

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

REVISED 2/18/2011

| | | Responsibly Party | Misc. Notes |
|----|---|------------------------------|--|
| 1 | | | |
| | ASPHALT SUB: Tom Brese 233-2556 | | |
| 2 | | Russell | power wash prep is done |
| 3 | Re-striping has been delayed. Need to get a new striping sub with adequate insurance | | slurry overcoat is done |
| 4 | | | re-striping not done |
| 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 | done |
| 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 | done |
| | replace broken fence rail (bottom rail) along visitor driveway | Russell | done |
| 9 | Add plants in various bare areas according to the job walk comments w/Dave | Russell | getting an estimate from Bemus Landscape Service as of 2/15 |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| | ELECTRICIAN: Joe Elrod 412-0952 | | |
| 17 | bring power to additional low voltage transformer for new lights at palm trees | Russell | done |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |
| 23 | | | |
| 24 | | | |
| | MISC. : | | |
| 25 | | | |
| 26 | | | |
| 27 | Entry drainage spots? Drain under island? Pavers need adjustments "low spots" | Russell | not done |
| 28 | | | |
| 29 | Creek behind entry monuement cleaned downstream, could over flow into entry. | Russell | done |
| 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 | scheduled for wk of 2/21 |
| 41 | Install surfboards under structure (steel cable) 3 or 4 boards? Received 1 Joe Dunn - Joe came and took his surfboard back | Russell | there has been no progress on this |

| | | | |
|----|---|-----------|--------------------------------------|
| 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 | all lights are now installed |
| | all lights are now installed - we can set up a night walk for anytime now. | 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) | Gutierrez | receipts given to Dave on 2/17 |
| 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 | Board selected Bemus Landscape Inc |
| | Wash/Water trees 1X month (min.) | Russell | a job walk with their field mgr is set for |
| | Man hours per visit weekly/monthly | Russell | Friday, 2/25, contract to start 3/4 |
| | Palm trimming | Russell | |
| | Annual color cost (\$500 quarter) | Russell | |
| | Photos at start as-is | Russell | |
| | Spray for white fly | Russell | |
| | 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 | project proposal denied by the City |
| | <u>Don to provide "sticker" as required by city for existing structure. - DONE</u> | Russell | on Jan. 21 - no new alternative plan |
| 2 | Use "existing" bldg, but relocated closer to RR, 24'clr rd. | Russell | established by the Board yet |
| 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 | |