

ITEM I.1

STATUS REPORT
PROPOSED ENTRY GATE - BEACH ROAD
September 25, 2009

ENTITLEMENTS:

- MetroLink has approved our Grading Plan subject to 7 small notes to be added to plans.
- Flood Channel Plans have been submitted. 2 of 6 departments have approved plans, engineer estimated that plan should be out of 1st check mid October.
- Grading Plan now complete and ready for City of Dana Point submission September 28, 2009. Waiting on WQMP update from Tom Tice.
- South Coast Water has approved our plans subject to a few notes to be added to the plans, those revised plans (Grading & Landscape) being reviewed now.
- OC Parks has verbally approved plans subject to review of the final Landscape Plan being reviewed, they should have those plans now. Finalization of the Bike Plan & Land Trade Plan being worked out this week.
- OC Fire Authority has approved plan in concept but waiting for final grading & Landscape Plan. Should have there approval this week.
- Lastly our CDP expires on December 20, 2009, which will require a City Planning Commission public hearing if grading Permit is not pulled by that date.

PLANS:

- Grading Plan completed (permit in 30 to 60 days.. hopefully!) Copy available.
- Landscape Plan completed. Copy available.
- Architectural Plans ongoing (buildings) estimated competition 1 to 2 weeks. Copy available.
- Easement Plan completed (OC Parks reviewing, then to civil) OC Parks draft legal. Copy available.

BUDGET:

- Preliminary budget is ongoing over the past months without final plans and takeoffs. Copy available.
- Contractor estimates (4 to 5 per trade) now in process;
 - Offsites bids now in process (curb, gutter, asphalt, etc)
 - Landscape bids now in process (trees, shrubs, vines, irrigation, etc)
 - Landscape Architect now completing inside estimate and takeoffs, per contract.
 - Onsites bid to start in 2 weeks with final building plans.
- "Final Project Budget" by next board meeting with actual contractor bids. Need to discuss the method of bidding required with board.

CONSTRUCTION:

- Construction could start in 60 days, pending Grading PERMIT.
- Construction sequence (90 days):
 - Demolition, grading, undergrounds, masonry, office buildings, curbs/gutters, paving, guard building, hardscaping, irrigation & landscaping, common area & signage.

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