

CAPISTRANO BAY DISTRICT
AGENDA REPORT
October 27, 2015

Admin Office

ITEM 8

Administrative Office Project and Schedule Update

Following is the status of completion and remaining as of Board meeting time:

- Roof structure complete
- lava stone veneer complete
- lodgepole posts complete
- exterior IPE siding 90% complete – expected to be complete by Friday October 30th

Remaining to be done beginning Monday November 2nd:

- Grade grass area, form and pour sidewalk and wheelchair ramp
- Build wood portion of wheelchair ramp and front porch and steps
- Install new front door
- Oil all IPE woodwork and paint all exposed rafters, eaves and exterior side of windows
- Repair landscape vegetation, grass and accent lighting
- Upgrade new wire from main electrical panel for more power to run AC Unit

By November 13th a majority of the exterior work should be done with the possible exception of the sheet metal roof, some exterior painting and landscape repairs. Now that the roof frame is complete the contractors can bid a realistic estimate. Two bids are in but need to be revised now that the roof frame is done – I hope to have all bids by Friday, October 23rd.

The delay with progress is with the masons shaping and fitting the lava stone puzzle together – this is a very time consuming work and is preventing progress on the sidewalk which can't get underway until the stone work is complete and all the black rock and stone dust is cleaned up – if the etched concrete sidewalk surface gets that black dust on it there's no cleaning it off.

The current contract with Zornosa Construction will be about 90% complete on 10/27 with 71% billed. The District will be retaining 10% at the end until his contract is completely done and has passed the District's inspection.