

ITEM I.1

STATUS REPORT PROPOSED ENTRY GATE - BEACH ROAD December 10, 2009

ENTITLEMENTS:

- MetroLink has approved our Grading Plan.
- Flood Channel Plans are on hold as we have moved to a bridge option for expanding the road over this large open drain
- Grading Plan now complete submitted to City of DP. Corrections have been returned but this is now on hold while we resolve the bridge issue.
- 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 vacillated so much on our proposed easement exchange that we are considering deleting this portion from the entire scope of proposed work.
- OC Fire Authority has approved our plans.
- Our CDP was officially extended for another 12 months through 12-20-2010.

PLANS:

- Grading Plan completed (with the exception of the bridge option)
- Landscape Plan completed and currently under slight revision to reduce some cost.
- Architectural Plans completed
- Easement Plan completed (OC Parks is losing interest in the proposal). No final decision yet.

BUDGET:

- Budget is complete but pending costs for the proposed bridge option.
- Contractor estimates (4 to 5 per trade) almost complete, we are now making minor adjustments to some details to possibly reduce cost
 - 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.

CONSTRUCTION:

- Construction could start in 45 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.