

CAPISTRANO BAY DISTRICT
AGENDA REPORT
May 26, 2015

Admin Office

ITEM 10

District Admin Office

The proposed positioning of the office on the grassy area was approved by the Board after staking was placed to show exactly how the office placement will impact the surrounding vegetation, irrigation system and landscape accent lighting.

Some sprinkler heads and lighting fixtures will have to be capped off/relocated and three hibiscus bushes will have to be permanently removed.

Currently the office is being repainted and any rust abated in preparation for relocation and exterior improvements.

Concept sketches were provided by homeowner Dave Gutierrez that are being used to solicit bids for the exterior work. The contractors have indicated that some specific details are not shown on the sketches, making it difficult to zero in on pricing. This type of uncertainty usually results in cost estimates that are inaccurate and inflated to cover the unknown details.

The significant missing details are with the roof framing, method of attachment to the building, slab/footings, entry door specs, plan view measurements and setbacks and details on converting the second doorway to a solid wall with window.

Dave is out of the country and won't return until the end of the month. At that time some of the final measurements and details can be determined and that information provided to the contractors who can then work out their final bids.