

2009 - 2010 Projects

4 ready for Board; 7 in progress; 1 in subcommittee; 6 on hold; 26 complete = 44 total projects

ITEM	Year	Cost	Status	Board approved	NOTES AND PAGE REFERENCE
Ready for F & P and Board					
0105 -Promenade Reconstruction Project	2010		Ready for Board Action – June 2010		Construction drawings and value engineering complete. Waiting for Board action.
0601 – carpet-lobbies/int hallways – (for P2 and P3 and Commercial unit elevator lobbies)	2010	Long Beach - \$1,988 Hynes - \$4,382 Bloeser - \$2,588	Ready for F & P and Board – June 2010		
0704 – Coping/Tile (pool)	2010	Sunland - \$3,165 Koppes - \$2,320 Koppes - \$570	Ready for F & P and Board – June 2010 or hold until September (?)		Two different solutions and pricing from Koppes
Trash Chute clean out (from Operating Budget)	2010	Action Duct - \$1,725 Sunland - \$1,325	Ready for F & P and Board – June 2010		Is Sunland a qualified bidder? Who was vendor two or three years ago?
Projects in progress					
0203 – exterior maintenance waterproofing – weep hole proposal	2010	Sunland – approx. \$40,000 Koppes –	Getting proposals from Koppes		Getting second bid and recommendation

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0309 – repaint external blue rails - includes only residential balcony railing using blue “marine” paint	2010	Don’s - \$38,500 Martin - \$35,057	Getting third bid.		Need to be coordinated with sprinkler head repair (see 0459 below) - need to do both at the same time
0446 – Evaporative Cooler (Cooling Tower) – refurbish	2010	Refurbish: Airtech - \$24,100 KH Watts - \$26,660	In progress	May, 2010	Parts on order
0452 – Distribution Piping Components – Three way tempering valve (see letter from Acco)	2010	Acco	Acco making recommendations		To take air out of line leading to boiler
0459 – replace rusting external fire sprinklers	2010	J & D - \$17,928 24/7 - \$18,035	Ready for F & P and Board – when 0309 ready		24/7 made recommendation instead of Detection Logic (see report and recommended part – epoxy coated sprinkler head). Coordinate with 0309 – waiting for third bid
0802 – replace wrought iron pool fencing	2010	Fenceworks - \$23,836 Orange Coast - \$19,078 Saddleback -	In Progress	January 2010	Starting to paint fence Monday, June 21 and then landscaping modifications
0906 – Gym equipment – replacement for treadmill – spinning bicycle	2010	Spinner - \$1,521			Rob checking other options

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Projects in subcommittee					
000 -Bike Room Upgrade	2010		In subcommittee		Negotiations with city ongoing; vote taken of membership; considering options
Projects on hold					
0309 – repaint internal blue rails – includes only promenade railing, light poles, and security fence gates	2010	Don’s - \$6,000 Martin - \$6,070	On hold		This painting will be included in promenade project (\$15,000+ painting cost included in project). No need for this item.
0607 – repair marble floors at Seaside Entrance (promenade level)	2010	a. Medallion design in marble b. Carpet insert c. Red marble	On Hold until promenade completed		First decide method then get proposals
0803 – Lawn renovation – drought resistant landscaping in front	2010		On Hold		Need to appoint a committee to study project and advise Board
0904 – replace promenade lobby furnishings	2010		On Hold		Need to appoint a committee to study project and advise Board

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1009 - Drain Clean Out: Maintenance	2010	J & D Plumbing \$900 per stack	Complete for 2010 but will need to do 2, 6, 11 in 2011	January 2010	All stacks complete for 2010: 1,2,3,8,7 Recommend doing stacks 3, 6, 11 in 2011
1009 – Install new drain clean outs in stacks 3 and 9	2010	J & D - \$5,500 Advance - \$6,350 (plus \$4,205 to install covers and repair – Martin and Grainer)	Waiting until after 2011 Reserve Study Complete to establish account	February 2010	Purchase and install panels and repair drywall and paint Total \$4,205
Completed Projects					
000 -Update emergency procedures	2009	F11 - \$800 Single source	Project completed October 2009	Approved revision- November 2009	
0104 – recoating fire pump room and generator room	2009	Ladner - \$7,500 Alps - \$3,420	Project Complete November, 2009	October 2009	
0203 – drop for exterior maintenance waterproofing – 2303 arch – 2 nd time	2010	Sunland - \$3,600	Project Complete May 2010	March, 2010	Additional cost of \$3,117.60 for H & E Equipment for stage for this drop
0203 – drop for exterior maintenance waterproofing – 2301	2010	Sunland - \$4,700	Project Complete April, 2010	March, 2010	

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0203 – drop for exterior maintenance waterproofing – solarium (2304 and 2305) and windows in 2304 and below 2305	2010	Single bidder: Sunland - \$5,870	Project Complete March, 2010	February 2010	
0203 – drop for exterior maintenance waterproofing – Ocean Entrance glass and wall	2010	Single bidder: Sunland - \$6,450	Project Complete March, 2010	February 2010	
0203 – drop for exterior maintenance waterproofing – 9 stack	2009	Broadway - \$44,600 Sunland - \$26,400	Project complete – January 2010	November 2009	
0302 – power washing	2009	Sunland - \$59,500	Project Complete, October, 2009	July, 2009	
0401 – replace cable for elevator	2009	Amtech - \$9,314 Single source	Project Complete, February 2010	October 2009	
0409 – replace gate operators - resident entrance and exit (1 pr.)	2010	Vortex \$4,270 Single source	Project Complete, November, 2009	November 2009	
0416 – replace fire pump controller	2009	Ken Cramer - \$10,096 CSI - \$13,125	Project Complete, December, 2009	October 2009	
0418 – replace jockey pump	2009	J & D - \$3,595 24/7 - \$3,805	Project Complete, November, 2009	October 2009	

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0423 – replace sump pumps (2)	2009	Multi tech - \$8182 J & D - \$10,952	Project complete, November, 2009	October 2009	
0438 – replace heating back up boiler (air heat, not water)	2010	Acco - \$29,000 Control Air - \$29,000	Project Complete, December, 2009	November 2009	
0426 – sump pump controller 3 & 4	2010	Multi-Tech - \$4757 CMO Enterprises \$6270	Project Complete February 2010	January, 2010	
0441 – replace pump drive motor – 2 sets of pumps (see #0442)	2010	Acco –\$3,152 AirTec - \$3,170	Project Complete, December 2009	November 2009	Additional cost of \$940 for one motor
0442 – rebuild 2 centrifugal pumps – (see 0441)	2009	AirTec - \$6,610 Acco - \$5,500	Project Complete, December, 2009	November 2009	
0444 – replace four roof rubber flex connectors for closed loop system1 of 4 (change piping/fittings)	2009	J & D – \$3,770 Airtec - \$3,840	Project complete, November, 2009	October 2009	
0452 – distribution piping – relocate valves on 12 th floor	2010	J & D \$2203	Project Complete, November, 2009	September 2009	
0452 – replace 7 ball & check valves on 12 th floor (distribution piping)	2010	J & D - \$5,700 Advanced - \$2,195	Project Complete February, 2010	November 2009	

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0604 – replace flooring in trash rooms, freight elevator lobbies, and Security desk back room	2010	Schusterick - \$16,916 Long Beach Floor - \$22,893	Project complete April, 2010	January 2010	Painting baseboards by Martin \$2,530 approved by Board March 2010
0607 – repair marble column and wall joints on promenade level	2010	C. Schusterick - \$1090	Project Complete March, 2010	January 2010	
0703 – check and repair pool deck caulking	2010	Sunland - \$7,168 Kerber - \$7,500	Project Complete March, 2010	January 2010	
0905 – upgrade office phone system	2010	Pro Lock - \$2,751	Project Complete March, 2010	January 2010	
1006 – New davit for roof	2010	Sky Rider – \$26,000 Single source	Project Complete March, 2010	January 2010	
1101 – replace promenade fire doors	2009	Pro Lock - \$1,691 Single source	Project Complete, December 2009	October 2009	