

BEACH ROAD ENTRY PROJECT - "PUNCH LIST" OF ITEM TO COMPLETE

REVISED 1/22/2011

| | | Responsibly Party | Misc. Notes |
|----|------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | | | |
| | ASPHALT SUB: Tom Brese 233-2556 | | |
| 2 | Tom is coming out next week to permanently fix the areas where the white lettering | Russell | power wash prep is done |
| 3 | keeps showing thru the black slurry finish | | slurry overcoat is done |
| 4 | | | re-striping scheduled for week of 1/24 |
| 5 | NEW ITEMS TO PUNCH LIST AS OF JOB WALK WITH DAVE ON 1/12/11: | | |
| 6 | Refinish the wood bench at the sidewalk | Russell | waiting for Dave's approval on stain |
| 7 | Refinish the wood gates and woodwork around the guard shack | Russell | done |
| 8 | Repair concrete rip-rap at storm channel where soil washed out/replace soil | Russell | re-scheduled for week of 1/24 |
| | replace broken fence rail (bottom rail) along visitor driveway | Russell | re-scheduled for week of 1/24 |
| 9 | Add plants in various bare areas according to the job walk comments w/Dave | Russell | first step is to sketch an overlay of the entire planted area for Dave's review - this is planned for week of 1/17 - then I can get some prices, make a selection and schedule the work. |
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| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| | ELECTRICIAN: Joe Elrod 412-0952 | | |
| 17 | bring power to additional low voltage transformer for new lights at palm trees in | Russell | trenching/conduit are now done |
| 18 | the new parking area | | - electrician is scheduled for |
| 19 | | | week of 1/24 - delayed due to rain |
| 20 | Remove elec. PVC (with duct tape) in center island in front of guard shack | Russell | not done |
| 21 | | | |
| 22 | | | |
| 23 | | | |
| 24 | | | |
| | MISC. : | | |
| 25 | | | |
| 26 | | | |
| 27 | Entry drainage spots? Drain under island? Pavers need adjustments "low spots" | Russell | this has not been scheduled yet |
| 28 | | | |
| 29 | Creek behind entry monuement cleaned downstream, could over flow into entry. | Russell | this was cleaned out on 1/20-21 with vactor truck - creek is now flowing properly |
| 30 | | | |
| 31 | | | |
| 32 | | | |
| 33 | Entry area surveillance cameras with video monitor/data capture | Russell | not done |
| | LABORER MISC.: (Don using Luna Landscaping laborer, Budget?) | | |
| 34 | | | |
| 35 | | | |
| 36 | | | |
| 37 | | | |
| 38 | | | |
| 39 | | | |
| 40 | Install matt covering under ped structure (after city approval). | Russell | not scheduled yet |
| 41 | Install surfboards under structure (steel cable) 3 or 4 boards? | Russell | looking for donation of long boards maybe small sign at GH window. |
| | Received 1 Joe Dunn | | I will send out an email |

| | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------|
| 42 | | | |
| | BUCCOLA LANDSCAPING: Glen 714 630-1509 | | |
| 43 | As-Built plans (plants, irrigation & lights) | Buccola | 9/30/2010 |
| | End of 90 day Maintenance Agreement | Russell | ended on 12/24/10 - refer to item 51 |
| | Ground cover being eaten by rabbits | | this problem is not solved yet |
| | rabbits are very difficult to deter once they adapt to the area. I have our landscape contractor looking for a humane solution. | | |
| | Night accent light "walk" | Gutierrez | hold until last lights are installed |
| | the planter area is finally drying out enough to return to trenching for the conduit to bring power to the new transformer for the parking area palm trees. The work should be done by Wed 1/12 then I can have the electrician back to pull the new circuit. He has been put on notice for the middle of next week | Russell | see item 17 above for more info |
| | MJW MASONARY: Pat Campbell 951 353-8200 | | |
| 44 | MJW has completely checked out - they are not responding to any phone calls or | | |
| 45 | emails. Our attorney advises to continue holding the last of their money. | | |
| 46 | Provide written copy of all material used i.e. sealer, pavers, rocks, sanded | MJW | MJW to resolve waiting, hold \$ |
| 47 | Stucco stained by lava installation at GH "BACKCHARGE" DO NOT PAY! | MJW | MJW to resolve waiting, hold \$ |
| 48 | Resolve all CBD due credits before any further payments | MJW | MJW to resolve waiting, hold \$ |
| | GUTIERREZ: | | |
| | Revise Northgate column to 41" max, no permit required, Metrolink?? | Gutierrez | HOLD |
| | Signal pole request for removal again to Metrolink -Jamie Romero | Gutierrez | HOLD |
| | Future signs (option) Bike Lane | Gutierrez | HOLD |
| | Pinned Letters "35000 BEACH ROAD "above window at GH (optional). | Gutierrez | HOLD |
| | INTERIOR GUARD HOUSE: (Add to budget per board, after city approval.) | Gutierrez | TOTAL: \$13k to \$15k Estimated |
| | Demo of cabinets | Gutierrez | \$500.00 |
| | Cabinets - Basic (try Lowes cabinets with carpenter adjustments, save 50%??) | Gutierrez | \$6,000.00 |
| | Countertops -(laminated) | Gutierrez | incl. |
| | Drywall repairs | Gutierrez | \$500.00 |
| | Base replacement | Gutierrez | \$500.00 |
| | Painting Walls | Gutierrez | \$500.00 |
| | Clean & Stain exposed interior wood | Gutierrez | NA |
| | Framing (revise wall, per Don....ADA code???) | Gutierrez | \$0.00 |
| | Plumbing remove & reinstall (sink & faucet replacement?) | Gutierrez | \$1,000.00 |
| | Flooring replacement (demo, dump, material & installation) 150sf | Gutierrez | \$2,500.00 |
| | Electrical repairs, revisions & fixtures, (poor job cosmetically). | Gutierrez | \$0.00 |
| | Siding Doors replacement (3) | Gutierrez | \$0.00 |
| | Int. Lights | Gutierrez | \$0.00 |
| | Awning Roller type (2) Front & Beach side | Gutierrez | \$300.00 |
| | Chairs/Stools | Gutierrez | \$300.00 |
| | Misc. | Gutierrez | \$1,000.00 |

| | | Responsibly | |
|-------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------|
| | | Party | |
| FINAL AGENCIES APPROVALS: | | | |
| | PLANNING DEPT. - Landscape Plan (letter of general compliance) | COMPLETED | Signed Off |
| | Grading Plan | COMPLETED | Signed Off |
| | ENGINEERING DEPT - Grading Plan | COMPLETED | Signed Off |
| 49 | Soils Report | Soils Guys | Signed Off |
| | BLDG DEPT. - Guard House | Gutierrez | Signed Off |
| | Fire Bowl | Russell | Signed Off |
| | Fire Torches | Russell | Signed Off |
| | Ped Structure | Gutierrez | Signed Off |
| | Palapa | Gutierrez | Signed Off |
| | Columns & Walls | Gutierrez | Signed Off |
| | Electrical | Russell | Signed Off |
| | Plumbing | Russell | Signed Off |
| | Trash Deposit Returned (dump receipts) | Tight Q. | Only after final approval (per city) |
| 50 | OC Fire Authority | Russell | Signed Off |
| | SCWD | Russell | Signed Off |
| | Metro Per Board NA | None | |
| | OCTA Per Board NA | None | |
| MAINTENANCE CONTRACTS: (bids) | | | |
| 51 | Landscape Maintenance Contract Weekly | Russell | all bids in as of 12/24/10 |
| | Wash/Water trees 1X month (min.) | Russell | I have asked Dave to sit with me to |
| | Man hours per visit weekly/monthly | Russell | review the proposals and make a |
| | Palm trimming | Russell | recommendation to the Board. |
| | Annual color cost (\$500 quarter) | Russell | In the meantime our current landscape |
| | Photos at start as-is | Russell | contractor is mowing the lawn and |
| | Spray for white fly | Russell | trimming and weeding as needed. |
| | Rabbit problem with ground cover at parking pockets | Russell | |
| 52 | Wood Finish Main. Contract 2 times year min. | Russell | |
| 53 | Power Washing Main. Contract 3 times year min. | Russell | |
| 54 | Guard Building (Interior) Maint. Contract Monthly | Russell | |
| 55 | Storm Drains: | Russell | |
| | Storm Drains "Existing" (Street Filters Cleaning) | Russell | |
| | Storm Drain "New Outlet" Cleaning | Russell | |
| | Storm Drain "Exposed Channel" Cleaning | Russell | |
| NORTHGATE - ADMINISTRATION BUILDING (1): | | HOLD SUBMISSION UNTIL ALL FINAL APPROVALS! | |
| 1 | Submit only "Existing" Admin Bldg (1) only for CUP to city. | Gutierrez | submitted to city just before Christmas |
| | <u>Don to provide "sticker" as required by city for existing structure.</u> | Russell | still working on this as of 1/14 |
| 2 | Use "existing" bldg, but relocated closer to RR, 24'clr rd. | Russell | |
| 3 | Northgate Admin. Bldg "Improvements" as follows; | Gutierrez | |
| | Paint exterior | Gutierrez | |
| | Wood trim around windows & doors only | Gutierrez | |
| | Add small entry wood door stoop deck at entry door only. | Gutierrez | |
| | Remove blue awnings. | Gutierrez | |
| 4 | Submit NG only after cities "final approval" of existing project. | Gutierrez | |
| | Complete all required applications. | Gutierrez | |
| | CDP check request | Gutierrez | |
| | Complete radius maps, title reports, etc. | Gutierrez | |
| 5 | Submit new plans per "Northgate" Admin. Building. | Gutierrez | |
| | Submit exterior elevations per improvements above. | Gutierrez | |
| | Submit new site plan per new location. | Gutierrez | |
| | Submit "Northgate" landscape plans (completed to date). | Gutierrez | |
| | Submit to all required agencies (OCFire,SCWD,etc.) | Gutierrez | |
| | Hire drafting of new Northgate plans. | Gutierrez | |
| | Civil, Arch, Survey, Title, 500' Map, Etc. | Gutierrez | |
| 6 | Dave to provide new NG Budget for "Northgate Project". | Gutierrez | |
| | Per Linda, Northgate costs not to be a part of existing budget for acct. | Gutierrez | |
| 7 | | | |
| 8 | Install asphalt for parking (not on plan, per board). | Gutierrez | |
| 9 | Asphalt bid (optional) to complete street north end of Northgate. | Gutierrez | |
| 10 | MetroLink approval NOT required (per Don Russell). | Gutierrez | Our license agreement with OCTA allows for 2 office bldgs. Will the City |
| | City will require MetroLink approval for CDP. | Gutierrez | want more approval than the existing license agreement? |
| | City will require OCTA approval for CDP. | Gutierrez | |