

PHYSICAL PROPERTY

Committee Meeting Agenda

Wednesday, April 5, 2023 - 1:00 P.M. - Conference Room B

This meeting may also be live streamed at www.lwsb.com.

The tab will be active 15 minutes prior to the start 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

- Carole Damoci - Chair
- Tony Doderio
- Sandy Geffner
- Susan Hopewell
- Nick Massetti
- Lee Melody
- Teri Nugent
- Camille Thompson

3. Chair Announcements

4. Member Comments

5. Approval of Minutes

- a. Minutes of Regular Meeting, March 1, 2023

6. Correspondence

7. Staff Reports

- a. Facilities Director
- b. Physical Property Manager

8. Unfinished Business

- a. Administration Building Access Upgrade
- b. Safety Improvements at Golden Rain / St. Andrews
- c. Clubhouse One Main Room Remodel
- d. Clubhouse One Power for Fans
- e. Perimeter Wall Around Frontier Building
- f. Channel Fence
- g. Trees on Center Medium on Saint Andrew

9. New Business

- a. Reserve Study
- b. Wall Mount Fans in Clubhouse Six for Fitness Center Dance Room
- c. Pest Control Service Community Facility – Three Year Contract
- d. Clubhouse Three Kitchen
- e. Main Entry Traffic Flow
- f. Bocci Shade

- g. Shuffleboard Courts
- h. Paint and Carpet for the Library
- i. Pool Equipment
- j. Pumps under Amphitheater

10. Governing Documents

11. Future Agenda Items

- a. Clubhouse Three TVs - in some rooms
- b. Energy Independence and Emergency Preparedness

12. President's Comments

13. Next Meeting Date

- Wednesday, May 3, 2023, at 1:00 p.m. – Conference Room B

14. Adjournment

Please be courteous and respectful to other members, Board of Directors and representatives from Management at all times. We ask that you do not raise hands or interrupt the Committee or anyone else who may be speaking. **A member not adhering to these protocols and/or who becomes unruly may be asked to leave the meeting. Failure to comply will result in a special hearing with the Board where disciplinary action may be taken.**



PHYSICAL PROPERTY COMMITTEE MINUTES

March 1, 2023

The regular meeting of the Physical Property Committee was called to order at 1:03 p.m. by Chair Damoci on Wednesday, March 1, 2023, in Conference Room B and via Zoom, followed by the Pledge of Allegiance.

Present:	Mrs. C. Damoci - Chair	Mr. N. Massetti
	Mr. T. Dodero – via Zoom	Mr. L. Melody – via Zoom
	Mr. S. Geffner	Mrs. T. Nugent
	Ms. S. Hopewell	Ms. C. Thompson

Staff and	Ms. M. Gerber, GRF President
Guests:	Mr. M. Weaver, Facilities Director
	Mr. K. Black Physical Property Manager
	Ms. T. Makakaufaki, Executive Coordinator

Chair Damoci greeted and welcomed everyone to the Physical Property Committee meeting and introduced Foundation members and staff.

CHAIR'S ANNOUNCEMENTS

Chair Damoci introduces staff- including, GRF President Marsha Gerber, Facilities Director Mark Weaver, Physical Property Manager Kevin Black, and Executive Coordinator Tia Makakaufaki.

Mrs. Damoci MOVED, seconded by Ms. Hopewell –

TO add Trees on Center Medium on Saint Andrew to today's agenda.

Motion passed with two no votes (Directors Dodero and C. Thompson).

SHAREHOLDER/MEMBER COMMENTS

Four Shareholders spoke at the time of the meeting.

APPROVAL OF MINUTES

The minutes of the February 1, 2023, meeting was approved, as amended.

CORRESPONDENCE

PHYSICAL PROPERTY COMMITTEE MINUTES – 03/01/2023

No correspondence was reviewed at the time of the meeting.

STAFF REPORTS

The Facilities Director presented the monthly report, as presented in the agenda packet.

The Physical Property Manager presented the monthly report, as presented in the agenda packet.

UNFINISHED BUSINESS

Administration Building Access Upgrade

Project is complete, pending more information to be presented at the next scheduled meeting.

Speed Cushion

Physical Property Manager updated the Committee regarding the Speed Cushion, waiting for Orange County Fire Authorities to start work, pending more information to be presented at the next scheduled meeting.

IT Office Modification

IT Office Modification project is complete.

Storm Drain Screen Project

Facilities Director updated Committee on the Storm Drain Screen Project. Waiting for the start date from the city, pending more information at the next scheduled meeting.

Trust Street Repairs

Physical Property Manager updated the Committee with Trust Street Repairs. Need to repair some areas, pending more information at the next scheduled meeting.

Safety Improvements at Golden Rain and Saint Andrews – Stantec Report

Ms. Hopewell MOVED, seconded by Ms. Massetti –

TO recommend the Board award a contract to Stantec Consulting for operational traffic analysis of the traffic light at Saint Andrews and Golden Rain including vehicles and pedestrians, at a cost not to exceed \$4,581 Capital Funding and authorize the President sign the change order.

Motion passed with two no votes (Director Dodero and Geffner).

PHYSICAL PROPERTY COMMITTEE MINUTES – 03/01/2023

Charging Stations

Facilities Director updated the Committee about the Charging Stations. Finishing up and getting clearance from the city, pending more information at the next schedule meeting.

Aquatic Center Shade Structure -Update

Project is complete, pending more information at the next schedule meeting.

Amphitheater Rear Door Ramp

Project is complete, pending more information at the next schedule meeting.

Pickleball Permanent Fence

Project is complete, pending more information at the next schedule meeting.

Building Five Improvements

Facilities Director updated the Committee about the Building Five Improvements, Work will start after the rain stop, pending more information at the next scheduled meeting.

Concrete Sign for the Sales Office

Facilities Director will get more information at the next schedule meeting regarding Concrete Sign for the Sales Office.

Clubhouse One Power for Fans

Project is complete, pending more information at the next scheduled meeting.

Lights for On-Site Sales Rear Lots

Service Maintenance completed the project.

NEW BUSINESS

Frontier Wall Replacement

Facilities Director will have more information at the next scheduled meeting about the Frontier Wall Replacement.

Channel Fence

Facilities Director will price on Channel Fence at the next scheduled meeting.

PHYSICAL PROPERTY COMMITTEE MINUTES – 03/01/2023

Trees on Center Medium on Saint Andrew

Ms. Hopewell MOVED, seconded by Ms. Massetti –

TO removed four trees and be transplanted to a new location out of the Saint Andrew medium.

The motion passed with one no vote (Director Dodero).

GOVERNING DOCUMENT

Amend 60-5130-3, Committee Charter

Mrs. Damoci MOVED, seconded by Mr. Massetti, and carried unanimously by the Directors present–

TO recommend the Board to amend 60-5130-1, Committee Charter, as presented.

Future Agenda Items

The Committee concurred to add as future agenda items:

- a. Shuffleboard Club Court
- b. Clubhouse One Main Room Remodel
- c. Clubhouse Three TVs - in some rooms
- d. Energy Independence and Emergency Preparedness
- e. After Main Gate Traffic Circulation (tabled for July 2023)

PRESIDENT'S COMMENTS

President Gerber provided information and updates throughout the meeting.

ADJOURNMENT

Chair Melody adjourned the meeting at 2:17 p.m.

Carole Damoci, Chair
Physical Property Committee
tm: 03.01.23

P.O. Box 2069
Seal Beach CA 90740

Feb Actuals	Feb Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget
Expenses - Trust Property								
24,274	24,521	247		Salaries & Wages Trust Property	53,383	51,494	(1,889)	318,772
1,847	2,008	161		Employment Taxes Trust Property	4,833	4,639	(194)	24,537
1,101	1,799	698	6142000 575	Workers' Compensation - Trust Property	2,202	3,598	1,396	16,810
2,760	3,759	999		Group Ins - Medical Trust Property	3,560	7,518	3,958	45,108
47	60	13	6143300 575	Group Insurance - Dental - Trust Property	94	120	26	720
32	40	9	6143500 575	Group Insurance - Vision - Trust Property	63	80	17	480
735	1,226	491	6144000 575	401(k) Match - Trust Property	1,501	2,575	1,074	15,939
115	120	5	6145000 575	Group Insurance - Life - Trust Property	228	240	12	1,440
104	141	37	6146000 575	Long Term Disability Insurance - Trust P	205	282	77	1,692
0	0	0	6211000 575	Continuing Education - Trust Property	0	0	0	500
0	10	10	6215000 575	Mileage - Trust Property	0	20	20	120
135	162	27	6217000 575	Uniforms & Laundry - Trust Property	213	324	111	1,950
31,149	33,846	2,697		Total Expenses	66,282	70,890	4,608	428,068
35,672	35,672	0	5330000 575	Income / Refund from Mutuals - Svc Mntc	71,344	71,344	0	428,068
35,672	35,672	0		Total Cost Recovery	71,344	71,344	0	428,068
Off Budget Items								
4,523	1,826	2,697		Net Income/ (Expense)	5,062	454	4,608	0

Budget Variance Report
CC 575 - Trust Property Labor
February 2023

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P.O. Box 2069
Seal Beach CA 90740

Feb Actuals	Feb Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget
Expenses - Physical Properties								
78,001	83,695	5,694		Salaries & Wages Physical Properties	161,186	175,760	14,574	1,088,040
5,928	6,722	794		Employment Taxes Physical Properties	14,451	15,710	1,259	84,714
3,133	5,120	1,987	6142000 670	Workers' Compensation - Physical Propert	6,265	10,240	3,975	47,833
6,552	7,854	1,303		Group Ins - Medical Physical Properties	13,096	15,708	2,612	94,248
140	148	8	6143300 670	Group Insurance - Dental - Physical Prop	279	296	17	1,776
101	105	4	6143500 670	Group Insurance - Vision - Physical Prop	202	210	8	1,260
1,478	2,686	1,208	6144000 670	401(k) Match - Physical Properties	2,946	5,640	2,694	34,915
417	411	(6)	6145000 670	Group Insurance - Life - Physical Proper	834	822	(12)	4,932
332	480	148	6146000 670	Long Term Disability Insurance - Physica	664	960	296	5,760
0	600	600	6211000 670	Continuing Education - Physical Properti	0	600	600	3,000
0	10	10	6214000 670	Meals & Special Events - Physical Proper	0	20	20	120
526	680	154	6215000 670	Mileage - Physical Properties	526	1,360	834	8,160
216	189	(27)	6217000 670	Uniforms & Laundry - Physical Properties	565	378	(187)	2,268
751	220	(531)	6410000 670	Materials & Supplies - Physical Properti	1,548	440	(1,108)	2,640
306	160	(146)	6410010 670	Hospitality - Physical Properties	306	320	14	1,920
0	80	80	6410015 670	Computer Supplies - Physical Properties	0	160	160	960
0	0	0	6410020 670	Equipment Expense - Physical Properties	0	400	400	1,600
21	10	(11)	6410025 670	Lunch Room Supplies - Physical Propertie	21	20	(1)	120
238	400	162	6410030 670	Printer / Copier Supplies - Physical Pro	436	800	364	4,800
334	335	1	6422000 670	Telephone - Physical Properties	668	673	5	4,023
60	350	290	6435100 670	Bank Service Fees - Physical Properties	120	700	580	4,200
286	287	1	6444000 670	Equipment Rental - Physical Properties	573	574	1	3,567
255	125	(130)	6472000 670	Equipment Repair & Maintenance - Physica	255	250	(5)	1,500
0	50	50	6478000 670	Service Contracts - Physical Properties	92	100	8	600
0	75	75	6481000 670	Computer Maintenance & Software - Physic	0	150	150	900
0	206	206	6482000 670	Dues, Memberships & Books - Physical Pro	0	206	206	1,284
99,075	110,998	11,923		Total Expenses	205,034	232,497	27,463	1,405,140
Other Cost Recovery								
14,064	12,000	2,064	5380700 670	Permit Income - Physical Properties	28,894	24,000	4,894	144,000
1,700	1,800	(100)	5380701 670	Parking Spot Rental Income - Physical Pr	3,400	3,600	(200)	21,600
2,850	0	2,850	5380702 670	Contractors Compliance Fee - Physical Pr	2,850	0	2,850	0
125	0	125	5385000 670	Other Income - Physical Properties	675	0	675	0
0	0	0	5611000 670	Late Charges - Physical Properties	40	0	40	0
18,739	13,800	4,939		Total Other Cost Recovery	35,859	27,600	8,259	165,600
103,114	103,114	0	5330000 670	Income / Refund from Mutuals - Physical	206,228	206,228	0	1,239,540
121,853	116,914	4,939		Total Cost Recovery	242,087	233,828	8,259	1,405,140

03/14/2023
3:41 PM

1020 Golden Rain Foundation
Budget Comparison - GRF
02/28/2023

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P.O. Box 2069
Seal Beach CA 90740

Feb Actuals	Feb Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget
				Off Budget Items				
22,778	5,916	16,862		Net Income / (Expense)	37,054	1,331	35,723	0

Budget Variance Report
CC 670 - Physical Properties
February 2023

[illegible]

P.O. Box 2069
Seal Beach CA 90740

Feb Actuals	Feb Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget
Expenses - Community Facilities								
258	460	202	6410005 679	Building Supplies - Community Facilities	528	1,920	1,392	6,520
0	230	230	6410020 679	Equipment Expense - Community Facilities	0	460	460	2,760
5,495	5,613	118	6420100 679	Electricity - Community Facilities	11,482	11,241	(241)	66,610
871	825	(46)	6422000 679	Telephone - Community Facilities	1,783	1,650	(133)	9,900
13,779	12,096	(1,683)	6424100 679	Trash - Community Facilities	24,873	24,192	(681)	145,152
0	0	0	6444000 679	Equipment Rental - Community Facilities	251	0	(251)	0
467	225	(242)	6471000 679	Building Repair & Maintenance - Communit	673	450	(223)	2,700
160	1,083	923	6472000 679	Equipment Repair & Maintenance - Communi	874	2,166	1,292	13,000
4,115	0	(4,115)	6473000 679	Hazardous Waste Disposal - Community Fac	4,115	0	(4,115)	5,500
10,500	10,500	0	6475100 679	Landscape Maint. - Contract - Community	21,000	21,000	0	126,000
260	2,031	1,771	6475600 679	Landscape Maint. - Extras - Community Fa	260	4,062	3,802	24,372
0	0	0	6475605 679	Landscape Maint. - Tree Trim - Community	0	0	0	7,500
0	910	910	6476000 679	Sewer Maintenance - Community Facilities	0	1,820	1,820	49,096
0	2,500	2,500	6476500 679	Street Repair & Maintenance - Community	0	5,000	5,000	30,000
0	295	295	6477210 679	Pest Control - Community Facilities	0	593	593	6,094
148	220	72	6478000 679	Service Contracts - Community Facilities	148	440	292	2,640
0	0	0	6483000 679	Propane - Community Facilities	0	0	0	120
0	117	117	6484000 679	Permits & Licenses - Community Facilitie	0	526	526	6,141
9,696	11,728	2,032	6731000 679	Property & Liability Insurance - Communi	19,392	23,457	4,065	112,591
45,749	48,833	3,084		Total Expenses	85,379	98,977	13,598	616,696
Other Cost Recovery								
150	75	75	5385000 679	Other Income - Community Facilities	150	150	0	900
150	75	75		Total Other Cost Recovery	150	150	0	900
51,316	51,316	0	5330000 679	Income / Refund from Mutuals - Community	102,632	102,632	0	615,796
51,466	51,391	75		Total Cost Recovery	102,782	102,782	0	616,696
5,717	2,558	3,159		Net Income / (Expense) Before Off Budget	17,403	3,805	13,598	0
Off Budget Items								
106,147	0	(106,147)	8110000 679	Depreciation Expense - Community Facilit	210,555	0	(210,555)	0
(106,147)	0	(106,147)		Total Off Budget Items	(210,555)	0	(210,555)	0
(100,430)	2,558	(102,988)		Net Income / (Expense)	(193,152)	3,805	(196,957)	0

Budget Variance Report

CC 679 - Community Facilities

February 2023

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PHYSICAL PROPERTY COMMITTEE PROJECT REPORT

Project	Proj #	Status	BOD Approved	Scheduled Completion	BOD Approved Funds	Used Funds	Balance
Administration Building Access Upgrade	1016-22	Project completed	22-Aug	January	\$52,314	(\$13,256)	\$39,058
Speed Cushions	1019-22	Contractor awaiting permit from OCFA plus end caps on back order	22-Jan	TBD	\$13,500		\$13,500
Storm Drain Screen Project - Update		Project approved scheduling in process	22-Apr	TBD	\$99,000		\$99,000
Trust Street Repairs - Update	1003-22	Work in Process, final phase. Waiting for good weather to re cap portion of Northwood	22-May	March	\$2,640,303	(\$1,966,564)	\$673,739
Safety Improvements at Golden Rain / St. Andrews - Stantec Report	1011-22	Review Study in process Change order approved	22-Aug	TBD	\$15,535	(\$1,932)	\$13,603
Charging Stations - Update	982-21	Material on Order/SCE rough in completed. Energize scheduled for Feb	22-May	TBD	\$74,496	\$0	\$74,496
Aquatic Center Shade Structure - Update	1013-22	Work completed \$50,000 donation recieved	22-Aug	February	\$71,866	(\$39,447)	\$32,419
Building 5 Improvements		Work in Process.	23-Jan	April	\$98,515	\$0	\$98,515
Inside Sales Sign at Main Gate		Request sent PPC plans in process				\$0	\$0
Clubhouse 1 Main Room Remodel		project under review with RC				\$0	\$0
Clubhouse 1 Power for Fans		BOD approved project contract execution in process	23-Jan	March	\$18,000	\$0	\$18,000

COMMITTEE ACTION REQUEST

DATE: APRIL 5, 2023
TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
ACTION: PERIMETER WALL AROUND FRONTIER BUILDING

Background:

About two years ago we requested Frontier to share the cost of replacement of the retaining wall around their facility, we were told this was not in their budget at the time. (see appendix B) Frontier has now come to us to share the cost of replacement 50/50.

Frontier has shared their proposal from Certified Roofing Applicators (CRA), total cost of the project is \$449,535 (see attached)

GRF-	\$201,530
Frontier-	\$224,767.50
First Christian Church-	\$23,237.50

Note Section of wall at First Christian Church included in GRF cost.

Fiscal Impact:

This component is not included in the Reserve Study

Recommendation:

I move to recommend the Board authorize funding to share the cost of replacement of the Perimeter Wall with Frontier using their contractor, CRA and add a \$10,000 contingency for a total cost not to exceed \$210,530. Funding from reserves and authorize the President sign the contract.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Administration Building				
150	Stairway Elastomeric - Resurface	20	3	\$12,400
430	Drinking Fountains - Replace	20	0	\$1,650
601	Carpet - Replace	8	2	\$26,000
605	Tile Floor - Replace	30	8	\$5,850
924	Sans Audit Equipment	8	1	\$39,000
924	Sans Audit Equipment Wi-Fi	8	1	\$70,500
926	Back-up Server - Replace	7	6	\$55,500
951	Bathrooms - Major Refurbish	20	2	\$87,000
960	2nd Floor Conference Rm A Equip	10	6	\$11,000
960	2nd Floor Remodel Projects	15	6	\$49,000
960	Accounting/Admin Furnishings - Repl	15	8	\$87,000
960	Conference Room	15	0	\$8,750
960	GRF Board Room - Remodel	15	0	\$18,000
960	HR & Admin Work Stations	15	14	\$13,300
960	Mutual Admin Reno & Work Stations	15	13	\$18,500
960	Stock Trans & Finance Work Stations	25	19	\$35,500
960	Stock Transfer Kitchenette	15	7	\$9,600
1110	Interior Surfaces - Repaint	10	4	\$24,000
1115	Stucco - Repaint	10	5	\$7,450
1116	Wood Surfaces - Repaint	5	0	\$5,600
1302	5-Ply Built Up Roof - Replace	15	12	\$140,000
1308	Mansard High Pitch Roof - Replace	50	47	\$190,000
1800	Elevator - Modernize	25	20	\$92,000
1802	Elevator Cab - Remodel	12	0	\$38,000
1860	Fire Alarm System - Replace	15	3	\$1,950
Clubhouse #1				
303	Space Heater - Replace	24	13	\$3,050
361	Pole Lights - Replace	20	4	\$11,000
370	Lg Interior Lights - Replace	20	0	\$75,000
601	Carpet - Replace	10	0	\$25,000
603	Vinyl Flooring - Replace	20	0	\$150,000
901	Kitchen Appliances - Replace	20	0	\$84,500
920	Ballroom Furnishings - Replace	15	7	\$35,500
920	Historical Society Furniture - Repl	15	0	\$15,000
920	Lobby Furnishings - Replace	15	0	\$18,000
927	Billiard Rooms - Remodel	10	9	\$20,000
927	Billiard Tables - Replace	15	2	\$18,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
930	Woodshop Equipment - Replace	10	9	\$15,400
933	Piano - Replace	30	25	\$5,700
951	Bathrooms - Remodel	20	5	\$53,500
1110	Interior Surfaces - Repaint	10	4	\$30,500
1115	Stucco - Repaint	10	0	\$12,000
1116	Wood Surfaces - Repaint	5	0	\$11,500
1121	Wood Siding - Replace	30	5	\$70,000
1150	Wood Surfaces - Repair	5	0	\$8,250
1308	Asphalt Shingle Roof - Replace	25	17	\$200,000
1330	Gutter System - Replace	25	2	\$7,750
1350	Skylights - Replace	25	2	\$10,550
1621	Shuffleboard Equipment - Replace	15	0	\$19,000
Clubhouse #2				
316	Sewer Ejection System - Replace	15	8	\$170,000
361	Pole Lights - Replace	20	0	\$5,300
370	Large Interior Lights - Replace	20	19	\$75,000
465	Canopy - Replace	10	0	\$5,700
601	Carpet - Replace	10	9	\$24,200
603	Billiard Vinyl Flooring - Replace	20	18	\$5,300
603	Vinyl Flooring - Replace	20	0	\$150,000
605	Kitchen Tile Floor - Replace	40	0	\$20,000
608	Stage Hardwood Floor - Replace	40	0	\$9,850
610	Stage Hardwood Floor - Refinish	5	5	\$3,550
901	Kitchen Appliances - Replace	20	9	\$100,500
922	Theater Equipment - Replace	10	0	\$11,250
927	Billiard Rm Counter Tops - Replace	25	23	\$4,600
927	Billiard Room Spectator Chairs	15	13	\$9,800
927	Billiard Tables - Replace	15	13	\$34,000
927	Game Room Games & Equip.	10	8	\$16,000
927	Rms 9 & 10, Doors & Windows - Repl	25	23	\$51,000
928	Multi-Purpose Room Equipment	10	0	\$150,000
933	Piano - Replace	30	7	\$5,700
933	Piano (New) - Replace	30	25	\$5,700
950	CH2 Miscellaneous Replacement	20	0	\$710,000
951	Backstage Bathrooms - Refurbish	20	3	\$5,400
951	Bathrooms - Refurbish	20	3	\$19,000
1110	Interior Surfaces - Repaint	10	9	\$30,500
1110	Rooms 9 & 10 Interior - Repaint	10	8	\$2,200
1115	Stucco - Repaint	10	0	\$12,000
1116	Wood Surfaces - Repaint	5	0	\$11,500
1150	Wood Surfaces - Repair	5	0	\$8,250
1308	Asphalt Shingle Roof - Replace	25	0	\$225,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1330	Gutter System - Replace	25	0	\$18,000
Clubhouse #3				
460	Fabric Shade Structures - Replace	12	8	\$3,250
601	Carpet - Replace	10	1	\$3,000
603	Flooring - Replace	25	1	\$205,000
900	Rooms 1 thru 4 Kitchens - Remodel	25	1	\$132,000
900	Rooms 5 thru 7 Kitchens - Remodel	25	0	\$100,000
916	Window Treatments - Replace	10	6	\$9,050
920	Auditorium Furnishings - Replace	15	7	\$50,000
920	Meeting Room Furnishings - Replace	15	7	\$50,000
930	Sewing Equipment - Replace	10	8	\$28,500
930	Sewing Room - Remodel	10	9	\$20,200
933	Piano (New) - Replace	30	25	\$5,700
933	Pianos - Replace	30	7	\$17,500
951	Bathrooms - Remodel	20	7	\$109,000
1110	Interior Surfaces - Repaint	10	4	\$35,500
1115	Stucco - Repaint	10	5	\$6,150
1116	Wood Surfaces - Repaint	5	1	\$20,500
1121	Wood Siding - Replace	30	11	\$102,500
1302	Flat Roof - Recoat	10	5	\$3,500
1302	Flat Roof - Replace	30	15	\$7,550
1308	Asphalt Shingle Roof - Replace	25	1	\$180,000
1330	Gutter System - Replace	25	1	\$12,000
1350	Skylights - Replace	25	1	\$3,600
1855	Defibrillator - Replace	10	2	\$1,550
1860	Fire Alarm Panel - Replace	15	2	\$1,950
4290	Security Monitoring System - Replace	5	3	\$6,000
Knowledge & Learning Center (CH-3)				
2610	Storefront Doors - Replace	30	27	\$2,900
2725	Building Signage	15	12	\$1,700
2740	Windows - Repair/Replace	30	28	\$7,700
3040	Tile Floor - Replace	30	28	\$11,000
3160	Kitchen Wallcovering - Replace	15	7	\$4,700
3200	Furniture - Replace	10	7	\$57,000
3225	Stack Chairs - Replace	10	7	\$7,100
3310	Kitchen Cabinetry - Replace	30	27	\$16,000
3315	Solid Surface Counter Top - Replace	30	27	\$13,000
3332	Vent Hood & Filter - Replace	25	22	\$2,200
3340	Commercial Refrigerator - Replace	25	22	\$7,100
3345	Commercial Stove - Replace	25	22	\$3,300
3347	Convection Oven - Replace	25	22	\$5,600
3350	Commercial Dishwasher - Replace	15	12	\$4,800

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3355	Ice Machine - Replace	7	6	\$4,200
4200	Electronics - Replace	4	1	\$33,000
4201	Hearing Loop - Replace	8	5	\$4,000
5050	Interior Lights - Replace	20	17	\$38,000
Clubhouse #4				
370	LED Lighting - Replace	20	15	\$10,800
603	Vinyl Flooring - Replace	12	6	\$34,500
612	Laminate Flooring - Replace	25	18	\$65,500
901	Ice Machine - Replace	20	18	\$6,800
901	Kitchen Appliances - Replace	20	2	\$50,500
901	Kitchen Dishwasher - Replace	10	7	\$8,900
920	Built In Benches - Replace	15	8	\$6,350
920	Cabinets & Lockers - Replace	20	16	\$24,000
920	Conference Room Furnishings	15	8	\$115,000
920	Stage Hydraulic Lift - Replace	20	2	\$38,500
923	Room Divider - Replace	10	3	\$7,650
925	Live Streaming System - Replace	5	2	\$16,000
925	Technology Enhancement DAIS	5	0	\$110,000
927	Ceramics Equipment - Replace	20	19	\$13,200
927	Portable Furniture - Replace	5	0	\$3,000
929	Lapidary Room Equipment - Replace	20	17	\$43,000
933	Piano (New) - Replace	30	25	\$5,700
933	Pianos - Replace	30	7	\$11,000
940	Art/Lapidary Cabinetry - Replace	25	22	\$40,000
951	Bathrooms - Remodel	20	2	\$53,500
1110	Interior Surfaces - Repaint	10	3	\$23,500
1115	Stucco - Repaint	10	7	\$11,000
1116	Wood Trim - Repaint	5	2	\$8,550
1302	Flat Roof - Recoat	10	1	\$19,500
1302	Flat Roof - Replace	30	5	\$42,000
1308	Asphalt Shingle Roof - Replace	25	1	\$68,000
1330	Gutter System - Replace	25	1	\$7,750
1855	Defibrillator - Replace	10	2	\$1,550
1860	Fire Alarm Panel - Replace	15	2	\$1,950
Building #5				
136	Staircase Decks - Repair	20	7	\$7,150
150	Walkway Deck - Resurface	20	19	\$13,500
465	Entry Awning - Replace	8	7	\$3,550
505	Wood Railings - Replace	20	7	\$6,950
601	Carpet - Replace	10	2	\$30,000
603	Vinyl Flooring - Replace	30	2	\$6,800
612	Laminate Flooring - Replace	25	18	\$6,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
902	Cafe Furnishings - Replace	10	6	\$8,900
906	Kitchen Cabinetry - Replace	25	2	\$11,500
920	1st Floor Rec Offices Furn - Replac	10	4	\$6,950
920	Distribution Office Furnishings	10	6	\$17,500
920	Offices Furnishings - Replace	15	10	\$100,000
922	Copy Cntr & Security - Refurb	10	6	\$19,000
922	Tri-Fold Machine - Replace	10	5	\$3,150
951	Bathroom Fixtures - Replace	20	2	\$13,500
964	Office Cabinetry - Replace	25	2	\$11,500
966	Coin Counting Machine - Replace	10	1	\$7,850
966	Plotter Printer - Replace	5	4	\$3,200
1110	Interior Surfaces - Repaint	10	2	\$8,650
1116	Building Exteriors - Repaint	5	1	\$7,150
1150	Wood Siding - Replace	30	12	\$19,500
1302	Flat Roof - Replace	20	2	\$7,200
1308	Asphalt Shingle Roof - Replace	25	2	\$32,500
1330	Gutter/Downspouts - Replace	25	2	\$6,600
1800	Elevator - Modernize	25	23	\$89,000
1802	Elevator Cab - Remodel	20	4	\$9,600
1860	Fire Alarm Panel - Replace	15	2	\$1,950
Clubhouse #6				
430	Drinking Fountains - Replace	20	13	\$4,300
439	Patio Furniture - Replace	15	8	\$15,000
603	Vinyl Flooring - Replace	20	17	\$125,000
608	Rubber Flooring - Replace	20	2	\$7,800
610	Hardwood Floor - Refurbish	10	3	\$20,500
612	Laminate Flooring - Replace	25	18	\$67,000
812	Glass Front Doors - Replace	20	17	\$32,500
906	Kitchenet - Remodel	25	18	\$7,550
945	Fitness Equipment - Replace	15	12	\$350,000
948	Ping Pong Tables - Replace	10	2	\$10,250
951	Bathrooms - Remodel	20	8	\$102,500
1110	Interior Surfaces - Repaint	10	7	\$6,400
1115	Stucco - Repaint	10	4	\$25,000
1302	Flat Roof - Replace	20	2	\$76,500
1410	Bulletin Boards - Replace	20	7	\$6,500
1800	Elevator - Modernize	25	2	\$92,000
1802	Elevator Cab - Remodel	20	6	\$9,600
1855	Defibrillators - Replace	10	2	\$3,150
1860	Fire Alarm Panel - Replace	15	2	\$1,950
Amphitheater				
317	Sewage Ejection Pump - Replace	15	3	\$10,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
317	Sewage Pumps - Replace	15	3	\$10,000
317	Storm Pumps - Replace	10	3	\$10,000
361	Large Pole Lights - Replace	18	14	\$5,800
505	3' Iron Railing - Replace	25	5	\$13,000
505	Single Pipe Railings - Replace	25	5	\$31,500
601	Loft Carpet - Replace	8	6	\$6,900
603	Vinyl Tiles Floor - Replace	30	2	\$15,000
608	Hardwood Stage Floor - Replace	30	22	\$67,500
610	Hardwood Floor - Refurbish	10	2	\$15,000
814	Blast Doors - Replace	25	2	\$110,000
910	News Room - Remodel	12	3	\$13,000
916	Amateur Radio Equipment	10	2	\$8,800
916	Amateur Radio Room Furnishings	15	2	\$3,200
918	Emergency Operations Center	15	2	\$6,950
920	Theater Bleachers - Replace	30	15	\$520,000
920	Theater Club Furnishings - Replace	15	2	\$6,500
920	Theater Drapery - Replace	10	5	\$43,000
920	Theater Lighting - Replace	30	0	\$100,000
920	Theater Rigging - Replace	30	22	\$32,000
920	Theater Sound - Replace	20	15	\$130,000
921	AV/Production Room Facility	15	7	\$54,500
922	Amphitheater Furnishings	15	2	\$18,500
925	Projector/DVD Player - Replace	10	3	\$12,000
926	Main Server - Replace	7	2	\$110,500
927	Hard Drive Storage - Replace	5	3	\$3,800
933	Pianos - Replace	30	7	\$31,500
951	Bathrooms - Major Refurbish	30	2	\$120,000
970	Camera System - Replace	12	7	\$18,000
1110	Interior Surfaces - Repaint	10	1	\$16,000
1113	Metal Surfaces - Repaint	5	1	\$7,650
1115	Exterior Flatwork - Repaint	10	1	\$22,000
1116	Wood Surfaces - Repaint	5	1	\$10,300
1302	Built-up Roof - Replace	15	12	\$250,000
1302	Built-up Roof Plywood - Replace	70	67	\$26,000
Library				
601	Carpet - Replace	10	0	\$32,500
605	Tile Floor - Replace	30	12	\$21,500
924	Patron Management System	10	1	\$7,800
951	Bathrooms - Major Refurbish	20	2	\$15,000
951	Friends of Library Bathrm - Refurb	20	9	\$3,250
960	Library Furnishings - Replace	15	9	\$130,000
1110	Interior Surfaces - Repaint	10	0	\$5,550

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1115	Stucco - Repaint	10	5	\$8,550
1116	Wood Surfaces - Repaint	5	0	\$3,450
1302	Cap Sheet Roof - Replace	20	2	\$20,000
1308	Comp Shingle Roof - Replace	25	2	\$37,000
Mission Park				
361	Park Lights - Replace	20	15	\$9,950
380	Court Lights - Replace	20	15	\$26,000
412	Park Furnishings - Replace	10	5	\$22,500
462	Shade Structure - Replace	20	15	\$10,750
505	Iron Fence & Gates - Replace	20	16	\$8,550
512	Vinyl Site Fencing - Replace	25	20	\$6,950
518	Chain Link Fence - Replace	30	25	\$10,000
1400	Signage - Replace/Refurbish	10	5	\$2,150
1600	Pickle Ball Courts - Re-Paint	6	1	\$34,500
1603	Tennis Court Windscreen - Replace	6	1	\$2,500
1622	Basketball Backboard - Replace	20	15	\$1,650
1630	Bocce Ball Wood Frame Replace	10	5	\$5,700
Veterans Plaza				
460	Shade Structure Sails - Replace	10	5	\$5,700
1510	Vinyl Stage Structure - Replace	30	26	\$10,750
Pool Area				
1203	Pool Area Revitalization Project	30	28	\$1,700,000
Golf Course				
518	Course Chain Link Fence - Replace	30	7	\$16,000
601	Carpet - Replace	5	6	\$3,800
942	Rubber Surface - Replace	15	0	\$10,050
950	Shade Structure - Replace	20	18	\$3,200
1010	Golf Course Greens	2	1	\$29,500
1010	Golf Course T-Boxes - Refurbish	5	7	\$74,000
1110	Interior Surfaces - Repaint	5	2	\$2,700
1700	Bridge - Repair/Replace	30	16	\$29,500
1710	Lake Water Fountain - Replace	5	1	\$5,750
Maintenance Yard				
307	Hydraulic Lift - Replace	10	1	\$20,500
316	Fuel Leak Detection System- Replace	30	21	\$93,000
316	Waste Oil Storage Tank	30	21	\$26,000
601	Carpet Tiles - Replace	10	2	\$3,750
612	Laminate Flooring - Replace	25	18	\$8,700
900	Break Rm Kitchen - Remodel	20	16	\$11,500
928	Carpenter Shop Equipment	20	2	\$75,000
928	Welding Shop Equipment	20	2	\$50,000
960	Office/Warehouse Furnishings	15	7	\$45,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
960	Purchasing Office Furnishings	10	4	\$12,000
960	Purchasing Warehouse Facility	10	1	\$12,000
960	Storage/Wk Area Furnishings	10	4	\$14,000
960	Work Stations - Replace	20	18	\$2,800
965	Miscellaneous Building Replacement	20	2	\$48,500
1120	Corrugated Metal Siding - Replace	50	5	\$94,000
1132	Metal Roof - Replace	40	10	\$66,500
1330	Gutter System - Replace	25	20	\$17,500
1890	Underground Tank - Replace	0	3	\$191,000
1891	Waste Oil Tank - Replace	25	3	\$40,000
Service Maintenance				
507	Entry Iron Gate - Replace	30	28	\$21,000
832	Roll-Up Doors - Replace	25	2	\$43,000
904	Ice Machine - Replace	10	5	\$3,350
951	Bathrooms/Locker Rm - Refurbish	20	16	\$70,500
1008	Barreto Micro Trencher - Replace	20	17	\$9,900
1110	Interior Surfaces - Repaint	10	2	\$3,150
1115	Exterior Surfaces- Repaint	10	7	\$13,000
Resale Office				
601	Carpet - Replace	10	1	\$15,000
900	Kitchen - Remodel	20	2	\$5,750
951	Bathrooms - Major Refurbish	10	1	\$5,050
1110	Interior Surfaces - Repaint	10	1	\$4,500
1116	Wood Surfaces - Repaint	5	2	\$3,800
1308	Comp Shingle Roof - Replace	25	15	\$20,500
1400	Real Estate Office Signage - Replac	10	7	\$2,750
Security Office				
518	Channel Fencing - Replace	30	27	\$3,300
601	Carpet - Replace	5	2	\$39,000
603	Linoleum Floor - Replace	20	17	\$8,300
900	Kitchen - Remodel	20	17	\$5,450
951	Bathrooms - Major Refurbish	20	13	\$55,500
960	Office Furnishings - Replace	15	12	\$28,500
1110	Interior Surfaces - Repaint	10	7	\$9,200
1115	Exterior Flatwork - Repaint	10	1	\$10,500
1308	Comp Shingle Roof - Replace	25	1	\$53,500
1330	Gutter System - Repair/Replace	25	1	\$3,800
4200	2-Way Radios & Microphones - Replac	5	3	\$7,400
Combined Assets				
302	Generators - Replace	25	19	\$41,000
303	HVAC Systems - Replace	1	0	\$84,000
303	Space Heaters - Replace	24	2	\$5,850

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
328	Plumbing - Refurbish	40	12	\$205,000
329	Admin Dist. Piping - Replace	40	17	\$15,000
329	Amphitheater Dist. Piping - Replace	40	12	\$60,000
329	Library Dist Piping - Replace	40	12	\$11,500
329	Resale Office Dist Piping - Replace	40	22	\$8,550
329	Security Dist. Piping - Replace	40	12	\$16,000
330	Water Dist Main Water Valves - Repl	1	0	\$17,000
332	Water Heaters - Replace	5	0	\$11,500
350	Exhaust Fans - Replace	10	9	\$32,500
385	Walkway Light Fixtures - Replace	8	2	\$29,500
430	Drinking Fountains - Replace	15	0	\$47,000
439	Outdoor Furnishings - Replace	10	9	\$18,500
439	Patio Furn & Waste Cans - Replace	10	5	\$16,500
505	Iron Handrailing - Replace	30	28	\$19,000
800	Exterior Doors - Replace	1	0	\$34,500
917	Audio-Visual Equipment - Replace	10	7	\$18,000
920	Computer Equipment - Replace	5	0	\$175,000
924	Televisions - Replace	1	0	\$5,500
970	CCTV Camera System - Replace	10	0	\$195,000
972	Cyber Security Hardware - Replace	10	9	\$239,000
1150	Wood Surfaces - Repair	1	0	\$3,250
1400	Building Signage - Replace	10	5	\$10,800
1860	Fire Alarm Systems - Replace	20	7	\$69,500
Infrastructure				
201	Asphalt (Parking Lot) - Resurface	30	2	\$925,000
201	Asphalt (Phase 1) - Resurface	25	18	\$665,000
201	Asphalt (Phase 2) - Resurface	25	19	\$805,000
201	Asphalt (Phase 3) - Resurface	25	20	\$1,050,000
201	Asphalt (Phase 4) - Resurface	25	22	\$490,000
201	Asphalt (Phase 5) - Resurface	25	24	\$2,400,000
201	Asphalt (Phase 6) - Resurface	25	0	\$400,000
201	Asphalt Clubhouse 2 - Resurface	25	22	\$85,000
202	Asphalt (Phase 1) - Repair/Seal	5	4	\$240,000
202	Asphalt (Phase 2) - Repair/Seal	5	0	\$180,000
202	Asphalt (Phase 3) - Repair/Seal	5	1	\$180,000
202	Asphalt (Phase 4) - Repair/Seal	5	2	\$180,000
202	Asphalt (Phase 5) - Repair/Seal	5	3	\$180,000
202	Parking Phs1 (2024) - Seal/Restripe	4	1	\$87,400
202	Parking Phs2 (2026) - Seal/Restripe	4	3	\$37,600
317	Sewer System - Repair/Replace	1	0	\$530,000
360	Crosswalk Lights - Replace	20	12	\$101,000
360	Street Lights Backup Battery - Repl	10	5	\$17,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
360	Traffic Light Poles - Replace	30	24	\$42,000
361	Large Pole Lights - Replace	25	20	\$68,000
367	Lighted Marquee - Replace	20	19	\$28,500
367	Monument - Replace	20	19	\$28,500
380	Shuffleboard Court Lights - Replace	25	4	\$25,000
505	Pedestrian Gates - Replace	25	20	\$34,500
518	Chain Link Fence (2023-2030) Annual	1	0	\$100,000
560	Northwood Vehicle Gate - Replace	25	5	\$10,800
560	St Andrews Vehicle Gate - Replace	25	5	\$11,250
706	Barrier Arm Operators - Replace	10	0	\$7,500
708	Gate Operators - Replace	10	0	\$3,800
709	Electrical Generator - Replace	20	0	\$6,300
968	Gate Server Equipment - Replace	5	0	\$4,050
1003	Irrigation Controllers - Replace	5	3	\$28,500
1020	Landscape Removal & Replacement	1	0	\$57,000
1113	Metal Surfaces - Repaint	5	0	\$3,900
1115	HC Bldg Exterior Flatwork - Repaint	10	5	\$23,500
1116	HC Bldg Wood Surfaces - Repaint	5	0	\$10,050
1118	Parking Spaces - Restripe	3	0	\$20,000
1118	Red Curbs - Repaint	3	0	\$26,500
1702	Waterscape Shoreline - Clean/Repair	0	2	\$140,000
Miscellaneous Components				
1000	Renovation Design - Main Gate	1	0	\$50,000
1022	Main Gate Beautification - Project	25	19	\$285,000
1060	Globe Lighting - Replace	20	15	\$29,500
1062	Globe Surfaces - Repaint	10	3	\$61,500
1402	Buildings Signs - Replace	10	4	\$31,500
1405	Street Signs - Replace	40	25	\$20,000
1415	Veterans Memorial - Refurbish	30	25	\$87,000
1507	RV Lot Iron Vehicle Gate - Replace	30	28	\$37,000
1880	RV Lot Office Trailer - Replace	30	24	\$21,000
4220	Audio Sound System - Replace	10	0	\$100,000
7002	Christmas Tree - Removal/Replace	5	4	\$8,500
Fleet Maintenance				
319	Overhead Lights on Vehicles	10	1	\$4,850
1405	Bus Stop Signs - Replace	10	6	\$7,250
1900	(2023-2027) Cushmans - Replace	1	0	\$165,000
1902	Forklift - Replace	20	18	\$28,000
1902	Front Loader/Backhoe - Replace	25	17	\$42,500
1902	Tractors - Replace	30	2	\$61,500
1903	(2023) Automobiles - Replace	15	0	\$175,000
1903	(2030) Club Carts - Replace	12	7	\$43,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1903	(2034) Electric Club Cars - Replace	12	11	\$65,000
1903	Elect Gem Vehicles - Replace	10	3	\$45,000
1903	Elect Inspector Vehicles - Replace	10	5	\$165,000
1904	(2023) Chevy Trucks - Replace	25	0	\$245,000
1905	(2023) Large Buses - Replace	18	0	\$285,000
1905	(2024) Mini Buses - Replace	18	1	\$650,000
1905	(2040) Mini Buses - Replace	18	17	\$322,000
1905	Spirit Freedom Bus - Replace	15	9	\$130,000
1906	Emergency Equip Trailer- Replace	10	2	\$9,700
1906	Radar Trailer - Replace	10	2	\$9,700
1906	Trailer for Backhoe - Replace	25	20	\$3,150
1906	Trailers - Replace	30	8	\$10,050
1910	Golf Cart - Replace	20	19	\$11,500
Revitalization Projects				
370	CH2 Large Interior Lighting - Repl	20	18	\$17,500
920	CH2 Ballroom Furnishings - Replace	15	0	\$35,500
920	CH2 Lobby Furnishing - Replace	15	0	\$20,500
1121	CH2 Wood Siding - Replace	30	0	\$29,000

411 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



COMMITTEE ACTION REQUEST

DATE: APRIL 5, 2023
TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
ACTION: WALL MOUNT FANS FOR CLUBHOUSE SIX FITNESS CENTER DANCE ROOM

Background:

At the direction of the Recreation Committee on March 6th 2023, during the summer of 2022, the dance area experienced too much heat, a trial wall mount fan was set up to test the possibility of moving air in the fitness center. We had success, so the Recreation Department sent a request to install two more wall mount fans for a total of 3 fans on their own electrical circuit back to the electrical panel. Physical Property went out to bid and received two costs:

1. Kress Construction: \$4,081.00
2. Pacific 3 Electric: \$5,150.00

Fiscal Impact:

Non-Budgeted Capital Expense - (3) 30" three-speed wall mount fans - replacement costs 1,800.00 every 7 years.

Recommendation:

I move to recommend the Board award a contract to Kress construction, to install (3) standard receptacles for fans, (1) 120v 20amp circuit for fans, provide (2) global industries wall mount fans, for \$4,081.00 plus a 20% contingency for a total cost not to exceed of \$4,897.20, funding from Capital Funding and authorize the President to sign the contract.



ACTION REQUEST

DATE: March 29, 2023
TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
ACTION: PEST CONTROL SERVICE COMMUNITY FACILITIES

Background:

The Pest Control Service Contract for Trust Property expires May 31, 2023, and a new 3 year contract is needed. The service includes Pest Control and Termite inspection and localized treatment for all Trust Property buildings. The Physical Property department sent out a RFP for this service to five (5) vendors, two (2) bids were received, costs are as follows:

Fenn- \$60,870
Hawx- \$97,200

It is staffs recommendation to select Fenn Termite and Pest Control to service the Trust Property for the 3 year term at a cost of \$60,870

Fiscal Impact:

OPERATIONS EXPENSE - The increase to the budget is a little over 38% for the 3 year period.

Recommendation:

I move to recommend the Board award a contract to Fenn Termite and Pest Control to provide pest control and termite inspection and localized treatment for all Trust Property buildings for a Three-year period at a total cost of \$60,870 funding from Operations.

COMMITTEE ACTION REQUEST

DATE: APRIL 5, 2023
TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
ACTION: CLUBHOUSE THREE KITCHEN REFURBISHMENT ROOMS 1-8

Background:

The Physical Property Department was requested by the Recreation Committee to seek proposals for the following modifications at the Kitchens in Clubhouse 3 Rooms 1-8.

- Build storage room in main lobby
- LED Lighting up-grade
- Paint kitchen ceilings
- Paint meeting rooms
- Install window coverings
- Replace appliances and counter tops

Service Maintenance- LED Lights and 14x14 Storage Room- \$9,000

Haidi Construction Replace Countertops, Paint, Install GRF Provided Appliances, Install new Blinds- \$10,835 per kitchen. 8 kitchens-\$86,680

Vickers Construction Replace Countertops, Paint, Install GRF Provided Appliances, Install new Blinds- \$9,450 per kitchen. 8 kitchens-\$75,600

Appliance estimates \$4,000 per Kitchen 8 kitchens \$32,000