

Entry Project Report

ITEM H.1

From: Dave Gutierrez [dgg@cottage.occoxmail.com]
Sent: Tuesday, March 23, 2010 11:59 AM
To: **BOARD**
Subject: Beach Road Update 3/23/10

Board,

Just a quick executive summary of update and closure to the many emails you may have received over the past months regarding the last few items before we are able to start construction for our long awaited project;

REMAINING ENTITLEMENT:

CITY APPROVALS REMAINING:

- Precise Grading Plan (5th plan check) ESTIMATED APPROVAL: MARCH 31, 2010
Pending revisions listed below.
- WQPM (4th plan check) ESTIMATED APPROVAL: MARCH 31, 2010
Pending approval of parking lot paving material.
- BONDS (4th plan check) ESTIMATED APPROVAL: MARCH 31, 2010 City
forms received.
- Landscape Plan (3rd plan check) ESTIMATED APPROVAL: APRIL 07, 2010 Revise
to match Precise Grading Plan and revise Accessibility Plan.
- Architectural Plan (3rd plan check) ESTIMATED APPROVAL: APRIL 21, 2010
Structural engineering & corrections.

SOUTH COAST WATER: (3rd plan check) ESTIMATED APPROVAL: APRIL 07, 2010 Point
of Connection noted and revised fire hydrant locations.

OCTA: (1st plan check) ESTIMATED APPROVAL: MARCH 31, 2010
Routing through OCTA for signatures

METROLINK (Form#6): (1st request) ESTIMATED APPROVAL: APRIL 07, 2010 Copy
of final city approved plans.

OCPARKS: (many requests) NA

Revised "Board signed letter" sent with colored rendering with no response to date.

START OF THE PROJECT:

- The start this project will begin with the relocation of some major landscaping materials and demolition of all other landscaping before we start grading.
- Demolition of some curb & gutter and asphalt as required.
- Relocation of Don's 10x 20' trailer (not the small wood one), with temp. power.
- Saw cutting of asphalt through out the existing road (cones & signage required).

- Don't control limited access throughout the construction process since we will only be able to reconstruct one half of the roadway at a time (more costly too!).

GRADING PERMIT:

- We are resubmitting (5th) for the Grading Permit tomorrow Wednesday March 24, 2010, with hopes of being able to pull the permit by the end of the month.
- Since we will not have a General Contractor on this job, the Grading Permit must be pulled by the Grading Contractor (yet to be named).

PAVING MATERIAL AT PARKING LOT:

- We completed our required onsite soils testing in the parking lot area. Results provided soils information per city, state and federal requirements.
- We will be installing Permeable Asphalt material in the parking lot pending city approval this week.
- Permeable Asphalt material will be very close to our budget.

ACCESSIBILITY PATHS & REQUIREMENTS:

- Accessibility crosswalks sizes and locations have been negotiated and should be approved this week as well.
- Handicapped parking spaces have all been relocated near the administrative buildings with loading and unloading areas, each will be required to have its own crosswalk.
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TRUNCATED DOMES:

- Truncated Dome sizes and locations have been negotiated per state requirements and should be approved this week as well.

GUARD HOUSE UPGRADE:

- City has granted us a "Waiver" and we no longer must have our existing guard house comply to accessibility requirements.
- We are currently revising Guard House plans with the revised requirements and structural engineering calculations as required by the city. Hope to have those plans resubmitted by the end of the week. This approval will not stop us from pulling the Grading Permit and starting the project without a "guard house" building permit.

ADMINISTRATION MOBILE BUILDINGS:

- We are currently revising the Administrative Mobile Buildings (3) plans with the required "State Sticker" requirements and structural engineering calculations as required by the city and state. Hope to have those plans resubmitted by the end of the week. This building approval will not stop us from pulling the Grading Permit and starting the project without "mobile building" permits.
- We have not ordered the two other mobile buildings yet, waiting for project approval and mobile buildings approval. Ordering of mobile buildings (2) could take up to 8 weeks for delivery plus our veneering of building another 2 weeks.
- Don's current building will be one of the first things to be moved, it may need to be placed in a temporary location until city approves final plans with required footings for that building.

ROADWAY REALIGNMENT:

- The roadway has been realigned so we will not be required to construct a storm drain extension nor a bridge element. This does mean we will have a "slight jog" and narrowing of the roadway at the existing culvert location. This is a great cost savings but is a slight narrowing of the road (28' to 24') and bike path (8' to 5') but only for a small length of the roadway (30').

BUDGET:

- Overall budget seems to be okay at this preliminary time. The largest singular line item (Landscaping) has come in about \$25,000 under budget, the second largest (Hardscape) also seem to be under our estimated budget. At this time I do not foresee any item(s) being over budget except for the mobile buildings and recertification of Don's existing mobile building. Remember we still do not have FINAL plans for the subcontractors to bid from, but they are close enough for the budgets that have been used to date.

Should you have any questions please feel free to contact me at any time. I believe we are finally there and will be ready to start construction shortly and completed before the summer. I would like to thank all the board members and Mr. Russell for their valuable input, historical data and personal time attending numerous city and agency meetings, without everyone's help this project may never may have happened.

Sincerely Yours,
Dave Gutierrez