Note G)	**$1,499**	**$2,799**	**$3,799**	**$4,199**
Specifications	Pump Packages	Pump Packages	Pump Packages	Pump Packages
Buy Now	Add to cart	Add to cart	Add to cart	Add to cart

Notes:

A) Clear water flowing from nozzle at end of a 75 foot 1.5" fire hose, minimal wind conditions.
B) In-Ground Piping: High pressure pumps can be used to drive water through an in-ground piping system to remotely-located hydrants. Piping size should be a minimum of 2.0" diameter or greater, depending on distance, elbows, and if used with a saline pool. Consult a hydraulics specialist for exact sizing.
C) Saline Pools: Saline pool water has higher viscosity than clear water and requires additional pump power to push the water the same distance as clear water. Additionally, saline water requires a higher mix of Thermo Gel (example 4% - 5% mix to water compared to 2%-3% for clear water), and therefore different sprayers when ordering.
D) Fast Foam: Fast Foam (Scotty Fire) can be used to retard the spread of wildfire in vegetation surrounding buildings, and is sold separately here.
E) Fire Retardant Gel (Thermo Gel) can be used to protect buildings by applying it in advance of wildfire, and is sold separately here.
F) Electric Start models include battery charger, battery box, and battery cables, but exclude battery (can not be shipped).
G) Pricing: Options, Delivery or Shipping, and Sales Tax (if applicable) are extra.

Note: See Legal Disclaimer.

Like 0 +1 0

Western Shelter Systems: SnapTank, Lightweight Portable Water Tanks

0.0 Be first to review QUESTIONS & ANSWERS

CREWBOSS ALWAYS MADE IN THE USA

Product Code: WSS-ST

$1349.99 - $2084.99

PRODUCT SIZE:

1000 Gallon | 1500 Gallon | 2000 Gallon | 2500 Gallon | 3000 Gallon

QUANTITY: 1

Select your options above to check stocking status.

Add to Cart Reset Add to Wish List Add to Shopping List

Light weight, durable, easy for one person to carry and deploy.

- Space-saving design fits most standard compartments
- An easier, more convenient alternative to traditional rigid-frame relay tanks
- The portability of a self-supporting tank, without spill-over or rolling
- Can be set up and fully functional in less than 4 minutes without tools
- Five models offer capacities from 1000 to 3000 gallons

Made In the U.S.A.

Contact our bids & quotes department for special pricing on bulk orders.

Details Reviews Product Q&A

Light weight, durable, easy for one person to carry and deploy.

- Space-saving design fits most standard compartments
- An easier, more convenient alternative to traditional rigid-frame relay tanks
- The portability of a self-supporting tank, without spill-over or rolling
- Can be set up and fully functional in less than 4 minutes without tools
- Five models offer capacities from 1000 to 3000 gallons

So much capacity, so much convenience in such a small, lightweight, package. Space-saving. Easy to transport. Easy-to-deploy. Western Shelter Systems *SnapTank*™ is the superior alternative to traditional rigid-framed relay tanks. This patented, lightweight system provides all the advantages of a rigid framed dump tank with the mobility and compact packaging of an unsupported free-standing tank. But with no spill-over and no rolling. In fact, nothing in the industry offers more structural integrity on flat or uneven ground than the *SnapTank*. Constructed of the finest aircraft-quality aluminum components, *SnapTank* is light, yet incredibly durable. And its unique design allows it to be set up—and be fully functional—in just minutes. With its quality components and interchangeable parts, the SnapTank can add valuable capacity to any response team, without the expensive apparatus modifications necessary to transport a traditional rigid tank.

127 La Porte Street, Unit M
Arcadia, CA 91006

Estimate

Date	Estimate #
9/3/2013	2182

Name / Address	Ship To
Golden Rain Foundation Mark Weaver PO Box 2069 Seal Beach, CA 90740	Golden Rain Foundation Mark Weaver PO Box 2069 Seal Beach, CA 90740

Project	Job Name	P.O. No.

Description	Qty	Rate	Total
CT4021-GPRS-SIM1-LOCK-CCR DUAL EVSE	1	6,331.50	6,331.50T
5 Year Commercial ChargePoint Network Service Plan Per L2 Port	0	796.50	0.00
OPTION 1 Year Commercial ChargePoint Network Service Plan *Per L2 Port	2	229.50	459.00
OPTION CT4000- 5 Year Total Parts Only Extended Warranty - Available at time of purchase only	0	2,193.75	0.00T
OPTION No Parking Sign except EV- Red CT1000-SIGN2	0	65.00	0.00T
OPTION ChargePass Card (50 each) in Mailing Folders - Key Fob Size	0	153.00	0.00T
Provisioning(Programming)	1	200.00	200.00
Estimated Shipping	1	150.00	150.00

	Subtotal
	Sales Tax (0.0%)
	Total

Acceptance of Quote

Customer's Signature Date

127 La Porte Street, Unit M
Arcadia, CA 91006

Estimate

Date	Estimate #
9/3/2013	2182

Name / Address	Ship To
Golden Rain Foundation Mark Weaver PO Box 2069 Seal Beach, CA 90740	Golden Rain Foundation Mark Weaver PO Box 2069 Seal Beach, CA 90740

Project	Job Name	P.O. No.

Description	Qty	Rate	Total
ChargePoint Installation: Install and wire 1 dual charging station. Power to be taken from existing 100A panel. Circuits to be run through existing 1 1/2" conduit to joint box. From joint box run conduit approx 40' along wall. Trench approx 6' to new concrete base for pedestal station. Permits	1	5,750.00 600.00	5,750.00 600.00

Subtotal	$13,490.50
Sales Tax (0.0%)	$0.00
Total	$13,490.50

Acceptance of Quote

Customer's Signature Date

chargepoint+

CT4000 Family

ChargePoint® Charging Stations

The CT4000 is the latest generation of ChargePoint® charging stations. These easy-to-use stations provide corporations, municipalities and utilities industry leading EV charging solutions. Integrating design and functionality with superior reliability and durability, the CT4000 family of charging stations is ideal for workplace, commercial, or outdoor public charging.

The CT4000 is available in bollard and wall mount configurations for easy installation anywhere. The innovative power sharing feature of the CT4000 enables two charging ports to share a single circuit, allowing for sites with single port EV stations to upgrade to dual port stations without requiring additional electrical services. For new installations, the CT4000 requires half the electrical capacity and installation complexity of comparable dual port stations.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports, each supplying up to 7.2kW (208/240VAC @ 30A). The need for drivers to coil up the cord is eliminated with the self-retracting cord management system, ensuring that the cord is always off the ground when not in use.

ChargePoint Software Service Plans[1] let you control access, set pricing, display advertising, monitor status, and generate usage reports while ChargePoint provides 24/7/365 call center support to drivers so you don't have to.

LCD Display Allows for Customizable Video

- Daylight readable, with auto brightness control
- 640X480 resolution active matrix
- Full motion 30fps video support
- Download up to 60 seconds of full-motion, full-color video to any arbitrary group of stations as often as you like[2]
- Brand your charging stations and communicate with drivers
- Multiple language support allows drivers to select English, French or Spanish

Energy Measurement and Management

- Real-time energy measurement
- 15 minute interval recording
- Time of day (TOD) pricing
- Load shed by % of running average or to fixed power output

Hassle-Free Cord Management

- Keep charging cords off the ground and out of drivers hands
- Ultra-reliable second-generation gravity operated mechanism

Power Sharing[3] (patent pending)

- Share one 40A 208/240 circuit between two parking spaces
- Single vehicle charges at full 6.2/7.2kW (30A @208/240V) and two vehicles simultaneously charge at 3.3/3.8kW (16A @ 208/240V) each

Multi-format RFID Card Reader

- ISO 15693 , ISO 14443 and NFC
- Accepts ChargePoint cards as well as Visa PayWave, MasterCard PayPass, American Express ExpressPay, and Discover Zip contactless credit cards

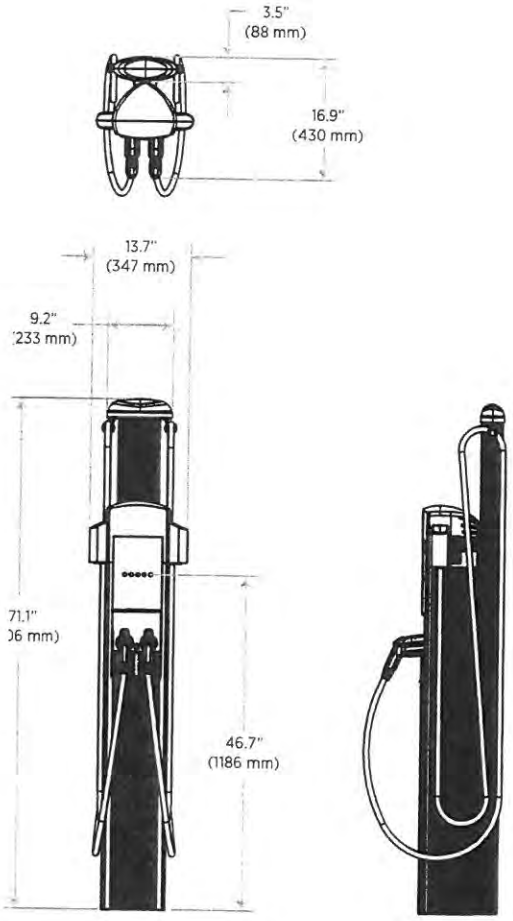
The 5.7" LCD display provides full motion charging instructions in a clear and simple format. It also allows station owners to deliver advertising messaging.

Driver interaction is supported in any weather by five rugged, back-lit buttons with audio feedback.

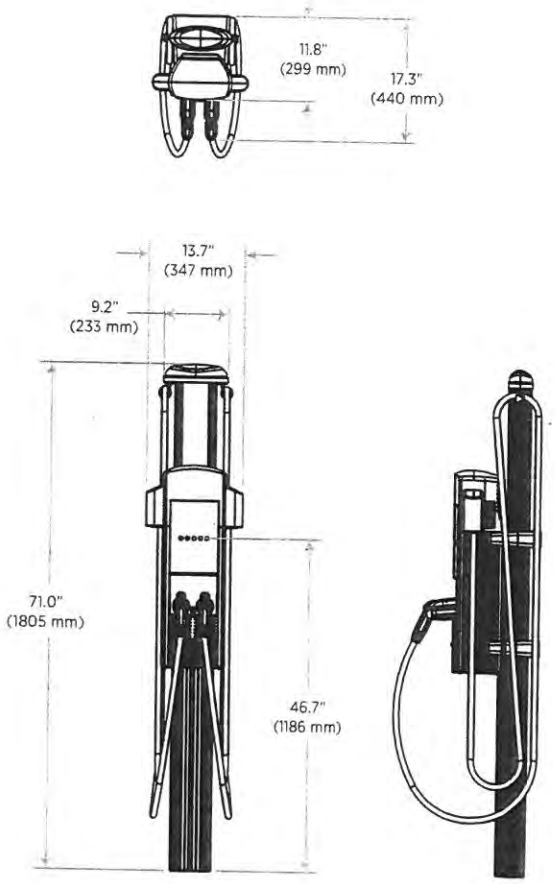
[1] Sold separately
[2] Video service plan required
[3] Dual port models only

CT4000 Mechanical Drawings

CT4021 Bollard



CT4023 Wall Mount



CT4000 Family Specifications

Electrical Input	Single Port	Dual Port
AC Power Input Rating - Standard	208/240VAC 60Hz single phase @ 32A	208/240VAC 60Hz single phase @ 32A x 2
AC Power Input Rating - Power Sharing	n/a	208/240 VAC 60Hz single phase @ 32A
Input Power Connections - Standard	One 40A branch circuit.	Two independent 40A branch circuits.
Input Power Connections - Power Sharing	n/a	One 40A branch circuit
Required Service Panel Breaker - Standard	40A dual pole (non-GFCI type)	40A dual pole (non-GFCI type) x 2
Required Service Panel Breaker - Power Sharing	n/a	40A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)	
Wiring - Standard	3-wire (L1, L2, Earth)	5-wire (L1, L1, L2, L2, Earth)
Wiring - Power Sharing	n/a	3-wire (L1, L2, Earth)
Standby Power	15W typical (standby), 20W maximum (operation)	

Electrical Output		
AC - Standard	7.2kW (240VAC @ 30A)	7.2kW (240VAC @ 30A) x 2
AC - Power Sharing	n/a	7.2kW (240VAC @ 30A) x 1 OR 3.8kW (240VAC @ 16A) x 2

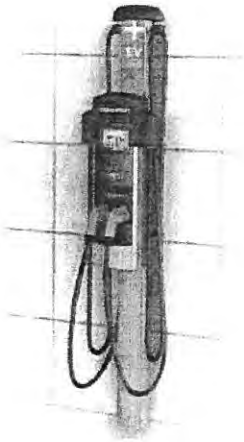
Functional Interfaces		
Connector(s) Type	SAE J1772™	SAE J1772™ x 2
Charging Cable Length	18' (5.5 meters)	18' (5.5 meters) x 2
Overhead Cable Management System	Yes	Yes
Card Reader	ISO 15693, 14443, NFC	
Locking Holster	Yes	Yes x 2

Safety and Connectivity Features	
Ground Fault Detection	20mA CCID with auto retry
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection
Plug-Out Detection	Power terminated per SAE J1772™ specifications
Power Measurement Accuracy	+/- 2% from 2% to full scale (32A)
Power Report/Store Interval	15 minute, aligned to hour
Local Area Network	2.4 GHz Wi-Fi (802.11 b/g/n)
Wide Area Network	3G GSM, 3G CDMA

Safety and Operational Ratings	
Enclosure Rating	Type 3R per UL 50E
Safety Compliance	UL listed for USA and cUL certified for Canada; Complies with UL 2594, UL 2231-1, UL 2231-2, and NEC Article 625
Surge Protection	6kV @ 3000A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.
EMC Compliance	FCC Part 15 Class A
Operating Temperature	-22°F to 122°F (-30°C to +50°C)
Operating Humidity	up to 85% @ +50°C (122°F) non-condensing
Non-operating Humidity	up to 95% @ +50°C (122°F) non-condensing
Terminal Block Temperature Rating	221°F (105°C)
Maximum Charging Stations per 802.11 Radio Group	10. Each station must be located within 150 feet "line of sight" of a gateway station.

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

CT4021 Bollard charging station



CT4023 Wall Mount charging station

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is:

Model-Options-Warranty

Option		Order Code
Model	Single Port Bollard Mount	CT4011
	Dual Port Bollard Mount	CT4021
	Single Port Wall Mount	CT4013
	Dual Port Wall Mount	CT4023
Options	Integral Gateway Modem - USA	-GW1
	Integral Gateway Modem - Canada	-GW2
Warranty	Parts Only Extended Warranty – 2, 3, 4, or 5 year	CT4000-EWn*

* Substitute *n* for the duration of the warranty (2, 3, 4, or 5 year)

Order Code Examples

If ordering this:	The order code is:
Dual Port Bollard Mount USA Gateway Station	CT4021-GW1
Single Port Wall Mount Station with 5 Year Warranty	CT4013 CT4000-EW5
Dual Port Wall Mount Canada Gateway Station with 2 Year Warranty	CT4023-GW2 CT4000-EW2

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PN 73-001020-01 Rev 2

Listed by Underwriters Laboratories Inc. c UL us LISTED

Electric Vehicle Charging Stations

The Community Facilities Manager reported that the price of a charging station was researched. This is not a budgeted item and the Committee concurred to revisit this item for the 2015 budget and if there is a pressing need before that time to ask the Finance Committee to research funding options for this project.

Return to Two Inspectors Per Mutual

The Community Facilities Manager presented a memo outlining inspector options. The Committee requested staff present this information to the Presidents' Council, obtain feedback and report back to the Committee at the next meeting.

The Chair called for a recess from 2:55 p.m. to 3:10 p.m.

Perimeter Wall Section R (#591-01) – Bid Opening

At its meeting on July 3, 2013, the Committee decided that Section R of the Perimeter Wall was most in need of reconstruction, notably due to structural issues as cited by the City of Seal Beach. Section R of the Perimeter Wall starts from the Main Gate and continues south 1,870 lineal feet along Seal Beach Blvd., and ends behind the Faith Christian Assembly church on Annandale Drive.

Seven bids were sent out. A bidders' conference was held September 16, 2013, with three contractors in attendance. Two bids were received by the deadline.

Bidder	Bid Amount - Wall	Bid Amount – Spike Strips	Days to Complete
Alpha Construction	$374,232	$10,000	55
John Dantuma	$417,195	$14,655	120

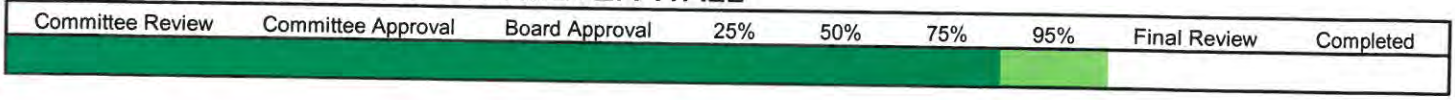
In response to the leaking of information from bids opened at a previous Mutual meeting, the Executive Director stated that bid information is confidential and should not be disclosed outside of this meeting. The Committee requested staff contact Alpha Construction regarding masonry work they have performed in the past, check their references and subcontractors they will be using and provide a recommendation at next month's meeting.

Pharmacy Entrance

The current paving program exposed safety issues with the previous paving job. While the work in the area has not been completed, a chain and posts have been installed in the area to serve as a barrier until an acceptable solution to the safety problem can be found. The Committee concurred to wait until the end of the paving project to discuss

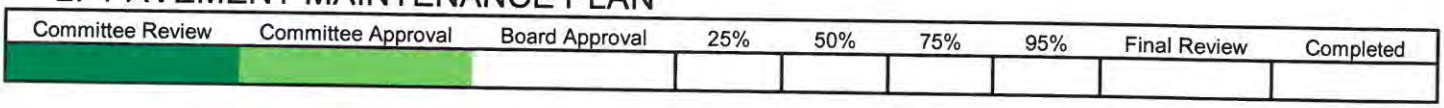
COMMUNITY FACILITIES MANAGER
ACTION REPORT 8/1/2014

1. SECTION R OF THE PERIMETER WALL



- First presented to the Physical Property Committee early 2013
- Golden Rain Foundation Board approved $499,456.50 on 11/26/2013
- Contract executed
- Applied for Permits and Bonds
- Work to start the week after 1/1/2014
- Replacement of wall proceeding as scheduled
- Physical Property Committee to look at possibly adding the North Entrance Wall to the current Perimeter Wall project
- Ted Stamen will be out on 2/20/14 to inspect roots pruned during footing installation near Mutual 17
- Several trees will need to be removed recommendation coming from Ted Stamen. RFP was sent out bids due March 14. Cost will be presented at next PPC Meeting
- Wall section R complete
- Sidewalk replacement on Seal Beach to start August 4
- Change order to add North Entrance Wall Section A-1 signed from action by the GRF Board at its March meeting
- Section A-1 in permit process

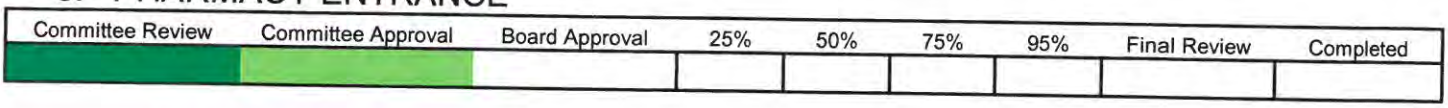
2. PAVEMENT MAINTENANCE PLAN



- First sent to Physical Property Committee 11/6/13
- Golden Rain Foundation Board approved Anderson Penna to conduct a traffic study for $19,587 on 11/26/13
- Contract executed
- Work in progress
- A draft of the plan was presented and will be available for the March Physical Property committee Meeting
- Committee is reviewing recommendations from the Traffic Study to be included in this year's project.
- PPC approved to have Anderson Penna proposal of $8,420 to complete construction plans for the improvement of Tam O'Shanter and St Andrews as recommended in the 2013 Traffic Study not to exceed $9,000
- Contract executed on 5/12/14 for Anderson Penna to complete construction plans for the improvement of Tam O'Shanter and St Andrews work in process. To be included in the 2014 Paving Project

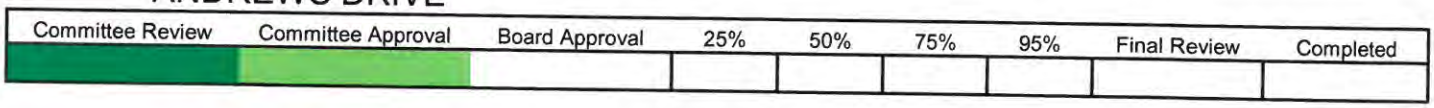
- A change order was received by APP for locating all utilities in St. Andrews to relocate a storm drain within the project for $7,036
- At its July meeting PPC requested staff to contact Anderson Penna and request a discount for potholing utilities on St. Andrews

3. PHARMACY ENTRANCE



- Physical Property Committee agreed to look at the possibility of using Project Funds not used after the Pavement Project is completed to reduce risk in this area
- Physical Property was asked to look at the cost to provide covered bus benches in front of the Pharmacy to prevent pedestrians from tripping over the curb
- Estimate of $26,000 to install three bus shelters
- Craig Webber looking into possible solution to the area
- Solution to be presented to PPC in April 2014
- Action by the Physical Property Committee at their April meeting to approve the plan for removing two trees replacing concrete and adding bollard options and to have staff send out a RFP bringing bids back to a future meeting
- RFP scheduled to go out for bid mid July
- At the July 10 PPC the committee asked staff to include a solution for the handicap parking in front of the Pharmacy
- Review/Modification to RFP in process

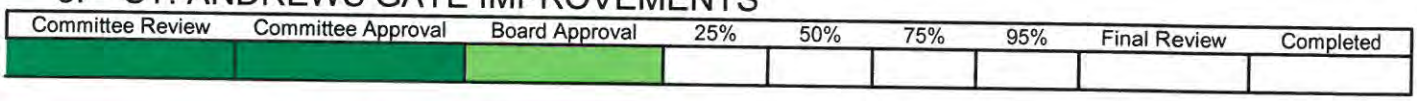
4. LIGHTED PAVEMENT CROSSWALK AT SWIMMING POOL ON ST. ANDREWS DRIVE



- At the 11/7/2013 Security, Bus & Traffic Committee meeting the Committee sent a request to the Physical Property Committee to send out Request for Proposals for a lighted pavement crosswalk system
- Specifications for the Request for Proposal are complete
- Bidders conference is 2/14/14 and bids are due back 3/3/14
- Bids will be opened at March PPC meeting
- One bid opened at the PP Committee Meeting members asked staff to review the manufacture and check with Hawaiian Gardens as to what contractor they used
- Recommendation from staff to go with LaneLight inpavement LED System with a 5 year warranty was suggested
- Action by the Physical Property Committee to have staff work with a traffic engineer and provide a cost for a plan to send out an RFP to include saw cutting and installing a concrete crosswalk with the Lane Light Crosswalk System

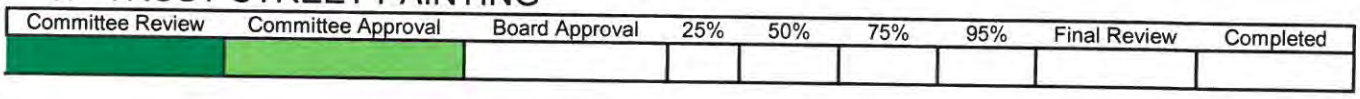
- Action by the PPC at its May meeting requesting the services of Anderson Penna design plans to go out to bid with a concrete crosswalk
- PPC asked staff to secure 2 additional quotes from engineering plans to install a concrete crosswalk with the Lighted Crosswalk System
- Contract has been executed with JLS Engineering for a cost not to exceed $2,000, to prepare construction documents to go out to bid for the lighted crosswalk system
- Received Construction documents RFP in process
- Task to be included in the 2014 Paving Project

5. ST. ANDREWS GATE IMPROVEMENTS



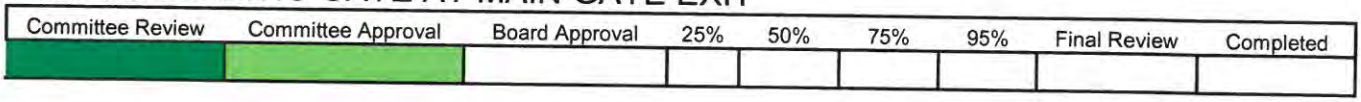
- Phys Prop Comm. Mtg. Aug. 7, 2013, the committee reviewed the Community Traffic Survey which included safety improvements for the St. Andrews Gate.
- On September 20, 2013 the Phys Prop Comm. Chair signed the proposal authorizing Anderson Penna to move forward with developing St. Andrews Gate improvement plans.
- Anderson Penna is in the process of completing the St. Andrews Gate improvement plans and review by the Phys Prop Comm. at their February 5, 2014 meeting is anticipated.
- Plans have been completed item was presented at the PP Committee in February
- Action by the Physical Property Committee to send out an RFP was made at its February meeting
- RFP in process, to be included in the 2014 Paving Project

6. TRUST STREET PAINTING



- RFP scheduled to go out for bid mid August
- To be included in the 2014 Paving Project

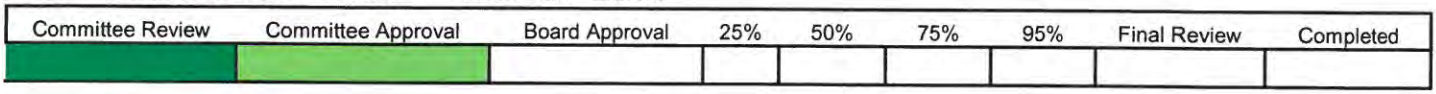
7. AUTOMATIC GATE AT MAIN GATE EXIT



- Action by the SBT Committee to have Physical Property Department send out RFP was made
- Physical Property Department developed RFP
- Physical Property Department received 3 bids
- Contract executed on 1/21/14
- Gate will be installed after Perimeter Wall is complete.

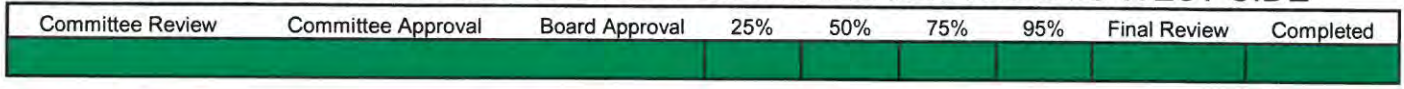
- Physical Property Staff working with the contractor to set equipment for the gate
- The contract was signed with the understanding the system would comply with ADA standards and does not. Alternate options are being researched at this time.

8. PERIMETER WALL PROJECT 2014



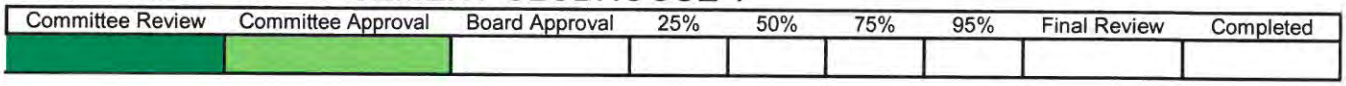
- Action by the Physical Property Committee at its February meeting to inspect the condition of the remaining walls and bring back to the Committee 3 options to replace section L and M was requested
- Inspections in process Information presented at March PPC Meeting
- Physical Property Committee at its March meeting asked staff send out RFP for grading plans at Perimeter Wall section L and M with wall to be moved to the outer edge of property
- RFP in process (need soil sample first)
- Action by the Physical Property Committee to have staff provide cost for soil sample at section L and M and to have staff obtain a cost for removal and replacement of sections I, J and K from the current contractor
- Physical Property Committee at its May meeting asked staff send out RFP for replacement of J and K having wall sections broke down and include a cost for section I
- At the May PPC budgeted funds of 8,500 were approved to have staff obtain soil samples for the property along wall sections L and M
- Soil Samples collection from section L and M conducted July 5, results due end of July
- Working with OCFC to determine property line access requirements, drainage details and gate requirements at C/H 2

9. CLUBHOUSE 3 AUTOMATIC DOOR CLOSURES RESTROOMS WEST SIDE



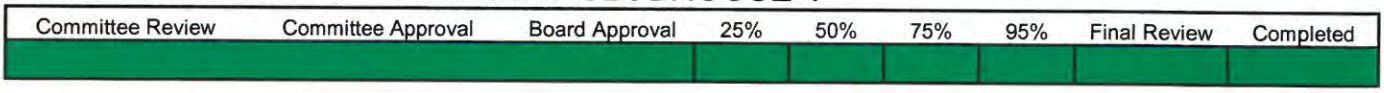
- GRF Board approved amount not to exceed 10,000 for installation
- RFP is out and due in by 3/21/2014
- 3 bids received Capitol Door was low bid @ 3,867.00 for 2 doors
- New Contractor in vetting process
- Contract executed April 14 2014
- Materials on order
- Door equipment installed
- Wireless transmitter on back order scheduled for completion July 18
- Project complete

10. ROOF REPLACEMENT CLUBHOUSE 1



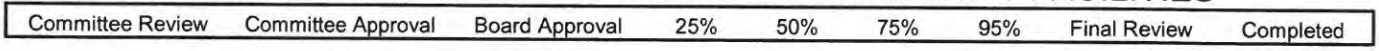
- Action by the PPC at their April meeting to send out an RFP to re roof Clubhouse 1 and have staff provide options for skylights and materials was made
- Direction was given to staff at the May PPC meeting to send out an RFP to re roof Clubhouse 1 and not include an option for skylights
- RFP sent out bids due back August 26

11. CONCREATE REPACMENT CLUBHOUSE 4



- GRF Board approved 10,788 for replacement of concrete at the entrance of Clubhouse 4 with M.J.Jurado
- Contract executed on 6/1/14 work scheduled for mid July
- Concrete complete.
- JLS to removing soil under sod taking elevation of grass down to meet new concrete
- Project complete

12. LANDSCAPE CONTRACT GOLF COURSE COMMUNITY FACILITIES



- Contract expires December 31 2014
- Revising specifications for RFP
- Will be presented at the August PPC meeting for review

Budget Variance Report - JUNE 2014
Community Facilities - CC ## 38,70,74,75 and 79

CC	GL Code	Account Description	Variance	Explanation
38	61000	Salaries and Wages	30,152	One staff member was on disability leave- one Family Leave
38	64100	Materials & Supplies	3,118	Tools and materials needed later in the year
38	64700	Equipment Repair & Maint	3,221	Repairs needed later in the year
38	64701	Equipment Repair & Maint Minibus	3,857	Repairs needed later in the year
38	64870	Fuel and Oil	6,731	Gasoline is not purchased on a monthly basis
38	64890	Uncollectible Accts/Misc W/Os	(5,592)	Damage caused by bus staff accident
		Total Explained Variances	41,487	

CC	GL Code	Account Description	Variance	Explanation
70	61000	Salaries and Wages	65,574.00	Positive variance due to open inspector positions
70	64440	Equipment Rental	2,304.00	Line Item was used for Copy Machine expence...now under Service Contracts
70	64890	Uncollectible Accounts	-1,673	Damage repairs made to a shareholders vehicle from the paving project during detour from road closure (s/b 64890)
70	64940	Service Contracts	-927	New Line Item for copy machine
70	5385..	Other Income	29,177	Permit Income: Increase in remodeling of Shareholders apts.
		Total Explained Variances	94,455	

CC	GL Code	Account Description	Variance	Explanation
74	61000	Salaries and Wages	72,773	One open position and one staff member on disability leave
74	64100	Materials and Supplies	15,946	Expenditures expected to be made later in the year
74	64700	Equipment Repair and Maintenance	(5,977)	Un expected repairs to Cushman vehicle and Lift
74	66255	Employee X- Ray and Exams	(850)	For the employees that received the Hepatitis B shots

74	64890	Uncllecible Accts/Misc W/Os	(300)	Repairs made to a kitchen floor damaged by moving a refrigerator
74	59600	SRO Labor Cost Recovery	(67,139)	Lag in labor recognition due to open work orders and Increase of work on Trust Property
		Total Explained Variances	14,453	

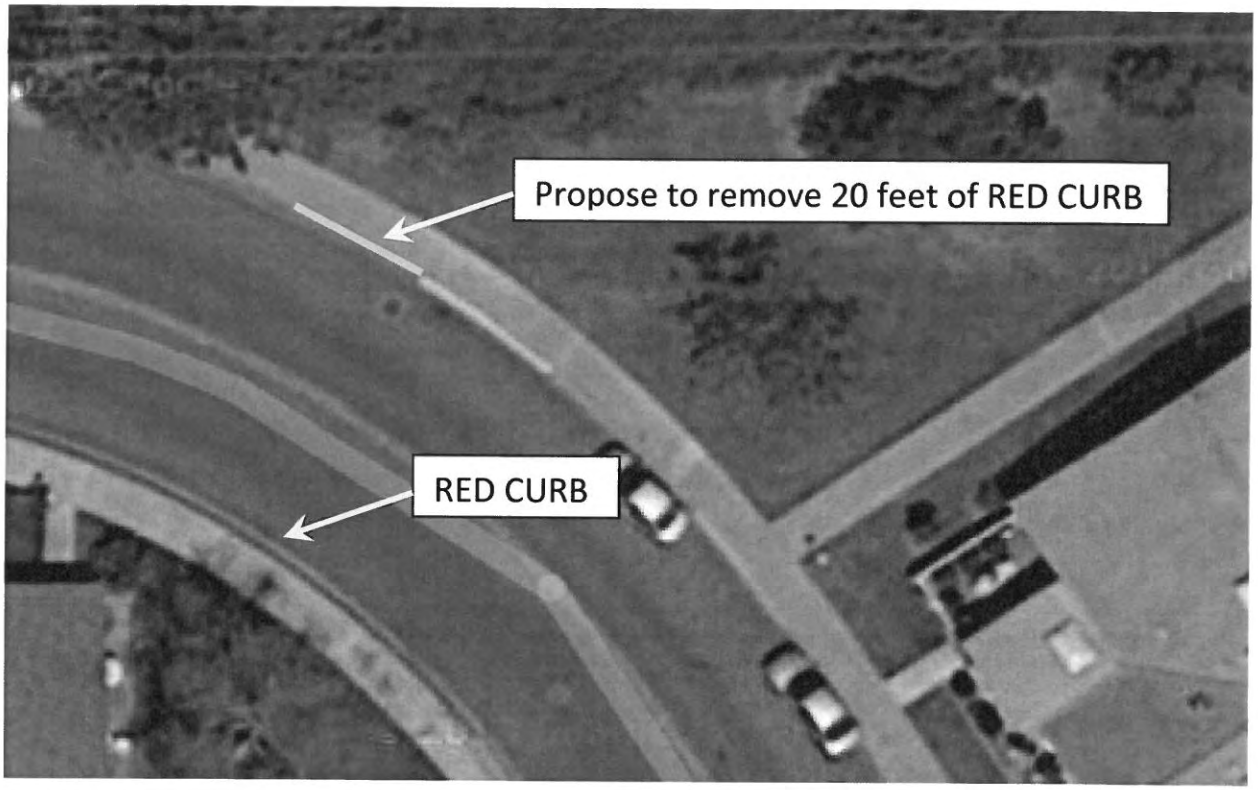
CC	GL Code	Account Description	Variance	Explanation
75	61000	Salaries and Wages	9,479	One staff member on disability
75	64100	Materials and Supplies	2,151	Office Funiture scheduled for replacement later in the year
75	64750	Empl. Recruitment/Temp. Fees	(7,398)	Temporary employee filling in for disabled staff member
		Total Explained Variances	4,232	

CC	GL Code	Account Description	Variance	Explanation
79	64100	Materials & Supplies	-2748	Un planned signage replacement was the main cause of the variance
79	64240	Trash Collection	6,402	December 2013 accrued twice and reversed in January
79	64730	Landscape Maintenance	5,550	Tree Trimming to be completed later in the year
79	64735	Landscape Maintenance Extras	(5,408)	Tree Removal St Andrews, Color St Andrews Gate
79	64940	Service Contracts	3,525	Fire Protection, Fuel System Monitoring and AQMD to be paid later in the year
79	64970	Street Repair and Maintenance	(4,767)	Pavement Evaluation and Recommendations from Anderson Penna GRF Board approved for funds to come from 2014 operating budget, passed November 2013
79	81000	Depreciation	86,945	Projects not capitalized
		Total Explained Variances	89,499	

2014 CAPITAL ACQUISITION BUDGET

Center	Description	Budgeted Amount	EXPENDITURE TIMELINE													
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
30	45 Chairs for Admin Conference Room	$ 9,680				9,680.00									
32	Cantilever Rack for Wood Storage	$ 3,000			3,000.00										9,680.00
32	Barcode label printer	$ 1,000													3,000.00
34	IP Phones (8 @ $500, plus conference phone $1k)	$ 5,000												1,000.00	1,000.00
34	Tablet Devices for Physical Properties (8 @ $700)	$ 5,600												5,000.00	5,000.00
34	Tablet Devices for Managers (5 @ $700)	$ 3,500		3,500.00						5,600.00					5,600.00
34	Tablet Devices for Service Maintenance (30 @ $700)	$ 21,000									21,000.00				3,500.00
34	Library Patron/Print Management System	$ 10,000					10,000.00								21,000.00
34	Workstation Replacements, Peripherals, Misc Hardware	$ 15,000			840.75		6,553.62		2,500.00		2,500.00		2,605.63		10,000.00
34	Dell R710 Server Memory Upgrade	$ 10,000										10,000.00			15,000.00
34	Windows 7 Licenses	$ 2,000										2,000.00			10,000.00
34	Time and Attendance Hardware	$ 6,395	6,395.00												2,000.00
34	Surveillance Camera Expansion	$ 30,000			3,112.06	2,202.50					24,685.44				6,395.00
34	Campus Wifi for GRF Staff and Directors	$ 40,000									40,000.00				30,000.00
34	Jenark One Time Fee	$ 145,000			48,333.00	48,333.00	48,334.00								40,000.00
35	8 Computers for patron use	$ 6,500					6,500.00								145,000.00
36	6 Mini Mac computers @ $600 each	$ 3,600				3,600.00									6,500.00
36	6 Computer monitors @ $300 each	$ 1,800				1,800.00									3,600.00
36	Filemaker Pro 12 Advanced	$ 500						500.00							1,800.00
36	4 Filemaker Pro licenses @ $300 each	$ 1,200						1,200.00							500.00
37	Case management software	$ 10,000									10,000.00				1,200.00
37	4 Visitor Admissions printers	$ 4,000										4,000.00			10,000.00
37	4 Replacement security patrol vehicles	$ 120,000					120,000.00								4,000.00
37	Overhead lights, spotlight, and siren for new patrol vehicles	$ 5,000					5,000.00								120,000.00
37	Portable security cameras for outdoor use	$ 3,000								3,000.00					5,000.00
37	License plate recognition system (one at each gate)	$ 20,000			20,000.00										3,000.00
40	Clubhouses Air Conditioner Replacements	$ 20,000	10,000.00						10,000.00						20,000.00
40	Miscellanous Sound Equipment	$ 5,000			2,000.00			3,000.00							20,000.00
40	Professional services for master planning	$ 50,000	50,000.00												5,000.00
48	Hot pool shade	$ 4,000	4,000.00												50,000.00
51	Clubhouse 1 - Blue chairs	$ 5,000			5,000.00										4,000.00
52	Clubhouse 2 - Blue chairs	$ 5,000			5,000.00										5,000.00
53	Clubhouse 3 - Blue chairs	$ 5,000			5,000.00										5,000.00
54	Clubhouse 4 - Blue chairs	$ 5,000			5,000.00										5,000.00
54	Clubhouse 4 - Entry Way concrete replacement	$ 9,000							9,000.00						5,000.00
79	Perimeter Wall Sections M & L	$ 1,200,000												1,200,000.00	9,000.00
79	Perimeter Wall Engineering	$ 30,000								8,000.00		22,000.00			1,200,000.00
79	Landscape Improvement	$ 40,000										20,000.00			30,000.00
79	Trust Street Paving Project	$ 1,000,000										200,000.00		800,000.00	20,000.00
79	Trust Street Landscape Improvements	$ 52,000												52,000.00	1,000,000.00
79	Re-roof Community Facilities Buildings - Clubhouse One	$ 90,000									90,000.00				52,000.00
79	Paint Main Gate Areas	$ 20,000												20,000.00	90,000.00
															20,000.00
	Total Planned Capital Acquisitions	3,022,775.00	70,395.00	3,500.00	97,285.81	65,615.50	196,387.62	4,700.00	21,500.00	16,600.00	188,185.44	258,000.00	2,605.63	2,078,000.00	3,002,775.00
	Total by Quarter				171,180.81			266,703.12			226,285.44			2,338,605.63	

Completed projects
Approved projects underway but not yet completed
Project under committee review / pending final approval
Project rescheduled from one month to another
Project on hold
Earmarked for another project

Del Monte Red Curb

Curb 4/16/1013 from Google