PHYSICAL PROPERTY COMMITTEE

Agenda

Clubhouse Four/Via Zoom
Wednesday, March 3, 2021
1:00 p.m.

To view the live Physical Property Committee meeting:

- Go to www.lwsb.com
- Click on the Physical Property Meeting Live tab
- The tab will be active at 12:45 pm on the day of the meeting
- The live streaming uses YouTube Live and terminates at the close of the meeting

1. **Call to Order/Pledge of Allegiance**
2. **Roll Call/Notice of Quorum**
3. **Chairs Announcements**
    a. Introduction of Guests and Staff

        Susan Hopewell, GRF President
        Randy Ankeny, Executive Director
        Mark Weaver, Facilities Director
        David Rudge, Physical Property Manager

        Corina Mancilla, Recording Secretary

    b. Rules of Order
    c. Chairs Comments
4. **Shareholder/Member Comments** *(Limited to 3 minutes per person)*
5. **Approval of Minutes**
    a. Minutes of the Wednesday, February 3, 2021 Meeting (pp. 1-7)
6. **Correspondence (N/A)**
7. **Staff Reports**
    a. Facilities Director (pp. 8-10)
    b. Physical Property Manager (pp. 11-19)
    c. Executive Director
8. **Subcommittee Reports (N/A)**

9. **Unfinished Business**
    a. Channel Fencing/Camera's (p. 20)
    b. Roofs at the pool – Tesla/Solar (pp. 21-31)
    c. Hand Railing – Administration Building (pp. 32-35)
10. **New Business**
    a. Electric Vehicle Charging Stations on Trust Property (p. 36)
    b. Retrofit of Storm Drains (Storm Drain Guards) – Update
    c. Elevator Modernization – Building Five (pp. 37-52)
    d. Spandrel Replacement – El Dorado by Mutual Eight (pp. 53-54)
11. **Governing Documents (n/a)**
12. **Future Agenda Items**
13. **President's Comments**
14. **Next Meeting**

    Wednesday, April 7, 2021 – 1:00 p.m.

    Clubhouse Four
15. **Adjournment**

PHYSICAL PROPERTY COMMITTEE MINUTES

February 3, 2021

The regular meeting of the Physical Property Committee was called to order at 1:00 p.m. by Chair Rapp on Wednesday, February 3, 2021, in Clubhouse Four and via Zoom.com, followed by the Pledge of Allegiance.

ROLL CALL

Present:	Ms. K. Rapp, Chair	Ms. I. Heinrichs
	Mrs. L. Perrotti	Mr. L. Melody
	Mr. R. Collazo	Mr. P. Pratt
	Mrs. C. Damoci	

Also Present:
Ms. S. Hopewell, GRF President
Mr. R. Ankeny, Executive Director
Mr. M. Weaver, Facilities Director
Mr. D. Rudge, Physical Property Manager
Ms. P. Snowden, GRF Representative, Mutual Two
Ms. C. Levin, GRF Representative, Mutual Ten
Mr. N. Massetti, GRF Representative, Mutual Seventeen
Ms. M. Kmieciak, Recording Secretary
4 Shareholder/Foundation Members

CHAIR'S ANNOUNCEMENTS

There being no objections, Chair Rapp declared the reading of the Quorum Notification be dispensed with by unanimous consent.

RULES OF ORDER

Chair Rapp asked everyone to turn off or silent their cell phones, wait for their turn to speak, and be courteous to one another.

CHAIR'S COMMENTS

Chair Rapp welcomed Committee members and recognized the attendees – GRF President Susan Hopewell, Executive Director Randy Ankeny, Facilities Director Mark Weaver, Physical Property Manager David Rudge, and Recording Secretary Marcy Kmieciak.

SHAREHOLDER/MEMBER COMMENTS

Two Shareholders/Members spoke on agenda items.

DRAFT

APPROVAL OF MINUTES

The minutes of the November 10, 2020, meeting were approved, as presented.

CORRESPONDENCE (n/a)

STAFF REPORTS

Facilities Director

The Facilities Director presented his reports and upcoming events, as submitted.

Ms. Rapp MOVED seconded. By Mr. Melody -

> **TO** approve the completion of project 645-20, Clubhouse Three Knowledge and Learning Center.

The motion carried with one abstention (Mr. Collazo).

Ms. Rapp MOVED seconded. By Mr. Melody and carried unanimously -

> **TO** approve the completion of Project 942-20, Paving Project Phase Four.

Ms. Rapp MOVED seconded. By Mr. Melody -

> **TO** approve project 951-20, Amphitheater Loft Location.

The motion carried with one abstention (Mr. Collazo).

Ms. Rapp MOVED seconded. By Ms. Heinrichs and carried unanimously -

> **TO** approve project 957-20, Clubhouse Six – Fitness Center.

Physical Property Manager

The Physical Property Manager presented his reports and upcoming events, as submitted.

Executive Director

The Executive Director presented his reports and upcoming events, as submitted, and requested we add Electric Charging Stations to Future Business items.

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SUBCOMMITTEE REPORTS (n/a)

UNFINISHED BUSINESS

Power to Turtle Lake (SCE)

Mr. Melody MOVED seconded. By Ms. Heinrichs and carried unanimously -

> **TO** recommend the GRF Board award a contract to Schlicks Services to install a free standing 100-amp pedestal at the Golf Course to serve the fountains at the lake for a cost of $7,341 adding $2,000 in contingencies for permit fees, engineering, or any unexpected item for a total cost not to exceed $9,341, pending Finance Committee review.

Channel Fencing/Camera's

It was the consensus of the Committee to bring back to the next meeting cost for active monitoring surveillance company.

(The Executive Director excused himself at 2:00 p.m.)

Roofs at the pool – Tesla/Solar

The Facilities Director spoke on this topic. It was the consensus of the Committee to discuss this topic at the next meeting.

Trust Property Improvement – RV Lot

Ms. Heinrichs MOVED seconded by Mrs. Damoci-

> **TO** recommend the GRF Board award a contract to MJ Jurado for the modifications/ replacements at the RV Lot in the amount of $86,540 adding $5,000 contingency for a total cost not to exceed $91,540, funding as approved by the Finance Committee.

The motion carried with one no vote (Mr. Collazo) and one abstention (Mr. Melody).

Service Maintenance Entry Gate Replacement

Ms. Heinrichs MOVED seconded by Mrs. Perrotti and carried unanimously -

> **TO** recommend the GRF Board award a contract to MJ Jurado to replace the entry gate at the Service Maintenance Yard

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adding an automatic closure for a total cost not to exceed $20,000, including a $1,000 for contingencies, Capital/Reserve Funding, pending Finance Committee review.

NEW BUSINESS

Railing in front of Administration Building

It was the consensus of the Committee to discuss this topic at the next meeting.

Review of Sewer System Repair – Mutual vs GRF Responsibility

Chair Rapp requested that the Facilities Director distribute the sewer system ownership information to each Mutual and recommend presenting the information at President's Counsel.

Report on activity at 1.8 acres

The Facilities Director spoke on this topic, as presented. No action was taken at the time of the meeting.

Structural Evaluation – Clubhouse One and Two

It was the consensus of the Committee to discuss this topic at the next meeting.

GOVERNING DOCUMENTS (n/a)

FUTURE AGENDA ITEMS

It was the consensus of the committee to include the below listed items on the next Committee meeting agenda:

1. Electric Charging Stations
2. Channel Fencing/Cameras
3. Roofs at the Pool – Solar
4. Railing at the Administration Building
5. Structural Evaluation – Clubhouse One and Two

PRESIDENT'S COMMENTS

The President commented on various items pertaining to the agenda throughout the meeting.

NEXT MEETING

March 3, 2021 at 1:00 p.m.
Clubhouse Four and via Zoom.com

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ADJOURNMENT

Chair Rapp adjourned the meeting at 2:44 p.m.

_____
Kathleen Rapp, Chair
PHYSICAL PROPERTY COMMITTEE

MK: 02-03-21

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PHYSICAL PROPERTY COMMITTEE

SUMMARY REPORT
Wednesday, February 3, 2021
1:00 p.m.

Action/Request	Person Resp.	Cmte. Referral	FC	BOD	Comments
1. STAFF REPORT: Facilities Director The Committee moved to approve the below projects: • 645-20, Knowledge and Learning Center • 942-20, Paving Project Phase Four • 951-20, Amphitheater Loft • 957-20, Clubhouse Six – Fitness Center					
2. UNFINISHED BUSINESS: Power to Turtle Lake (SCE) The Committee moved to recommend the GRF Board award a contract to Schlicks Services to install a free standing 100-amp pedestal at the Golf Course to serve the fountains at the lake for a cost of $7,341 adding $2,000 in contingencies for permit fees, engineering, or any unexpected item for a total cost not to exceed $9,341, pending Finance Committee review.	Facilities Director		**X**	**X**	
3. UNFINISHED BUSINESS: Drainage Ditch Fencing/Camera's It was the consensus of the Committee to bring back to the next meeting cost for active monitoring surveillance company.	Facilities Director				
4. UNFINISHED BUSINESS: Roofs at the pool – Tesla/Solar It was the consensus of the Committee to discuss this topic at the next meeting.	Facilities Director				
5. UNFINISHED BUSINESS: Trust Property Improvement - RV Lot The Committee moved to recommend the GRF Board award a contract to MJ Jurado for the modifications/ replacements at the RV Lot in the amount of $86,540 adding $5,000 contingency for a total cost not to exceed $91,540, funding as approved by the Finance Committee.	Facilities Director		**X**		
6. UNFINISHED BUSINESS: Service Maintenance Entry Gate Replacement					

	The Committee moved to recommend the GRF Board award a contract to MJ Jurado to replace the entry gate at the Service Maintenance Yard adding an automatic closure for a total cost not to exceed $20,000, including a $1,000 for contingencies, Capital/Reserve Funding, pending Finance Committee review.	Facilities Director		X		
7.	**NEW BUSINESS: Railing in front of Administration Building** It was the consensus of the Committee to discuss this topic at the next meeting.	Facilities Director				
8.	**NEW BUSINESS: Review of Sewer System Repair – Mutual vs GRF Responsibility** Chair Rapp requested that the Facilities Director distribute the sewer system ownership information to each Mutual and recommend presenting the information at President's Counsel.	Facilities Director		X		
9.	**NEW BUSINESS: Structural Evaluation – CH1 and CH2** It was the consensus of the Committee to discuss this topic at the next meeting.	Facilities Director				
	FUTURE AGENDA ITEMS: The Committee moved/concurred: 1. Electric Charging Stations 2. Channel Fencing/Cameras 3. Roofs at the Pool – Solar 4. Railing at the Administration Building **5.** Structural Evaluation – Clubhouse One and Two			Recording Secretary		

Budget Variance Report - January 2021
Community Facilities - CC ## 670, and 679

For Cost Center 670 (Physical Properties Department) there is a favorable variance of $3,989 through the month of January 2021. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
670	6143000	Group Insurance	2,741	Favorable- Cost less than budget
		Total Explained Variances	2,741	of $3,989

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Physical Properties			
	Salaries & Wages Physical Properties	80,606	80,826	220
	Employment Taxes Physical Properties	8,495	8,489	(6)
6142000 670	Workers' Compensation - Physical Propert	3,276	3,982	706
	Group Ins - Medical Physical Properties	8,413	11,154	2,741
6143300 670	Group Insurance - Dental - Physical Prop	388	227	(161)
6143500 670	Group Insurance - Vision - Physical Prop	124	135	11
6144000 670	401(k) Match - Physical Properties	1,488	1,388	(100)
6145000 670	Group Insurance - Life - Physical Proper	332	412	80
6146000 670	Long Term Disability Insurance - Physica	301	481	180
6211000 670	Continuing Education - Physical Properti	0	0	0
6214000 670	Meals & Special Events - Physical Proper	0	10	10
6215000 670	Mileage - Physical Properties	171	353	182
6217000 670	Uniforms & Laundry - Physical Properties	122	200	78
6410000 670	Office Supplies - Physical Properties	157	297	140
6410005 670	Building Supplies - Physical Properties	0	10	10
6410010 670	Hospitality - Physical Properties	298	241	(57)
6410015 670	Computer Supplies - Physical Properties	0	70	70
6410020 670	Equipment Expense - Physical Properties	0	208	208
6410025 670	Lunch Room Supplies - Physical Propertie	0	10	10
6410030 670	Printer / Copier Supplies - Physical Pro	151	437	286
6422000 670	Telephone - Physical Properties	286	780	494
6435100 670	Bank Service Fees - Physical Properties	288	293	5
6444000 670	Equipment Rental - Physical Properties	260	260	0
6472000 670	Equipment Repair & Maintenance - Physica	0	171	171
6478000 670	Service Contracts - Physical Properties	0	60	60
6481000 670	Computer Maintenance & Software - Physic	16	10	(6)
6482000 670	Dues, Memberships & Books - Physical Pro	0	0	0
	Total Expenses	105,172	110,504	5,332
	Other Cost Recovery			
5380700 670	Permit Income - Physical Properties	8,307	10,250	(1,943)
5380701 670	Parking Spot Rental Income - Physical Pr	1,500	1,500	0
5385000 670	Other Income - Physical Properties	600	0	600
	Total Other Cost Recovery	10,407	11,750	(1,343)
5330000 670	Income / Refund from Mutuals - Physical	98,411	98,411	0
	Total Cost Recovery	108,818	110,161	(1,343)
	Off Budget Items			
	Net Income / (Expense)	3,646	(343)	3,989

For Cost Center 679 (Community Facilities) there is a un-favorable variance of $5,625 through the month of January 2021. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
679	6476500	Street Maintenance	2,450	Favorable-Less repairs than expected
679	6731000	Property & Liability Insurance	1,038	Favorable-Less than expected
		Total Explained Variances	3,488	of $5,625

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Community Facilities			
6410005 679	Building Supplies - Community Facilities	0	375	375
6410020 679	Equipment Expense - Community Facilities	0	50	50
6420100 679	Electricity - Community Facilities	4,598	4,561	(37)
6422000 679	Telephone - Community Facilities	859	739	(120)
6424100 679	Trash - Community Facilities	9,000	9,382	382
6471000 679	Building Repair & Maintenance - Communit	13	250	237
6472000 679	Equipment Repair & Maintenance - Communi	203	875	672
6473000 679	Hazardous Waste Disposal - Community Fac	0	400	400
6476000 679	Sewer Maintenance - Community Facilities	0	0	0
6476500 679	Street Repair & Maintenance - Community	50	2,500	2,450
6477210 679	Pest Control - Community Facilities	200	242	42
6478000 679	Service Contracts - Community Facilities	145	175	30
6483000 679	Propane - Community Facilities	0	0	0
6484000 679	Permits & Licenses - Community Facilitie	0	0	0
6731000 679	Property & Liability Insurance - Communi	8,700	9,738	1,038
	Total Expenses	23,767	29,287	5,520
	Other Cost Recovery			
5380790 679	Recycling Income - Community Facilities	105	0	105
	Total Other Cost Recovery	105	0	105
5330000 679	Income / Refund from Mutuals - Community	31,987	31,987	0
	Total Cost Recovery	32,092	31,987	105
	Net Income / (Expense) Before Off Budget	8,325	2,700	5,625

PHYSICAL PROPERTY COMMITTEE PROJECT REPORT							
Project	**Proj #**	**Status**	**BOD Approved**	**Scheduled Completion**	**BOD approved funds**	**Used Funds**	**Balance**
Pool Renovations Capital/Reserve	925-19	Engineering and design in plan check. Sewer Line installation in process.	27-Aug	April	$ 1,515,000	$ 536,512	$ 978,488
Security Office at the Main Gate - LED Lighting Capital	937-19	In process - Main Office scheduled for later date per Department Head 90%	26-Nov	TBD	$ 3,500	$ 3,500	$ -
Electric Meter Turtle Lake	BOD review						
Electrical at 1.8 Capital	946-20	Project with City Plan Check 5%	25-Feb	TBD	$ 43,677	$ 15,871	$ 27,806
Clubhouse Six-HVAC Engineering Capital	953-20	Hold until Fitness center opens for trial	EERC May 7	On Hold	$ 9,800	$ 3,440	$ 6,360
RV Lot Improvements	BOD review						
Clubhouse 3 Storage Closet Capital		Engeneering in process	October	End Feb	$ 40,000		$ 40,000
Safety Fences Reserve		Project completed	October	Feb	$ 21,465	$ 21,465	$ -
Sercice Maintenance Gate replacement	BOD review						

Total Quality Checklist - Clubhouse Six

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
		2/24/2021	**Totals:**	**77**	**5**	**94%**		
1	1	East Entry	Palm Tree lighting good condition and operational	1				Aaron Hensley
2	1	Exit Corridor	Alley entrance hallway lights operable	1				Aaron Hensley
3	1	First Floor	Ceiling tiles clean and good condition	1				Aaron Hensley
4	1	First Floor	Proper furniture in place	1		Stored for Covid		Aaron Hensley
5	1	Hospitality Entry	Canopy in good condition - not faded or torn	1				George Hurtado
6	1	Hospitality Entry	Chair glides are not worn down to metal	1		Stored for Covid		Aaron Hensley
7	1	Hospitality Entry	Wall at parking lot in good condition and clean	1				Aaron Hensley
8	1	Kitchen	Lights operable and in good condition	1				Aaron Hensley
9	1	Men's RR	Toilet seats in good condition	1				Aaron Hensley
10	1	Men's RR	Plastic guard in place	1				Aaron Hensley
11	1	North Entry - Ext	Concrete clean and in good condition	1				Custodial
12	1	North Entry - Ext	Handrails paint without chips or worn	1				Aaron Hensley
13	1	North Entry - Ext	Step paint in good condition	1				Aaron Hensley
14	1	North Entry - Ext	Lights in overhead working	1				Aaron Hensley
15	1	North Entry - Ext	ADA ramp smooth and clear	1				Aaron Hensley
16	1	North Entry - Ext	ADA ramp handrail paint without chips or worn	1				Aaron Hensley
17	1	North Entry - Ext	ADA ramp wall paint in good condition	1				Aaron Hensley
18	1	Women's RR	Open door slowly sign in place	1				Aaron Hensley
19	1	Women's RR	Toilet seats tight, in good condition	1				Aaron Hensley
20	1	Women's RR	Lights operable	1				Aaron Hensley
21	1	Women's RR	North entrance paint at the corner by the elevator in good condition	1				Aaron Hensley
22	1	Women's RR	Plastic corner guard in place	1				Aaron Hensley
23	1	North Entry - Ext	Planter properly planted weed free with healthy plants		1			ADRC
24	1	North Entry - Ext	Potted plants watered and healthy		1	Plant died and pot removed	Refer Potted Plants to ADRC for standard	ADRC
25	1	Ping Pong Area	Storage cubes in good condition	1				ADRC
26	1	Women's RR	Doors clean, in good condition, not worn or chipped	1				ADRC
27	1	First Floor	Drinking fountain clean with blue clean mat in place	1				Bill Coleman
28	1	Hospitality Entry	Outside door mat clean and in good condition	1				Bill Coleman
29	1	Women's RR	Blue mat at the drinking fountain clean and good condition	1				Bill Coleman
30	1	CARE Entry	Walkway clear		1		CARE to resolve	Care Staff
31	1	CARE Entry	Concrete clean and in good condition		1			Custodial
32	1	East Entry	Bike rack in good condition	1				Custodial
33	1	Hospitality Entry	Tables in good condition clean and properly placed	1				Aaron Hensley
34	1	Men's RR	Toilets clean and flush properly	1				Custodial
35	1	Men's RR	Wall clean and in good condition without chips	1				Custodial
36	1	Mobility Aids	Flooring in good condition and clean	1				Custodial
37	1	North Entry - Ext	Trash can clean and in good condition	1				Custodial
38	1	North Entry - Ext	Ashtray properly placed and clean	1				Custodial
39	1	Ping Pong Area	Chair rails are in good condition and clean	1				Custodial
40	1	Ping Pong Area	Lights are clean and operate	1				Custodial
41	1	Women's RR	Paper towel dispensers clean, in good condition, and working	1				Custodial
42	1	Women's RR	Grout at sinks and floors clean	1				Custodial
43	1	Women's RR	Toilets clean and flush properly	1				Custodial
44	1	North Entry - Ext	Sprinklers are operational	1				J & J
45	1	North Entry - Ext	Plants are healthy with proper care		1		Improved from last month more to do	J & J
46	1	Hospitality Entry	Folding Tables and cones properly stored	1				Recreation
47	1	Hospitality Entry	Chairs in good condition clean and properly placed	1				Thomas Fileto

48	2	Dance Room	Receptacle in good condition	1				Aaron Hensley
49	2	Gym	Flooring in good condition	1				Aaron Hensley
50	2	Gym	Baseboards are in good condition	1				Aaron Hensley
51	2	Men's RR	Mirror frames and mirrors in good condition	1				Aaron Hensley
52	2	Men's RR	Toilet seats tight, in good condition	1				Aaron Hensley
53	2	North West Room	Chair rails are in good condition and clean	1				Aaron Hensley
54	2	Second Floor	Ceiling tiles clean and good condition	1				Aaron Hensley
55	2	South West Room	North Entry Door is clean, not worn or chipped	1				Aaron Hensley
56	2	South West Room	Receptacle and switch covers in place and clean	1				Aaron Hensley
57	2	Stairway	LED lights are clean and working	1				Aaron Hensley
58	2	Stairway	Roller shades are in place and good condition	1				Aaron Hensley
59	2	Stairway	Stairway handrail in good condition and not worn	1				Aaron Hensley
60	2	Women's RR	Proper lighting and operational	1				Aaron Hensley
61	2	Women's RR	Receptacles are in good condition and operational	1				Aaron Hensley
62	2	Women's RR	Grout at sinks and floor in good condition and clean	1				Aaron Hensley
63	2	Women's RR	Mirror frames and mirrors in good condition	1				Aaron Hensley
64	2	Women's RR	Faucets in good condition and clean	1				Aaron Hensley
65	2	Women's RR	Fire Sprinklers in good condition and clean	1				Aaron Hensley
66	2	Women's RR	Toilet seats tight, in good condition	1				Aaron Hensley
67	2	Men's RR	Sink caulking in good condition and clean	1				Aaron Hensley
68	2	Gym	Coat hooks are all in place and not broken	1				Aaron Hensley
69	2	HVAC	Supply and Return registers clean and in good condition	1				Aaron Hensley
70	2	Second Floor	Drinking fountain clean with blue clean mat in place	1				Bill Coleman
71	2	Custodian Room	Equipment for Clubs is properly stored	1				Custodial
72	2	Dance Room	Hand sanitizer operational and the wall area is clean	1				Custodial
73	2	Gym	Walls are in good condition and clean	1				Custodial
74	2	North West Room	Tables and equipment properly stored	1				Custodial
75	2	North West Room	Proper furniture in place	1				Custodial
76	2	Second Floor	Mops and Brooms properly stored	1				Custodial
77	2	South West Room	TV, Stage, Whiteboard, and stairs properly stored	1				Custodial
78	2	Women's RR	Paper Towel dispenser in place, clean with towels	1				Custodial
79	2	Women's RR	Proper Soap dispenser in place and full	1				Custodial
80	2	Second Floor	Proper furniture in place	1				Custodial
81	2	Gym	Sound System is operational	1				Finance
82	2	Gym	Rows of brass outlets are flush with the floor	1				Recreation ADRC/Finance

Total Quality Checklist - Clubhouse Two

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
		2/24/2020	**Totals:**	**60**	**0**	**100%**		
1		Assembly Hall	Flooring is clean and in good condition	1				Custodial
2		Assembly Hall	Lights are clean and operational	1				
3		Assembly Hall	HVAC units are clean and operational	1				
4		Billiard Room	Wall paint in good condition	1				Aaron Hensley
5		Billiard Room	Doors are operational, clean and not chipped	1				Aaron Hensley
6		Bocce Court	Playing surface properly maintained	1				
7		Bocce Court	Bench's are clean and in good condition	1				
8		Bocce Court	Handrails are clean and in good condition	1				
9		Bocce Court	Turf around court is in good condition	1				
10		Bocce Court	Shade structure is clean and in good condition	1				
11		Card Room	Wall paint in good condition	1				Aaron Hensley
12		Card Room	Doors are operational, clean and not chipped	1				Aaron Hensley
13		East make up area	Lights are operational and the area is clean	1				Aaron Hensley
14		East Stage Bathroom	Bathroom is clean and paint is in good condition	1				Aaron Hensley
15		Kitchen	Cabinet paint is clean and in good condition	1				Aaron Hensley
16		Kitchen	Exhaust hood fire suppression is current	1				
17		Kitchen	Flooring is clean and in good condition	1				
18		Kitchen	Lights are clean and operational	1				
19		Kitchen	Cooking equipment is clean and operational	1				
20		Ladies Restroom	Toilet seats good condition and tight	1				
21		Lobby	Carpet is clean and in good condition	1				Custodial
22		Lobby	Furniture is clean and in Good condition	1				Custodial
23		Lobby	Bulletin board is clean current and in good condition	1				
24		Men's Restroom	Toilet seats good condition and tight	1				Aaron Hensley
25		Men's Restroom	Lights clean and operational	1				Aaron Hensley

26		Park	Tables and chairs are clean properly placed and in good condition	1				Custodial
27		Park	Area lights are clean operational	1				Aaron Hensley
28		Park	Turf Weed free green and is maintained	1				Anguiano
29		Park	Trees are healthy and properly trimmed	1				Anguiano
30		Park	Mission bell sign is clean and in good condition	1				Custodial
31		Park	Clock is in good condition, and operational with correct time	1				Aaron Hensley
32		Park	Plant around sign healthy with proper care	1				Anguiano
33		Parking lot	Signs in place and in good condition	1				Aaron Hensley
34		Parking lot	Gate operational in a good condition	1				Aaron Hensley
35		Parking lot	Wall is painted and in good condition	1				Aaron Hensley
36		Pickle Ball Courts	Screens are clean and in good condition	1				George Hurtado
37		Pickle Ball Courts	Drinking fountain is clean and operational	1				Aaron Hensley
38		Pickle Ball Courts	Courts are clean	1				Custodial
39		Pickle Ball Courts	Nets are in good condition	1				Aaron Hensley
40		Pickle Ball Courts	Plants are healthy and maintained	1				Anguiano
41		Ramp	Clean any good condition	1				Custodial
42		Ramp	Handrails are clean and in good condition	1				Aaron Hensley
43		Serenity garden	Fountain is clean and operational	1				Aaron Hensley
44		Serenity garden	Plants are healthy and maintained	1				Anguiano
45		Stage	Clean is in good condition	1				Terry De Leon
46		Stage	Stairs are clear and in good condition	1				Custodial
47		Stage Emergency Exit	Exit Is clear	1				Custodial
48		Storage	Furniture is stored properly and in good condition	1				Custodial
49		West make up area	Lights are operational in the area is clean	1				Aaron Hensley
50		West Stage Bathroom	Bathroom is clean and paint is in good condition	1				Aaron Hensley
51		Wood Shop	Doors are operational, clean and not chipped	1				Aaron Hensley
52		Car Wash	Pavement is clean without debris	1				
53		Car Wash	Wash hoses are in good condition with nozzle operational	1				
54		Car Wash	Pressure washer reels are operational	1				
55		Car Wash	Signs in place and in good condition	1			Signs installed	

56		Car Wash	Poles are clean and paint is in good condition	1				
57		Car Wash	Trash can is clean and in place	1				
58		Car Wash	RV Steps in good condition	1				
59		Parking Lot North	Pavement, signs, and striping is in good condition	1				
60		Parking Lot South	Pavement, signs, and striping is in good condition	1				

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
		1/15/2021	**Totals:**	**14**	**49**	**22%**		
1		#1 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
2		#1 Bench	Bench is in good condition, and clean	1				J and J Landscape
3		#1 Fairway	Free of weeds, green and healthy		1	treat for weeds and fertilize		J and J Landscape
4		#1 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
5		#1 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
6		#1 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
7		#1 Trees	Healthy and pruned to standard	1				J and J Landscape
8		#2 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
9		#2 Bench	Bench is in good condition, and clean	1				J and J Landscape
10		#2 Fairway	Free of weeds, green and healthy		1			J and J Landscape
11		#2 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
12		#2 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
13		#2 Trees	Healthy and pruned to standard		1			J and J Landscape
14		#3 Tee	Free of weeds, green and healthy		1	Severe tee relocated to restore tee area,weeds and fertilize, sunlight	Area is being treated and trees to be thinned to allow sunlight on tee. Need soil temperature at 4 inches below surface to reach 55 degrees to grow.	J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
15		#3 Bench	Bench is in good condition, and clean		1			J and J Landscape
16		#3 Fairway	Free of weeds, green and healthy		1			J and J Landscape
17		#3 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
18		#3 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
19		#3 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
20		#3 Trees	Healthy and pruned to standard		1		Thin trees at tee for sunlight on tee	J and J Landscape
21		#4 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
22		#4 Bench	Bench is in good condition, and clean		1			J and J Landscape
23		#4 Fairway	Free of weeds, green and healthy		1			J and J Landscape
24		#4 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
25		#4 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
26		#4 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
27		#4 Trees	Healthy and pruned to standard	1			Trees at Green thinned	J and J Landscape
28		#5 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
29		#5 Bench	Bench is in good condition, and clean		1			J and J Landscape
30		#5 Fairway	Free of weeds, green and healthy		1			J and J Landscape
31		#5 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape

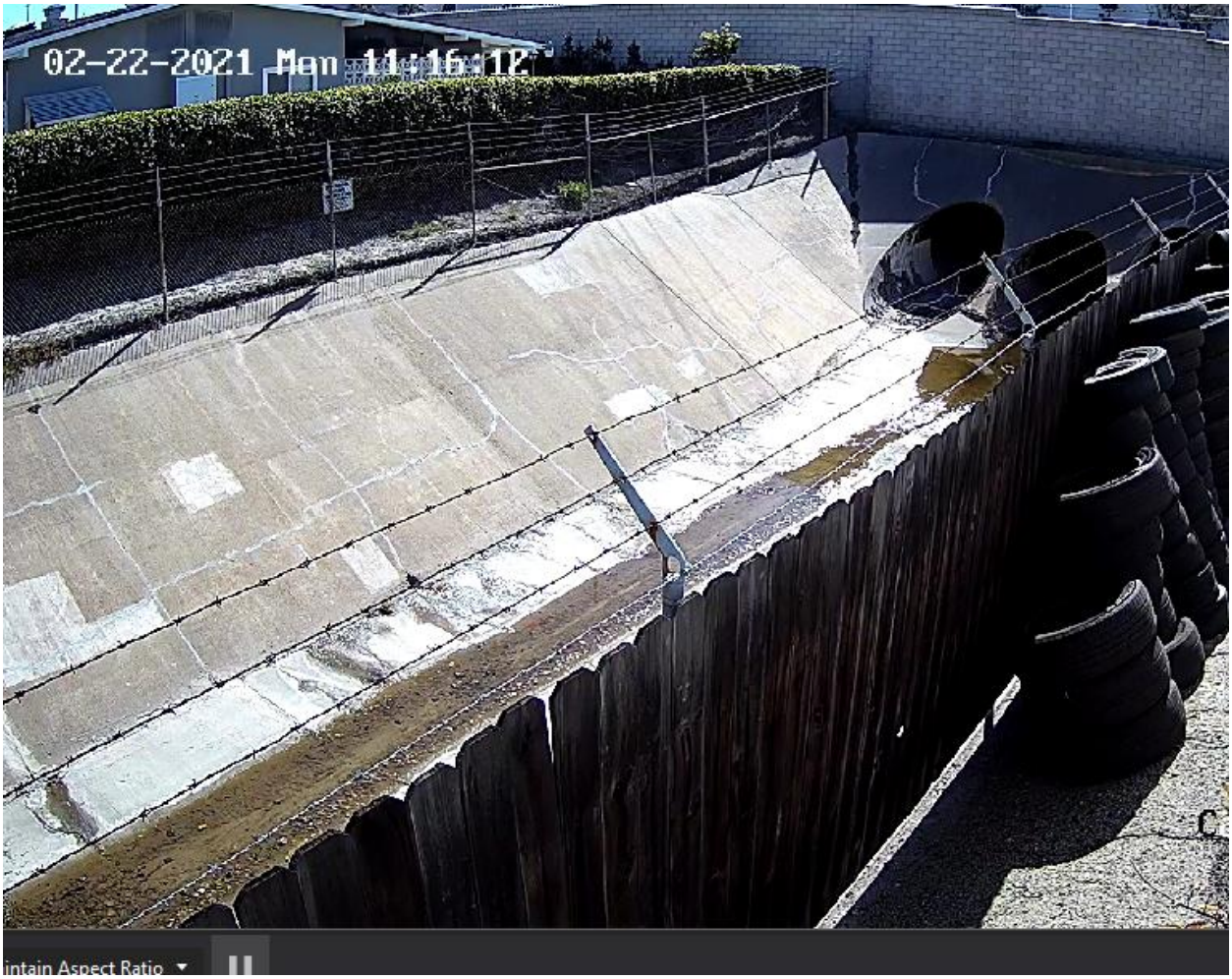
Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
32		#5 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
33		#5 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
34		#5 Trees	Healthy and pruned to standard		1			J and J Landscape
35		#6 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
36		#6 Bench	Bench is in good condition, and clean		1			J and J Landscape
37		#6 Fairway	Free of weeds, green and healthy		1			J and J Landscape
38		#6 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
39		#6 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
40		#6 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
41		#6 Trees	Healthy and pruned to standard		1			J and J Landscape
42		#7 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
43		#7 Bench	Bench is in good condition, and clean		1			J and J Landscape
44		#7 Fairway	Free of weeds, green and healthy		1			J and J Landscape
45		#7 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
46		#7 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
47		#7 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
48		#7 Trees	Healthy and pruned to standard		1			J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
49		#8 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize	Treated tees will brown a little and recover	J and J Landscape
50		#8 Bench	Bench is in good condition, and clean		1			J and J Landscape
51		#8 Fairway	Free of weeds, green and healthy		1			J and J Landscape
52		#8 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
53		#8 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
54		#8 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
55		#8 Trees	Healthy and pruned to standard		1			J and J Landscape
56		#9 Tee	Free of weeds, green and healthy		1	treat for weeds and fertilize		J and J Landscape
57		#9 Bench	Bench is in good condition, and clean		1			J and J Landscape
58		#9 Fairway	Free of weeds, green and healthy		1			J and J Landscape
59		#9 Green	Green is free of weeds, collars consistent with standard, and maintained.		1			J and J Landscape
60		#9 Sand Trap	Borders edged and maintained, weed free, and raked.		1			J and J Landscape
61		#9 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
62		#9 Trees	Healthy and pruned to standard		1			J and J Landscape
63		Golf Shed	Area clean to standard	1				

YARD CHANNEL CAMERA



PEAKPOWER
SOLUTIONS

Leisure World Clubhouse - 170 Q-Cell 425 with Enphase - No Finance

Prepared For

Golden Rain Foundation
(562) 431-6586, ext. 301
markw@lwsb.com

Prepared By

Matt Stoutenburg
714-258-3900
matt@peakpowerus.com

2/17/2021

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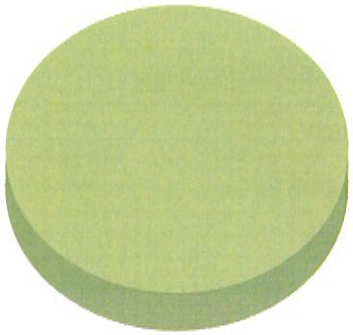
1 PV System Details

General Information
Facility: Clubhouse
Address: 1600 Golden Rain Rd Seal Beach CA 90740

Solar PV System Rating
Power Rating: 72,250 W-DC
Power Rating: 63,800 W-AC-CEC

Solar PV Equipment Description
Solar Panels: (170) Hanwha Q-Cells Q.PEAK DUO L-G8.2 425
Inverters: (170) Enphase Energy IQ7PLUS-72-2-US [240V]

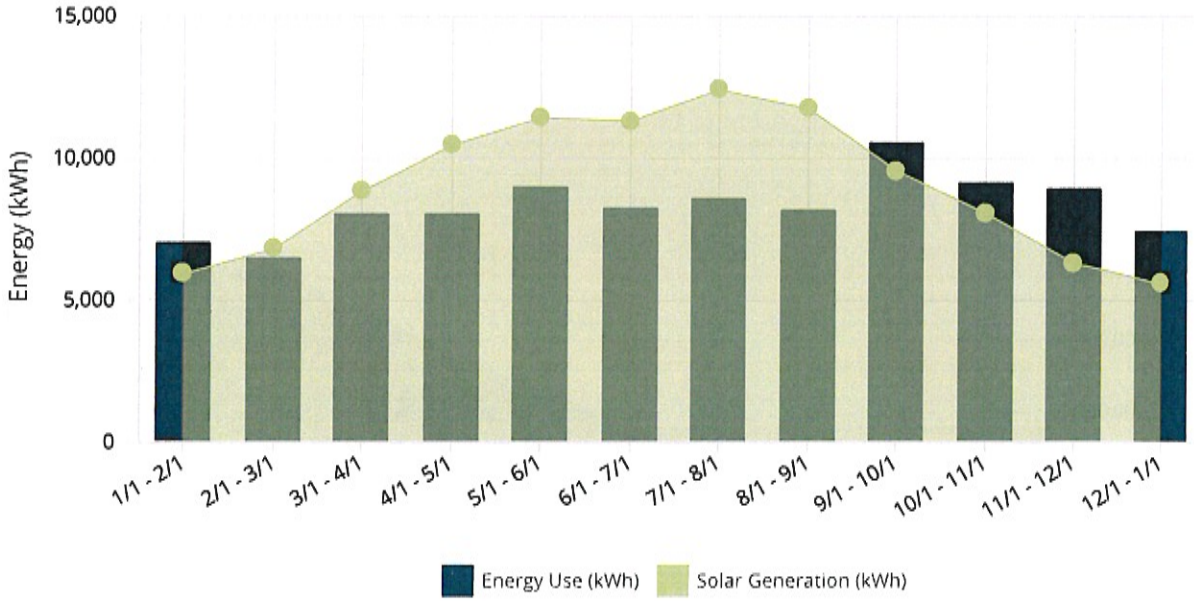
Energy Consumption Mix
Annual Energy Use: 99,530 kWh



Utility -8,844 kWh (0.00%)
Solar PV 108,374 kWh (100.00%)

Solar PV System Cost And Incentives	
Solar PV System Cost	$179,800
Net Solar PV System Cost:	**$179,800**

Monthly Energy Use vs Solar Generation

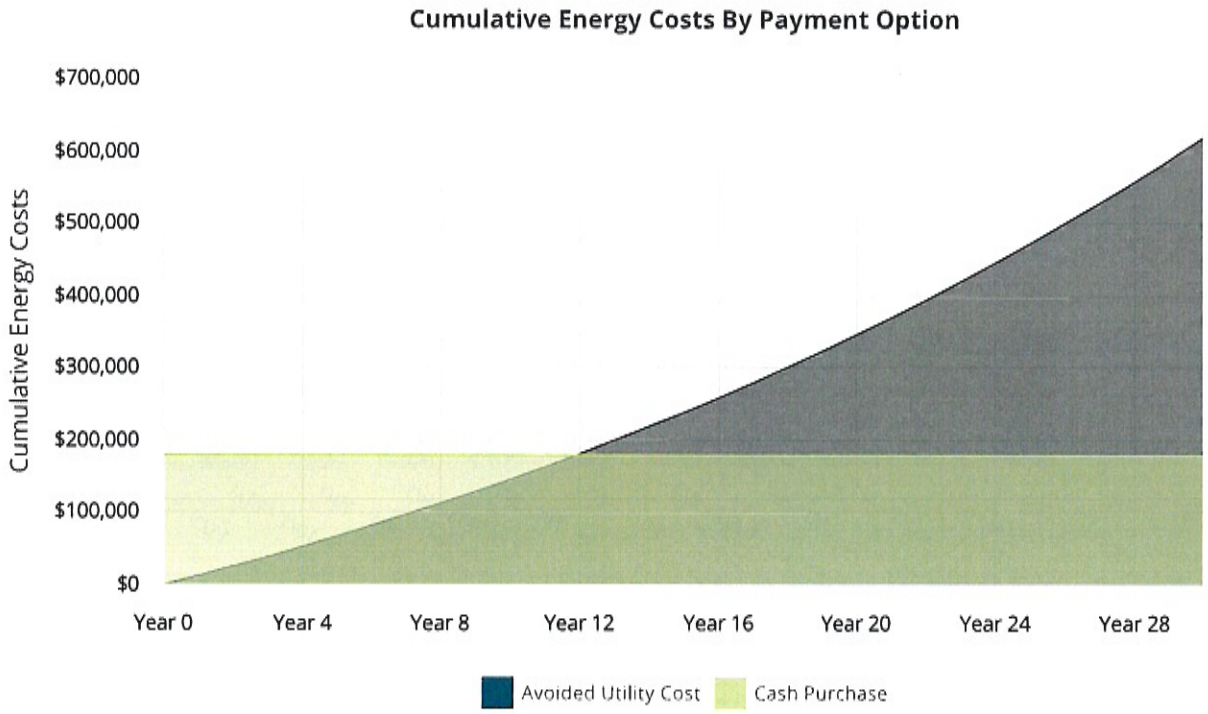


2 Project Summary

Payment Options	Cash Purchase
Upfront Payment	$179,800
Total Payments	$179,800
Rebates and Incentives	-
Net Payments	$179,800
30-Year Electric Bill Savings	$619,717
30-Year IRR	8.77%
30-Year LCOE PV	$0.06
30-Year NPV	$104,002
Payback Period	11.9 Years

Contract Value: $179,800

Combined Solar PV Rating
Power Rating: 72,250 W-DC
Power Rating: 63,800 W-AC-CEC



3.1.1 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

3.1.2 Utility Rates

You have the option to remain on your current rate schedule (GS-2-TOU (Option: D)) or switch to an alternative rate schedule (GS-2-TOU (Option: E)). The rates for each are shown below and your estimated electric bills are shown on the following page for each rate schedule.

Fixed Charges			Energy Charges			Demand Charges		
Type	GS-2-TOU (Option: D)	GS-2-TOU (Option: E)	Type	GS-2-TOU (Option: D)	GS-2-TOU (Option: E)	Type	GS-2-TOU (Option: D)	GS-2-TOU (Option: E)
W Monthly	$158.61	$158.61	W Mid Peak	$0.11447	$0.18401	W NC	$13.55	$9.38
S Monthly	$158.61	$158.61	W Off Peak	$0.10292	$0.10781	S NC	$13.55	$9.38
			W Super Off Peak	$0.08124	$0.09804	W Mid Peak	$8.26	$0.85
			S On Peak	$0.13618	$0.55352	S On Peak	$31.63	$4.36
			S Mid Peak	$0.12676	$0.20410			
			S Off Peak	$0.09730	$0.14350			

3.1.3 Current Electric Bill

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

Rate Schedule: SCE - GS-2-TOU (Option: D)

Time Periods	Energy Use (kWh)				Max Demand (kW)			Charges				
Bill Ranges & Seasons	On Peak	Mid Peak	Off Peak	Super Off Peak	NC / Max	On Peak	Mid Peak	Other	NBC	Energy	Demand	Total
1/1/2021 - 2/1/2021 W	0	2,372	2,203	2,423	24	0	24	$159	$175	$520	$523	$1,377
2/1/2020 - 3/1/2020 W	0	2,136	1,993	2,349	21	0	21	$159	$162	$479	$458	$1,257
3/1/2020 - 4/1/2020 W	0	2,677	2,497	2,893	29	0	29	$159	$202	$597	$632	$1,590
4/1/2020 - 5/1/2020 W	0	2,654	2,472	2,888	30	0	30	$159	$200	$592	$654	$1,606
5/1/2020 - 6/1/2020 W	0	2,992	2,602	3,416	29	0	29	$159	$225	$663	$632	$1,679
6/1/2020 - 7/1/2020 S	1,887	529	5,860	0	24	24	0	$159	$207	$687	$1,084	$2,137
7/1/2020 - 8/1/2020 S	1,960	556	6,084	0	24	24	0	$159	$215	$714	$1,084	$2,172
8/1/2020 - 9/1/2020 S	1,910	597	5,637	0	24	24	0	$159	$204	$681	$1,084	$2,127
9/1/2020 - 10/1/2020 S	2,622	715	7,186	0	34	34	0	$159	$263	$884	$1,536	$2,842
10/1/2020 - 11/1/2020 W	0	3,229	2,495	3,368	32	0	32	$159	$227	$673	$698	$1,757
11/1/2020 - 12/1/2020 W	0	3,000	2,712	3,181	32	0	31	$159	$222	$659	$690	$1,729
12/1/2020 - 1/1/2021 W	0	2,433	2,484	2,517	26	0	26	$159	$186	$553	$567	$1,464
Totals:	8,379	23,890	44,225	23,035	-	-	-	$1,903	$2,488	$7,701	$9,644	$21,737

3.1.4 New Electric Bill

New Rate Schedule: SCE - GS-2-TOU (Option: E)

Time Periods	Energy Use Before PV/ESS (kWh)	PV Generation (kWh)	Energy Use After PV/ESS (kWh)	Charges				
Bill Ranges & Seasons	Total	Total	Total	Other	NBC	Energy	Demand	Total
1/1/2021 - 2/1/2021 W	6,998	5,916	1,082	$159	$112	$293	$246	$809
2/1/2020 - 3/1/2020 W	6,478	6,807	-330	$159	$95	$155	$215	$624
3/1/2020 - 4/1/2020 W	8,067	8,835	-768	$159	$114	$113	$297	$682
4/1/2020 - 5/1/2020 W	8,014	10,459	-2,446	$159	$104	-$49	$307	$520
5/1/2020 - 6/1/2020 W	9,009	11,422	-2,413	$159	$107	-$39	$297	$523
6/1/2020 - 7/1/2020 S	8,276	11,309	-3,033	$159	$107	-$125	$330	$470
7/1/2020 - 8/1/2020 S	8,601	12,415	-3,815	$159	$110	-$232	$330	$366
8/1/2020 - 9/1/2020 S	8,145	11,740	-3,595	$159	$112	-$96	$330	$504
9/1/2020 - 10/1/2020 S	10,523	9,551	973	$159	$163	$878	$467	$1,667
10/1/2020 - 11/1/2020 W	9,092	8,049	1,043	$159	$135	$325	$327	$946
11/1/2020 - 12/1/2020 W	8,893	6,295	2,599	$159	$140	$465	$317	$1,081
12/1/2020 - 1/1/2021 W	7,434	5,576	1,857	$159	$121	$362	$266	$907
Totals:	99,530	108,374	-8,846	$1,903	$1,420	$2,049	$3,728	$9,100

Annual Electricity Savings: $12,637

4.1 Cash Purchase

Inputs and Key Financial Metrics

Total Project Costs	$179,800	30-Year ROI	244.7%	Electricity Escalation Rate	3.78%
30-Year IRR	8.77%	PV Degradation Rate	0.54%	Federal Income Tax Rate	0%
30-Year NPV	$104,002	Discount Rate	5%	State Income Tax Rate	0%
Payback Period	11.9 Years				

Years	Project Costs	Electric Bill Savings	PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
Upfront	-$179,800	-	-	-$179,800	-$179,800
1	-	$12,637	108,374	$12,637	-$167,163
2	-	$13,044	107,789	$13,044	-$154,119
3	-	$13,464	107,204	$13,464	-$140,655
4	-	$13,896	106,618	$13,896	-$126,759
5	-	$14,342	106,033	$14,342	-$112,416
6	-	$14,802	105,448	$14,802	-$97,614
7	-	$15,277	104,863	$15,277	-$82,337
8	-	$15,766	104,277	$15,766	-$66,571
9	-	$16,270	103,692	$16,270	-$50,301
10	-	$16,790	103,107	$16,790	-$33,512
11	-	$17,325	102,522	$17,325	-$16,186
12	-	$17,878	101,937	$17,878	$1,691
13	-	$18,447	101,351	$18,447	$20,138
14	-	$19,034	100,766	$19,034	$39,172
15	-	$19,638	100,181	$19,638	$58,810
16	-	$20,262	99,596	$20,262	$79,071
17	-	$20,904	99,010	$20,904	$99,975
18	-	$21,566	98,425	$21,566	$121,541
19	-	$22,248	97,840	$22,248	$143,789
20	-	$22,951	97,255	$22,951	$166,740
21	-	$23,675	96,670	$23,675	$190,415
22	-	$24,421	96,084	$24,421	$214,836
23	-	$25,190	95,499	$25,190	$240,026
24	-	$25,982	94,914	$25,982	$266,008
25	-	$26,798	94,329	$26,798	$292,806
26	-	$27,638	93,744	$27,638	$320,445
27	-	$28,504	93,158	$28,504	$348,948
28	-	$29,396	92,573	$29,396	$378,344
29	-	$30,314	91,988	$30,314	$408,658
30	-	$31,260	91,403	$31,260	$439,917
Totals:	-$179,800	$619,717	2,996,649	$439,917	-

5.1 Cash Purchase

Inputs and Key Financial Metrics

Total Project Costs	$179,800	Payback Period	11.9 Years	Discount Rate	5%	State Income Tax Rate	0%
30-Year IRR	8.77%	30-Year ROI	244.7%	Electricity Escalation Rate	3.78%		
30-Year NPV	$104,002	PV Degradation Rate	0.54%	Federal Income Tax Rate	0%		

Years	Upfront	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash											
Project Costs	-$179,800	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	-	$12,637	$13,044	$13,464	$13,896	$14,342	$14,802	$15,277	$15,766	$16,270	$16,790
Cash	-$179,800	$12,637	$13,044	$13,464	$13,896	$14,342	$14,802	$15,277	$15,766	$16,270	$16,790
Total Cash Flow	-$179,800	$12,637	$13,044	$13,464	$13,896	$14,342	$14,802	$15,277	$15,766	$16,270	$16,790
Cumulative Cash Flow	-$179,800	-$167,163	-$154,119	-$140,655	-$126,759	-$112,416	-$97,614	-$82,337	-$66,571	-$50,301	-$33,512

5.1 Cash Purchase

Inputs and Key Financial Metrics

Total Project Costs	$179,800	Payback Period	11.9 Years	Discount Rate	5%	State Income Tax Rate	0%
30-Year IRR	8.77%	30-Year ROI	244.7%	Electricity Escalation Rate	3.78%		
30-Year NPV	$104,002	PV Degradation Rate	0.54%	Federal Income Tax Rate	0%		

Years	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
Cash											
Project Costs	-	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	$17,325	$17,878	$18,447	$19,034	$19,638	$20,262	$20,904	$21,566	$22,248	$22,951	$23,675
Cash	$17,325	$17,878	$18,447	$19,034	$19,638	$20,262	$20,904	$21,566	$22,248	$22,951	$23,675
Total Cash Flow	$17,325	$17,878	$18,447	$19,034	$19,638	$20,262	$20,904	$21,566	$22,248	$22,951	$23,675
Cumulative Cash Flow	-$16,186	$1,691	$20,138	$39,172	$58,810	$79,071	$99,975	$121,541	$143,789	$166,740	$190,415

5.1 Cash Purchase

Inputs and Key Financial Metrics

Total Project Costs	$179,800	Payback Period	11.9 Years	Discount Rate	5%	State Income Tax Rate	0%
30-Year IRR	8.77%	30-Year ROI	244.7%	Electricity Escalation Rate	3.78%		
30-Year NPV	$104,002	PV Degradation Rate	0.54%	Federal Income Tax Rate	0%		

Years	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Totals
Cash										
Project Costs	-	-	-	-	-	-	-	-	-	-$179,800
Electric Bill Savings	$24,421	$25,190	$25,982	$26,798	$27,638	$28,504	$29,396	$30,314	$31,260	$619,717
Cash	$24,421	$25,190	$25,982	$26,798	$27,638	$28,504	$29,396	$30,314	$31,260	$439,917
Total Cash Flow	$24,421	$25,190	$25,982	$26,798	$27,638	$28,504	$29,396	$30,314	$31,260	$439,917
Cumulative Cash Flow	$214,836	$240,026	$266,008	$292,806	$320,445	$348,948	$378,344	$408,658	$439,917	-

COMMITTEE REQUEST

TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
SUBJECT: HAND RAILING ADMINISTRATION BUILDING
DATE: FEBRUARY 22, 2021
CC: FILE

It has been brought to our attention that the 24 handrails in front of the Administration Building are not up to current code. Inspection of the railing in their current location (3' too low and 6' too short in length) do not meet current code, however, rails are not required in situations where there are less than four risers.

Staff was asked to obtain a cost to bring the existing handrails into code compliance. MJ Jurado provided a cost of $21,000 to replace 24 existing handrails at the Administration Building.

Staff recommends awarding a contract to MJ Jurado for the replacement of 24 handrails at the Administration Building.

I move to recommend the GRF Board award a contract to MJ Jurado, for the replacement of 24 handrails at the Administration Building, after review by the Finance Committee, for a total cost not to exceed $21,000, Reserve Funding.

MJ JURADO INC.
Lic# 950958
General Engineering Contractor
Ph: (714) 397-0143 Lic.# 987670
Fax: (714) 827-2110

Proposal

Date	Estimate #
1/15/2021	17-0871

ATTN:

Golden Rain Foundation
13533 Seal Beach Blvd.
Seal Beach Ca 90740

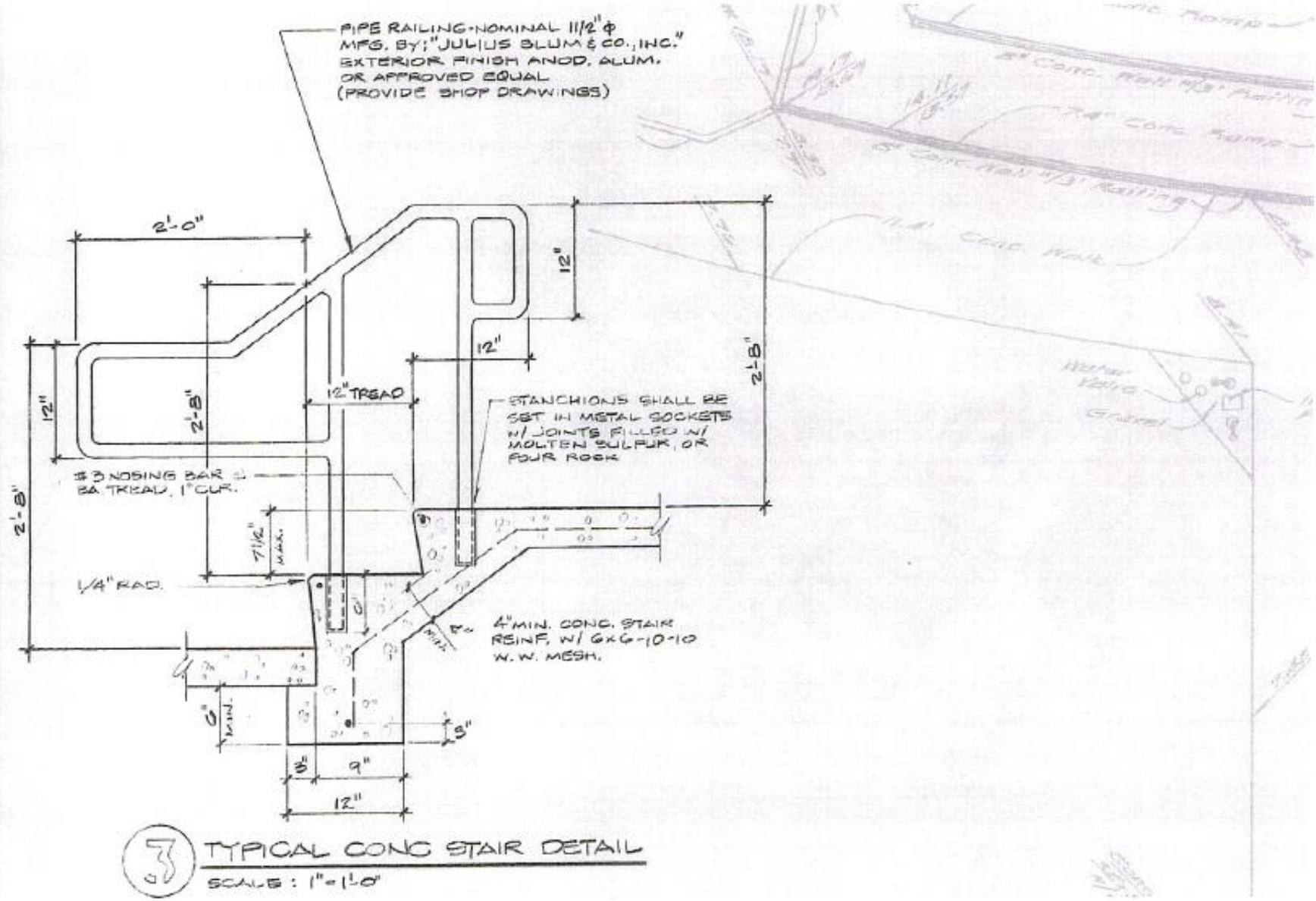
Project			
Admin Handrails ADA Compliant			
Description	**Qty**	**Rate**	**Total**
Admin HandRails In Front Of Buiding Parking Stalls - Demo Existing HandRails And Dispose Construct New ADA Compliant Handrails Price Includes Zinc Coating & Paint Matching Existing Hand& Guard Rails.	24	875.00	21,000.00

*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.
Michael J. Jurado

Total $21,000.00

Approved By: _____ Date: _____



3 TYPICAL CONC STAIR DETAIL

SCALE: 1"=1'-0"

This information is provided free of charge by the Department of Industrial Relations from its web site at www.dir.ca.gov. These regulations are for the convenience of the user and no representation or warranty is made that the information is current or accurate. See full disclaimer at https://www.dir.ca.gov/od_pub/disclaimer.html.

Subchapter 7. General Industry Safety Orders
Group 1. General Physical Conditions and Structures Orders
Article 2. Standard Specifications

Return to index
New query

§3214. Stair Rails and Handrails.

(a) Stairways shall have handrails or stair railings on each side, and every stairway required to be more than 88 inches in width shall be provided with not less than one intermediate stair railing for each 88 inches of required width. Intermediate stair railings shall be spaced approximately equal within the entire width of the stairway.

Note: Intermediate stair railings may be of single rail construction.

Exceptions:

(1) Stairways less than 44 inches in width may have one handrail or stair railing except that such stairways open on one or both sides shall have stair railings provided on the open side or sides.

(2) Stairways having less than four risers need not have handrails or stair railings.

(3) Stairways giving access to portable work stands less than 30 inches high.

(4) Stairs that follow the contour of tanks or other cylindrical or spherical structures where the construction requires the inside clearance between the inside stair stringer and wall or tank side to be 8 inches or less, shall not be considered an "open side."

(5) Guardrails may be erected provided a handrail is attached.

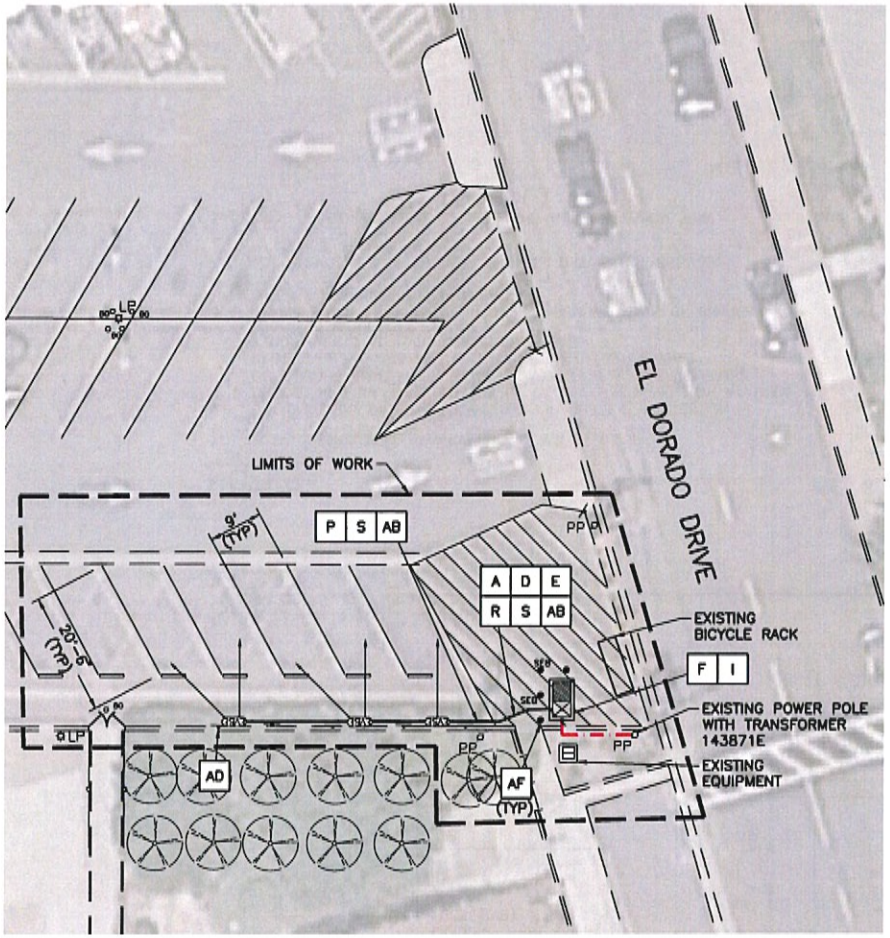
(b) A stair railing shall be of construction similar to a guardrail (see Section 3209) but the vertical height shall be in compliance with Section 3214(c). Stair railings on open sides that are 30 inches or more above the surface below shall be equipped with midrails approximately one half way between the steps and the top rail.

Note: Local building standards may require 4-inch spacing of intermediate vertical members.

(c) The top of stair railings, handrails and handrail extensions installed on or after April 3, 1997, shall be at a vertical height between 34 and 38 inches above the nosing of treads and landings. For stairs installed before April 3, 1997, this height shall be between 30 and 38 inches. Stair railings and handrails shall be continuous the full length of the stairs and, except for private stairways, at least one handrail or stair railing shall extend in the direction of the stair run not less than 12 inches beyond the top riser nor less than 12 inches beyond the bottom riser. Ends shall be returned or shall terminate in newel posts or safety terminals, or otherwise arranged so as not to constitute a projection hazard.

(d) A handrail shall consist of a lengthwise member mounted directly on a wall or partition by means of brackets attached to the lower side of the handrail so as to offer no obstruction to a smooth surface along the top and both sides of the handrail. The handrail shall be designed to provide a grasping surface to avoid the person using it from falling. The spacing of brackets shall not exceed 8 feet.

(e) Handrails projecting from a wall shall have a space of not less than 1 1/2 inches between the wall and the handrail.



CUSTOMER INFRASTRUCTURE IMPROVEMENTS

	CONSTRUCTION NOTES	E.Q.
A	REMOVAL OF HARDEN SURFACING	80 SF
D	2' WIDE UTILITY TRENCH	20 LF
E	PROPOSED ASPHALT CONCRETE PAVEMENT	30 SF
F	PROPOSED CONCRETE	50 SF
I	INSTALL 400 AMP SERVICE CT METER AND MAIN PANELBOARD	1 UNIT
P	INSTALL ABOVE GRADE RIGID METAL CONDUIT <2"	195 LF
R	INSTALL BELOW GRADE PVC CONDUIT <2"	120 LF
S	#8 WIRE CONDUCTOR	820 LF
AB	DATA CAT5E CABLE	155 LF
AD	INSTALL ASSIGNED EVSE SIGNAGE	5 UNITS
AF	INSTALL SITE BOLLARDS	4 UNITS

NOTES:

1. UTILITY DISTRIBUTION INFRASTRUCTURE SHOWN IN RED BUILT BY OTHERS AND SHOWN ONLY FOR PROJECT CLARITY AND COORDINATION.
2. IMPACTED EXISTING PARKING = 5 TOTAL SPACES; 5 STANDARD SPACES
3. PROPOSED CHARGING = 5 TOTAL SPACES; 5 ASSIGNED SPACES
4. EVSE LAYOUT BASED ON USE OF DUAL AND SINGLE PORT WALL MOUNTED STYLE CHARGERS
5. PROPOSED SERVICE PANEL MAY BE STANDARD OR 100% RATED. SEE SINGLE LINE FOR CLARIFICATION.

*LINEAR FOOTAGE QUANTITIES INCLUDE VERTICAL TRAVEL

N

0 5 10 20 40
SCALE IN FEET

SYMBOL LEGEND:

- BO — EXISTING BOLLARD
- EXISTING WHEELSTOP
- EXISTING SIGN
- LP — EXISTING LIGHT POLE
- PP — EXISTING POWER POLE
- SEB — PROPOSED SERVICE EQUIPMENT BOLLARD
- PROPOSED SIGN
- SERVICE CT METER AND MAIN PANELBOARD
- EVSE — DUAL PORT WALL MOUNT EVSE
- EVSE — SINGLE PORT WALL MOUNT EVSE
- SCE ELECTRICAL SERVICE SUPPLY TO METER, BY T&D
- LIMITS OF WORK
- ELECTRICAL FROM PANEL TO EVSE, DEDICATED CIRCUIT PER EVSE
- PROPOSED CONCRETE

Blair, Church & Flynn CONSULTING ENGINEERS

CONSULTANT

SCE CHARGE READY PROGRAM

0274 GOLDEN RAIN FOUNDATION
EVSE SITE IMPROVEMENTS
DEFINED PLAN

DR. BY EH
CH. BY RF
DATE 06/19/19
SCALE: AS NOTED

SHEET NO. 1 OF 2 SHEETS

COMMITTEE REQUEST

TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
SUBJECT: ELEVATOR MODERIZATION BUILDING FIVE
DATE: FEBRUARY 22, 2021
CC: FILE

The elevator located at building Five has had the need for repetitive service. It has been recommended for a modernization upgrade by ThyssenKrupp (see attached proposal) the current elevator service contractor. The update will include increased durability, improved fire safety features, decreased waiting times, improved energy consumption, reduced operational cost, and improvement in troubleshooting problems, for a cost of $109,535 adding $3,000 in contingency funding, for a total cost not to exceed $112,535.

Staff recommends awarding a contract to ThyssenKrupp, for the modernization upgrade to the elevator located at Building Five, for a cost of $109,535 and adding $3,000 contingency funding for a total cost not to exceed $112,535, Reserve Funding.

I move to recommend the GRF Board award a contract to ThyssenKrupp, for a modernization upgrade to the elevator located at Building Five, for a cost of $109,535 and adding $3,000 contingency funding for a total cost not to exceed $112,535, Reserve Funding, pending Finance Committee review.

Modernization Proposal

thyssenkrupp

1661 GOLDEN RAIN RD BLDG C

February 15, 2021

Purchaser:	GOLDEN RAIN FOUNDATION	Location:	1661 GOLDEN RAIN RD BLDG C
Address:	PO BOX 3519, SEAL BEACH	Address:	1661 Golden Rain Rd
	CA, 90740-7519		Seal Beach, CA 90740-4907

thyssenkrupp Elevator Corporation (hereinafter "thyssenkrupp" or "thyssenkrupp Elevator") is dedicated to delivering (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal (the "Proposal") in the amount of **$109,535.24** inclusive of all applicable sales and use taxes to modernize the elevator equipment described in the pages that follow at the above-referenced location.

Our modernization package is engineered specifically for your elevator system and will include the elevator mechanical and electrical components being replaced, refurbished or retained.

Benefits of Modernization include:
- Increased durability and reliability
- Improved fire and life safety features
- Decreased waiting times
- Reduced energy consumption
- Reduced operational cost
- Reduced troubleshooting time

This Proposal shall remain in effect for the next forty-five (45) days unless it is revoked earlier by thyssenkrupp in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal – under certain circumstances including the possibility that thyssenkrupp may be subjected to increased charges by its suppliers for any of the applicable materials and/or components due to the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities or the possibility that the work described in this Proposal is not completed by December 31, 2020.

In the event you have any questions regarding the content of this Proposal, please do not hesitate to contact me. We appreciate your consideration.

Sincerely,

Justin Adamson
Account Manager
justin.adamson@thyssenkrupp.com
+1 323 4401681

Modernization Proposal

thyssenkrupp

SCOPE OF WORK

Grouping Name: CAR 1

Equipment Type: Hydraulic	Speed: 100 fpm
2 Stops (2 Front /0 Rear)	Capacity: 2500 lbs.

Units Included

Building	Nickname	OEM Serial #	TKE Serial #	Legal ID
CORTA BELLA	C	SC550NDZ-01-2650	US425275	128797

Description of Work

Controller
- TAC 32 Controller (Includes Options listed below)
- eMax Monitoring Device Provisions
- Battery Lowering in Controller
- Seismic Features
- Solid State Starters
- Viscosity Control

Power Unit
- Power Unit (Submersible)
- Viscosity Control
- Biodegradable oil
- Shutoff Valve Kit
- Isolation Couplings
- Overspeed Valve Kits
- Retain Oil Line Piping, replace vic seals in machine room and pit

Jack
- Packing

Car
- 21" Toe guard
- Fan: Two Speed
- Car Top Exit Switch

Hoistway
- Steel Tape with Mounting hardware, Selector and magnets (terminal limits included)
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors

Pit
- Pit Stop Switch
- Shutoff Valve Kit

Cab - Retain

Door Equipment

- Car Door Operator
  - includes Car Top Inspection station (w/ alarm signal)
- Micro Light (Front)
- Car Hanger
- Car Rollers
- Clutch
- Gate Switch
- Hoistway Hanger / Hanger Rollers
- Gibs

Car Fixtures

- Main Car Station Includes Options Below
- • Swing Return (Mini-Swing (Column type) for New/Existing Dover/tkE Cabs)
- Vandal Resistant Floor Buttons
- Standard Braille Plates for Car Features
- Standard Key Switch Package
  - Fan
  - Light
  - Independent
  - Stop
  - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Position Indicator (2" CE Segmented)
- ADA Phone System integral with COP
- Speaker Pattern for Intercom System/ADA Phone
- No Smoking (Engraved)
- Locked Service Cabinet
- Certificate Window
- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish
- Seismic Operation Jewel
- Emergency Light Test Button
- Car Riding Lantern #4 S/S

Hall Fixtures

- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Jamb Braille (Pair of Cast Plates) (# of Floors)
- Car Identification Plate for Main Egress Floor
- Hoistway Access Switch (in Hall Station)
- Terminal Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame with engraved verbiage)

The following items will be completed by third party labor or suppliers through the coordination of thyssenkrupp:

Other - Blank Plate
Other - Access in Hall Station
Other - Oil Disposal
Other – Work By Others (Scope of work in Section 10 below)

1. Key Tasks and Approximate Lead Times

Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

a. Execution of this Proposal
b. Payment for pre-production and engineering
c. Approval of layout (if applicable)
d. Execution of thyssenkrupp's Material Release Form

Approximate Durations/Lead Times

Survey and Order of materials: (*Additional Time Required for Cab, Signal, Entrance If Applicable*)	2-4 Weeks
Fabrication time from receipt of all approvals, fully executed contract, and payment of pre-production and engineering invoice: (*This estimate does not include shipping time for materials which can add 1 to 2 weeks*)	8-10 Weeks
Modernization of elevator system (Per Unit): *(After completion of all required preparatory work by others)* *(State has up to 10 business days to complete inspection)*	3-4 Weeks + State inspection

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of thyssenkrupp's control, are subject to change without notice to Purchaser and shall not be binding on thyssenkrupp.

2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from thyssenkrupp's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, drilling mobilization (if required) and raw material procurement. Material will be ordered once this payment is received and the parties have both executed this Proposal and the Material Release Form.

50% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event thyssenkrupp fails to receive payment within thirty (30) days of the date of a corresponding invoice, thyssenkrupp reserves the right to demobilize until such a time that the payments have been brought up to date, and thyssenkrupp has the available manpower.
It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

Purchaser agrees that thyssenkrupp shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as thyssenkrupp has been paid 100% both of the price reflected in this Proposal and for any other work performed by thyssenkrupp or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Proposal price:		$109,535.24
Initial progress payment:	(50%)	$54,767.62
Total of remaining progress payments:	(50%)	$54,767.62

3. Warranty

thyssenkupp warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of thyssenkrupp's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by thyssenkrupp. In the event that thyssenkrupp's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. thyssenkrupp makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that thyssenkrupp will provide free service for periodic examination, lubrication, or adjustment, nor will thyssenkrupp correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give thyssenkrupp prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, thyssenkrupp shall, at its own expense, correct any proven defect by repair or replacement. thyssenkrupp will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall thyssenkrupp be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

4. Preventative Maintenance Program

This Proposal does not include any maintenance, service, repair or replacement of the equipment or any other work not expressly described herein. thyssenkrupp will submit a separate proposal to Purchaser covering the maintenance and repair of this equipment to be supplied to Purchaser at an additional cost.

5. Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to thyssenkrupp Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with thyssenkrupp Elevator. The following is a list of those items that are not included in this Proposal:

A. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:
   a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
   b. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the thyssenkrupp shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
   c. Adequate bracing of entrance frames to prevent distortion during wall construction.
   d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
   e. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding thyssenkrupp sill supports, steel angles, sill recesses;
   f. The furnishing, installing and maintaining of the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes;
   g. Ensuring that the elevator hoistways and pits are dewatered, cleaned and properly waterproofed;

B. Electrical and Life Safety:

1. Purchaser shall provide the following:

a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
i. the following emergency power provisions are not included: interface in controller, pre-testing and testing, emergency power keyswitches;
j. emergency power operation is included as part of the design of the elevator control system and based on each car in the group only, to properly sequence, one at a time to the programmed landing, and park. The design requires that the generator, transfer switch, and related circuitry are sufficient to run this function or any other function for any building other system that is associated with this project. In the event that the generator, transfer switch, and related circuitry are not sufficient, thyssenkrupp Elevator will provide Purchaser with a written change order for Purchaser's execution.
k. a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions in the event that an emergency power supply will be provided for the elevator;
l. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

2. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller;

C. Miscellaneous:

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Hydraulic jack replacement:
   a. the excavation of the elevator cylinder well hole in the event drilling is necessary through soil that is not free from rock, sand, water, building construction members and obstructions. Should obstructions be encountered, thyssenkrupp Elevator will proceed only after written authorization has been received from the Purchaser. The contract price shall be increased by the amount of additional labor at thyssenkrupp Elevator's standard labor rates as per the local office along with any additional expenses and materials required;
   b. adequate ingress and egress, including ramping, for rail-mounted or truck-mounted drill rig;
   c. Purchaser is responsible for pumping truck contractor to remove and dispose of spoils from the site. In the event that unforeseen and unfavorable below ground conditions are encountered, including but not limited to concrete around the cylinder, construction debris, adverse water and/or soil conditions, erosion, cavitations, oil contamination, or circumstances necessitating increased hole depth, etc., which require the employment of specialized contractors, thyssenkrupp shall immediately advise the Purchaser and costs will be extra to the contract;
   d. in ground protection systems other than thyssenkrupp Elevator's standard HDPE or PVC protection system with bottomless corrugated steel casing;
   e. any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out;
   f. engineering, provision and installation of methane barriers or coordination/access;
   g. access to 2" pressurized water supply within 100'-0" of the jack hole location;

h. a safe, accessible storage area for placement of D.O.T. 55 gallon containers for the purpose of spoils containment; obtaining of local environmental or disposal permits
i. any spoils or water testing;

6. Working Hours, Logistics and Mobilization

a. All work described in this Proposal shall be performed during thyssenkrupp's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by thyssenkrupp modernization mechanics at the thyssenkrupp branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both thyssenkrupp and Purchaser (hereinafter thyssenkrupp's regular working days and regular working hours shall be collectively defined as "normal working hours"). thyssenkrupp shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
b. Purchaser shall provide on-site parking to all thyssenkrupp personnel at no additional cost to thyssenkrupp.
c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, thyssenkrupp is authorized to warehouse the equipment at the thyssenkrupp warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse thyssenkrupp for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of $100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.
f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local thyssenkrupp warehouse. Any warranties provided by thyssenkrupp for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.
g. thyssenkrupp includes one mobilization to the jobsite. A mobilization fee of $2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and thyssenkrupp's work has commenced.
h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.
i. Purchaser shall provide an on-site dumpster. thyssenkrupp will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
j. The hiring of a disposal company which MUST be discussed prior to any material being ordered or work being scheduled. thyssenkrupp will provide environmental services ONLY if this is specifically included under the "Scope of Work" section above. thyssenkrupp assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach and/or other conditions present on the work site.
k. One or more of the units described in this Proposal will be out of service and unavailable to move passengers and/or property during entire duration of the performance of the work described in this Proposal until re-certified by the applicable authority(ies) having jurisdiction and in good standing with payment schedules.

7. Temporary Use, Inspection and Turnover

a. Unless required by specification, thyssenkrupp will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of thyssenkrupp's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be $200.00 per calendar day per hydraulic elevator and $250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at thyssenkrupp's standard local billing rates. In the event that an elevator must be provided for temporary use, thyssenkrupp will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to thyssenkrupp with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is $3,500.00 per

elevator up to 10 floors. For projects above 10 stops, an additional cost of $1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at thyssenkrupp's local service billing rates.

b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of thyssenkrupp, thyssenkrupp will charge Purchaser for both the cost of each re-inspection which shall be $1,500.00 and a remobilization fee which shall be $2,500.00 via change order prior to scheduling a re-inspection.

c. Upon notice from thyssenkrupp that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute thyssenkrupp's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of thyssenkrupp's notice of completion to Purchaser unless both thyssenkrupp and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of thyssenkrupp's "Final Acceptance Form" shall not be unreasonably delayed or withheld.

d. Should the Purchaser or the local authority having jurisdiction require thyssenkrupp Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate thyssenkrupp Elevator for its time at thyssenkrupp Elevator's current billing rate as posted at its local office.

e. At the conclusion of its work, thyssenkrupp Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in thyssenkrupp Elevator's sole opinion, is neat and clean.

f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.

g. Purchaser agrees to accept thyssenkrupp's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

8. MAX

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

a. Purchaser authorizes thyssenkrupp elevator and its employees to access purchaser's premises to install, maintain and/or repair the devices and, upon termination of the service agreement, to remove the same from the premises if we elect to remove.

b. thyssenkrupp Elevator is and shall remain the sole owner of the devices and the data communicated to us by the devices. The devices shall not become fixtures and are intended to reside where they are installed. thyssenkrupp Elevator may remove the devices and cease all data collection and analysis at any time.

c. If the service agreement between thyssenkrupp Elevator and Purchaser is terminated for any reason, thyssenkrupp Elevator will automatically deactivate the data collection, terminate the device software and all raw data previously received from the device will be removed and/or expunged or destroyed.

d. Purchaser consents to the installation of the devices in your elevators and to the collection, maintenance, use, expungement and destruction of the daily elevator data as set forth in this agreement.

e. The devices installed by thyssenkrupp Elevator contain trade secrets belonging to us and are installed for the use and benefit of our personnel only.

f. Purchaser agrees not to permit purchaser personnel or any third parties to use, access, tamper with, relocate, copy, disclose, alter, destroy, disassemble or reverse engineer the device while it is located on purchaser's premises.

g. The installation of this equipment shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the equipment and/or any software contained or imbedded therein or utilized in connection with the collection, monitoring and/or analysis of data.

9. Additional Terms and Conditions

a. In no event shall thyssenkrupp be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.

b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman

owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, thyssenkrupp reserves the right to modify this Proposal or rescind it altogether.

c. thyssenkrupp is an equal opportunity employer.

d. thyssenkrupp's performance of the work described in this Proposal is contingent upon Purchaser furnishing thyssenkrupp with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon thyssenkrupp as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon thyssenkrupp after the date of the Proposal or as a result of any law enacted after the date of the Proposal.

e. All taxes, tariffs, duties, permit and/or license fees imposed upon thyssenkrupp as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay thyssenkrupp for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon thyssenkrupp after the date of acceptance of this Proposal by any governmental authority or by any of thyssenkrupp's suppliers of the materials and/or components required in connection with this Proposal.

f. Purchaser agrees to provide thyssenkrupp's personnel with a safe place in which to work and thyssenkrupp reserves the right to discontinue work at the jobsite whenever, in thyssenkrupp's sole opinion, this provision is being violated.

g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. thyssenkrupp Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above thyssenkrupp's standard practices and policies may require additional costs.

h. thyssenkrupp Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by thyssenkrupp in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.

i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both thyssenkrupp and Purchaser in writing before becoming effective.

j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor thyssenkrupp's work place and prior to and during thyssenkrupp's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event thyssenkrupp's employees or those of thyssenkrupp's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold thyssenkrupp harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.

k. thyssenkrupp retains title to and a security interest in all equipment it supplies – which thyssenkrupp and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, thyssenkrupp may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at thyssenkrupp's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for thyssenkrupp to file in public offices in order to perfect thyssenkrupp's security interest in such equipment.

l. thyssenkrupp shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.

m. The rights of thyssenkrupp under this Proposal shall be cumulative and the failure on the part of the thyssenkrupp to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by thyssenkrupp in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.

n. In the event thyssenkrupp engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.

o. thyssenkrupp can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.

p. Should loss of or damage to thyssenkrupp's material, tools or work occur at the project site, Purchaser shall compensate thyssenkrupp for such loss, unless such loss or damage results from thyssenkrupp's own acts or omissions.

q. Purchaser, in consideration of thyssenkrupp performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit thyssenkrupp Elevator Corporation, thyssenkrupp Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "thyssenkrupp party" and collectively the "thyssenkrupp parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a thyssenkrupp party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that thyssenkrupp party. Purchaser recognizes that its obligation to defend the thyssenkrupp parties under this clause, which is separate and apart from its duty to indemnify the thyssenkrupp parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

r. Purchaser further expressly agrees to name thyssenkrupp Elevator Corporation and thyssenkrupp Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure thyssenkrupp Elevator Corporation and thyssenkrupp Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of thyssenkrupp Elevator Corporation and thyssenkrupp Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

s. thyssenkrupp's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

10. Work By Others

All general construction work required for elevator modernization:

UCS agrees to furnish labor, materials, equipment and supervision for all general, mechanical, electrical and smoke detection systems related to the modernization of the above stated elevator(s) as listed below.
This proposal is based on approved UCS vendors being utilized.
If a preferred vendor is required for this project, it may result in a change order.
This proposal is based on work being completed during normal business hours unless stated otherwise.
If afterhours or overtime work is required, pricing may need to be adjusted.

Machine room -

a. Retain existing machine room door.
b. Modify existing machine room door to ensure proper closing.
c. Supply and install new smoke gasket and signage.
d. There are no provisions for the addition of sprinklers to the machine room.
e. We will leave the existing HVAC "as is."
f. If the existing HVAC does not meet the code parameters and an adjustment needs to be made, it will be done on a change order basis.
g. Supply and install new Heavy Duty main disconnect with battery lowering contacts.
h. Supply and install car light circuit with lockable disconnects.
i. Supply and install feeder from the load side of the car light disconnect to controller.
j. Supply and install piping for main feeder into controller from main disconnect.
k. This proposal is based on using the existing feeder from the main electrical service gear to the machine room. If this feeder or main service gear is required to be upgraded, it would be handled on a change order.
l. Supply and install LED lamp guarded fixtures.
m. Supply and install machine room GFCI.
n. Supply and install positive earth ground to main controller.
o. Supply and install piping for phone lines into new controllers.
p. Note: Owner must ensure a single use phone line is brought to the elevator machine room from the main building service connection/demarcation point. This line must be ordered at the start of the modernization so as to be available at time of inspection.

q. Owner to provide demark connection, maintenance and phone line service charges.
r. Any modifications or relocating of card access, CCTV, Security or other low voltage items to be completed by owner. They are not included.
s. Note: Not responsible for any existing roof leaks into the machine room.

Lobbies –
a. No lobby work is included in this proposal.

The pit & hoist way -

In the pit -
a. Supply and install pit light switch.
b. Supply and install guarded LED fixture.
c. Supply and install GFCI.
d. There are no provisions for a sump pump included in this proposal.
e. General patching, as needed.

In the hoist way -
a. General patching for the hoist way walls.
b. Note: This price is for general patching only. If the elevator frames need modifications to achieve a proper fire rating, it would be handled on a change order.
c. There are no provisions for framework or patching included in this proposal.
d. Note: Not responsible for any existing roof leaks into the hoistway.

Hoist way ventilation -

a. Leaving existing ventilation "as is."
b. This proposal is based on the existing vent being code compliant as of the date of the survey and in working condition.
c. Should the vent be found in any other state, it would be handled on a change order.

Smoke detection and recall system-
a. Supply and install smoke heads, heat head & recall relays as needed fed from existing fire panel tied to elevator control panel.
b. Provide FLS Technician for pre-test with Elevator Company and for final acceptance testing with State AHJ.
c. Owner must supply building CAD drawings for permit submittal.
d. CAD drawings are not included in this proposal.
e. If CAD drawings are not available, it will be handled on a change order.
f. If there are additional items required by the local AHJ, it would be handled on a change order.
g. Note: This proposal is based on the existing FACP being an addressable system.
h. If it is found to be otherwise and modifications need to be made, this will be handled under a change order.
i. No short circuit coordination, arc flash, or selective coordination studies are included.

Emergency Power -
a. No emergency power is included in this proposal. N/A

General clean up / dumpster / misc. materials / building permit, as needed -

We will be responsible for clean-up and disposal of debris generated from our scope of work.
This proposal also includes any building permit costs associated with our scope of work.

NOTE: There are no provisions for drawings included in this proposal. If drawings are required for permitting, this pricing may need to be adjusted.

All pricing for any wall/floor cutting assumes that the building is either constructed post 1978 or has no lead paint. If lead paint exists pricing for these items may vary.

1 Our assumption is that the current HVAC system will operate 24/7, 12 months a year, allowing the existing HVAC system to meet the parameters set by the manufacturer for the new elevator equipment being installed. If this assumption is incorrect a change order would need to be given for a new stand alone HVAC system.

No provisions have been made for liquidated damages, nor will any be paid.
This bid proposal does not include any pricing for asbestos/lead testing or removal.
The proposal is based on state or local inspections being completed during normal business hours.
Bond requirements and fees will be addressed separately, if applicable.
Proposal pricing is not compliant with Davis Bacon Act or prevailing wage rates. If Davis Bacon Act or prevailing wage is applied to project a re-bid will be necessary.

Change Orders
Any and all changes to the work described in this contract shall be reflected in writing via a change order(s) signed by UCS and an authorized representative of the owner or contracted customer. The change order(s) shall specifically describe the nature of the change, dollar amount of the change, the new revised agreement price and adjustment(s), if any, in the completion schedule. Per UCS company policy no work shall commence on any changes to this contract without written prior approval from an authorized agent of the owner or contracted customer and authorized UCS representative.

Pre-Lien Notice
(a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Insurance
UCS shall carry such worker's compensation insurance as may be required by law. UCS shall also carry public liability insurance covering claims for personal injury, wrongful death, or property damage arising on or from the premises during the Work.

Site Conditions
UCS will conduct a reasonable inspection of the Project site, but will not conduct an investigation of subsurface conditions. UCS is relying on the Owner's representative to investigate subsurface site conditions. If concealed or unknown site conditions are encountered at the site that differ materially from those identified by the Owner's Representative or from those ordinarily found to exist, UCS shall advise the Owner's Representative of those conditions and the Agreement scope, time and price shall be subject to equitable adjustment. UCS shall not to liable for any damages or injuries related to undisclosed or inadequately disclosed subsurface site conditions or other concealed or unknown site conditions.

UCS Warranty
UCS warrants to Owner's Representative that UCS will perform all Work in accordance with the terms of the Agreement, and in good workmanlike manner. UCS further warrants that the materials used for the Work will be new and, unless otherwise noted in the specifications, of quality equal to or better than standards of the industry. All corrections shall be made at the convenience of the Owner's Representative during normal business hours of UCS.

Commencement and Completion of Construction
UCS agrees to commence the Work as soon as a signed Agreement is received and a date has been agreed to between both parties, and shall continue to work with all reasonable diligence to final completion. UCS shall not be liable for disruptions, delays, etc., caused by fires, strikes, legal acts or public authorities, war, inclement weather, allocation of materials or material shortages, delays or defaults by public or private carriers, acts of Owner's Representative or persons employed or hired by the Owner's Representative if not caused by default of UCS under the Agreement , acts of God, acts of terrorism, or other causes beyond the control of UCS, if, in each instance, UCS gives Owner's Representative reasonable written notice of the event causing delay.

Work Performance
UCS has final authority for placement or arrangement of materials and equipment not specifically explained in the plans and/or specifications. However, UCS agrees to obtain Owner's Representative approval of any such placement or arrangement prior to completing the work. If the plans and/or specifications should differ in any respect, UCS shall advise Owner's Representative, and Owner's Representative shall decide whether the plans or specifications govern; and if the Agreement and the specifications differ on any issue the provisions of the Agreement shall govern.

11. Project Clarifications

a. For elevator modernization projects, each elevator cab will be weighed prior to the start of the modernization process of each individual unit. If the existing cabs are over 5% of the allowable weight and contracted capacity as noted on the original crosshead data tag and/or the elevators are out of balance, any additional scope of work to make code compliant will be determined on an elevator by elevator case basis and a change order for this work will proposed accordingly. In addition, thyssenkrupp Elevator will not be responsible for any building structural items due to elevator exceeding the 5% allowable weight nor the under-sizing of the equipment proposed using the crosshead data tag information. Should additional or higher-rated equipment be required due to a discrepancy in the actual vs. car top crosshead data tag, additional cost may apply and will be provided via change order.

b. No fire, security, lobby, or other panels were identified at the time of survey. If a panel is required, it will be provided through the Change Order process.

c. Logistical Plan: Purchaser shall ensure that clear, unobstructed access by and between the machine room, elevators, storage areas, work areas, etc. for the duration of the project. Any required deviation from the stated logistical plan will be submitted as a change order to the project agreement.

d. All equipment provided as a part of this project shall be provided and installed in accordance with the applicable A17.1 requirements at the time of the bid/proposal. Retained equipment shall remain 'as-is' and not be reconditioned nor modified to meet A17.1, OSHPD, structural, or seismic requirements, unless specifically included or clarified elsewhere. If any work is required on retained equipment, a change order will be provided detailing additional required scope and pricing.

e. The following related work scope shall be performed: No related work / "work by others" is included in thyssenkrupp Elevator's pricing as this work will need to be completed by a general contractor.

f. The existing underground electrical conduit between the elevator machine room and the elevator hoistway will be retained. Should it be determined during the modernization that the existing conduit is unusable due to the existing wires not being removable and/or there being a loss of integrity in the conduit walls, a new overhead electrical conduit run between the elevator machine room and elevator hoistway will be designed and installed through the change order process.

Modernization Proposal

thyssenkrupp

Acceptance

Purchaser's acceptance of this Proposal and its approval by an authorized manager of thyssenkrupp will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of One Hundred Nine Thousand Five Hundred Thirty Five Dollars and Twenty Four Cents ($109,535.24).

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized thyssenkrupp manager.

(Purchaser):	thyssenkrupp Elevator Corporation Management Approval
By:	By:
(Signature of Authorized Individual) GEORGE HURTADO	(Signature of Branch Representative)
_____ (Print or Type Name)	Jeff Sprosty
_____ (Print or Type Title)	Branch Manager
(Date of Acceptance)	(Date of Execution)

thyssenkrupp

SCHEDULING AND PRODUCTION
REQUEST FOR PAYMENT

Please Remit To: thyssenkrupp Elevator
PO Box 3796
Carol Stream, IL 60132-3796

Attn: GEORGE HURTADO

Date	Terms	Reference ID	Customer Reference # / PO
February 15, 2021	Immediate	ACIA-1STW5NZ	

	Total Contract Price:		$109,535.24
	Initial progress payment:	(50%)	$54,767.62

For inquiries regarding your contract or services provided by thyssenkrupp Elevator, please contact your local account manager at +1 323 4401681. To make a payment by phone, please call 770-799-0476 with the reference information provided below.

Current and former service customers can now pay online at:
https://secure.billtrust.com/thyssenkruppelevator/ig/one-time-payment

Thank you for choosing thyssenkrupp Elevator. We appreciate your business.

Please detach the below section and provide along with payment.

Customer Name:

Location Name: 1661 GOLDEN RAIN RD BLDG C

Customer Number:

Quote Number: 2021-2-1027625

Reference ID: ACIA-1STW5NZ

Remittance Amount: $54,767.62

Remit To:

thyssenkrupp Elevator
PO Box 3796
Carol Stream, IL 60132-3796

COMMITTEE ACTION REQUEST

TO: PHYSICAL PROPERTIES COMMITTEE
FROM: MARK WEAVER FACILITIES DIRECTOR
SUBJECT: SPANDREL REPLACEMENT ON EL DORADO
DATE: NOVEMBER 2, 2020
CC: FILE

Water ponding and pooling is occurring on El Dorado Drive just off the carport by building 198 in Mutual Eight. The Physical Property Department has determined the need for the replacement of the concreate spandrel and portions of the curb and gutter. Some of this area is mutual property and will be the responsibility on the Mutual to replace. The Physical Property Department obtained a proposal from MJ Jurado (contractor of record), to repair the problem and is attached.

Trust property in need of repair is as follows:

Portion of spandrel replacement	$1,452
Curb and gutter replacement	$ 7,560
Asphalt patch	$500
Total trust property cost	$9,512

I move to recommend the Board award a contract to MJ Jurado, for the replacement of the concreate spandrel and portions of the curb and gutter, on El Dorado by Building 198, after review by the Finance Committee, for a total cost not to exceed $9,512, Reserve funding.

MJ JURADO INC.
Lic# 950958
General Engineering Contractor
Ph: (714) 397-0143 Lic.# 987670
Fax: (714) 827-2110

Proposal

Date	Estimate #
1/15/2021	17-0872

ATTN:

Golden Rain Foundation
13533 Seal Beach Blvd.
Seal Beach Ca 90740

Project			
Spandrel 198F M8			
Description	**Qty**	**Rate**	**Total**
Mutual 8 198 F Ponding Water -Remove & Replace Concrete Spandrel & Portion Of Sidewalk Demo & Haul Offsite Construct New 8" Thick Concrete With #4 Rebar . 1/3 GRF $1,452.00 2/3 Mutual 8 $2,904.00	396	11.00	4,356.00
Remove & Replace Existing Curb & Gutter Located On El Dorado InFront Of Mutual 8 Building 198F To Improve Water Flow And Ponding Water.	180	42.00	7,560.00
Asphalt Slot Patch For Curb & Gutter 180 L.F.	1	500.00	500.00

GRF Portion $9,512

Mutual Portion $2,904

*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.
Michael J. Jurado

Total $12,416.00

Approved By: _____ Date: _____