

2009 - 2010 Projects

12 projects ready for Board decision; 9 in progress or on hold; 14 completed = 35 total projects

ITEM	Year	Cost	Status	Board approved	NOTES
Ready for F & P and Board					
0203 – drop for exterior maintenance waterproofing – Ocean Entrance glass and wall	2010	Broadway – Sunland - \$6,450	At F & P and Board, January 2010		
0203 – drop for exterior maintenance waterproofing – solarium and window and above Unit 2304	2010	Broadway - Sunland - \$8700	At F & P and Board, January 2010		Would cost \$11,900 if 8 stack also included
0426 – sump pump controller 3 & 4	2010	Multi-Tech - \$4757 CMO Enterprises \$6270	At F & P and Board – January 2010		
0459 – replace rusting external fire sprinklers	2010	J & D - \$17,928 24/7 - \$18,035	At F & P and Board, January 2010		
0604 – replace flooring in trash rooms, freight elevator lobbies, and Security desk back room	2010	Schusterick - \$16,916 Long Beach Floor - \$22,893	At F & P and Board, January 2010		
0607 – repair marble column and wall joints on promenade level	2010	C. Schusterick - \$1090	At F & P and Board, January 2010		
0607 – repair marble floors at Seaside Entrance (promenade level)	2010	a. Medallion design in marble b. Carpet insert c. Red marble	At F & P and Board, January 2010 –		decide method then get proposals

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0703 – check and repair pool deck caulking	2010	Sunland - \$7,168 Kerber - \$7,500	At F & P and Board, January 2010		Is leaking through to P3 – urgent
0802 – replace wrought iron pool fencing	2010	Fenceworks - \$23,836 Orange Coast - \$16,122 Saddleback -	At F & P and Board – January 2010		See bid comparison chart for details of bids – Need Saddleback’s bid
0905 – upgrade office phone system	2010	Pro Lock -\$2,751	At F & P and Board, January 2010 –		System went down in January – urgent
1006 – New davit for roof	2010	Sky Rider – \$26,000 Single source	At F & P and Board, January 2010 –		Would cut down wear and tear on roof and save vendor costs by cutting time to move one davit
1009 - Drain Clean Out: Maintenance 1 stack in Feb. 2 stack in March 4 stack in April 8 stack in May 7 stack in June	2010	\$1,800 per stack – this year’s cost = \$8960	At F & P and Board, January 2010 –		
In Progress, On hold or in subcommittee					
000 -Bike Room Upgrade	2010		In subcommittee		Considering options, including charging for bike storage

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000 -Promenade Reconstruction Project	2010		In subcommittee	Concept drawing and material approved	Concept drawings will be on display for owner feedback in January
0309 – repaint external blue rails – includes only promenade railing, light poles, and security fence gates	2010	Don’s –\$6000 Martin - \$6070	On Hold		Wait until after Promenade project completed
0309 – repaint external blue rails - includes only residential balcony railing using blue “marine” paint	2010	Don’s - \$38,500 Martin - \$35,057	On Hold		May be better to wait until sprinkler head project complete and summer heat to cure
0401 – replace cable for elevator	2009	Amtech - \$9,314 Single source	In progress	October 2009	Drop test still to be completed
0452 – replace 7 ball & check valves on 12 th floor (distribution piping)	2010	J & D - \$5,700 Advanced - \$2,195	In progress – tentative schedule – Jan-Feb. 2010	November 2009	Waiting for parts to meet 2010 code (lead free) – require full building shut down
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
1009 – Install new drain clean outs in stacks 3 and 9	2010		In progress		Proposals being requested

ITEM	Year	Cost	Status	Board approved	NOTES
Completed Projects					
000 -Update emergency procedures	2009	F11 - \$800 Single source	Project completed October 2009	Approved revision- November 2009	Update complete in house without vendor cost
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 – 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	
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	May have credit for use of crane instead of helicopter in original bid
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	
1101 – replace promenade fire doors	2009	Pro Lock - \$1,691 Single source	Project Complete, December 2009	October 2009	