CONTRACTOR PROJECTS (Short Term: 0 - 1 Year) (By Horizon Management / On-Site Manager)

No.	Project Description	Status	Estimated Start	Estimated Duration	Labor	Estimated Cost	Funding Sources
1	Annual Boiler Cleaning & Adjust (Bldgs. 620-630)	Scheduled	Mar 10	3-4 Days	Contractor	$4,000.00	Reserves 5681 Water Htr Repairs
2	Repair Pool Area Windscreen Supporting Wall	Scheduled	2010	1-2 Weeks	Contractor	$2,500.00	Reserves 1123, Walls Retaining
3	Major Refurbishment Guest Parking (Slurry+Striping)	Planned	TBD	TBD	Contractor	TBD	Reserves 1003+1004+1097
					Total Material & Labor:	**$6,500.00**	

NOTES:

MAJOR STAFF PROJECTS (Short Term: 0 - 1 Year) (Managed by On-Site Manager)

No.	Project Description	Status	Estimated Start	Estimated Duration	Labor	Estimated Cost	Funding Sources
1	Repair & Replace Leaking Fittings	On-Going	On-Going	2010	2 Staff	$2,500.00	Reserves 1006
2	Paint Pillars in Garage	Scheduled	Mar 10	3-4 Weeks	1 Staff	$1,000.00	Reserves 1081
3	Repair / Replace+Paint 660 Pedestrian+Pool Gates	Scheduled	Apr 10	TBD	2 Staff	$750.00	Reserves 1030, Gate Wrought Iron
4	Paint & Repair Fence (Bet. 650-660)	Scheduled	May 10	3-4 Weeks	1- Staff	$1,000.00	Reserves 1030, Gate Wrought Iron
5	Paint & Repair Front Gate	Scheduled	Jun 10	3 Weeks	1-Staff	$500.00	Reserves 1030, Gate Wrought Iron
6	Repair Pool Area Windscreen Termite Damage	Scheduled	Sep 10	4-6 Weeks	3 Staff	TBD	Reserves 1048+1051, Walls Retaining
7	Repair+Refurbish Irrigation System/Guest Driveway	Planned	TBD	TBD	3 Staff	$1,000.00	Reserves 1098, Irrigation System
8	Fence at Fire Road	Planned	TBD	TBD	3 Staff	TBD	Reserves 1034
9	Replace Wood Deck (West of 610)	Planned	TBD	2 Weeks	3 Staff	TBD	Reserves 1026+1027
					Total Material & Labor:	**$6,750.00**	

MAINTENANCE PROJECTS (Longer Term: 2 - 5 Years)

No.	Project Description	Status	Estimated Start	Estimated Duration	Labor	Estimated Cost	Funding Sources
1	Garage Slab Maintenance (Bldgs 630 & 640 P1)	Re-Bidding	TBD	7 Weeks	Contractor	TBD	Unfunded
2*	Re-Pipe Pressure Water System	As Needed	TBD	TBD	Contractor	$450,000.00	Reserves 1106, PlumbgPresSystem
					Total Material & Labor:	**$450,000.00**	

NOTES:

2* The pressure water system, may require replacement prior to the 40-50 year design life, is being adressed on as-needed basis.
Current plumbing reserve, as of 1/31/2010, is approximately $ 254,032.00

2010 COMMITTEE PROJECTS

No.	Project Description	Committee	Estimated Start	Estimated Duration	Labor	Estimated Cost	Funding Sources
1*	Front Flower Beds (Bldgs 610 - 630)	Landscaping	Jul 10	4-5 Days	2 Staff	$700.00	Reserves 5420 + City Grants
2*	Re-Landscape Guest Parking Area	Landscaping	Jul 10	3-4 Weeks	2 Staff	$2,000.00	Reserves 5450, Landscape Other
3	Refurbish North side of Bldg. 610	Landscaping	Aug 10	2 Weeks	2 Staff	TBD	Reserves 5450, Landscape Other
	* Rescheduled for after paint project is completed to avoid plant damage.				**Total Material & Labor:**	**$2,700.00**	
	Re-Landscape Front Area bet. 650/660 Catalina Ave Frontage		DONE			$3,088.50	City Grant-$2,000/Res.5400,Landscap
	Re-Landscape Catalina facing area bet. 650 +Casa		DONE			$3,700.00	City Grant-$2,000/Res.5400,Landscap
	Re-Landscape / Plant (Along West facing Lower Fence Area-TH #4)		DONE			$1,000.00	Res.1098,Irrig/Res.5420,Landscape
	TH #5 + 6 Walkway Ground Cover plants		DONE			$200.00	Reserves 5420, Landscape Plants
	Sprinkler Refurbishment - 650 facing North Catalina		DONE			$500.00	Reserves 1098, Irrigation System
	Torrance Blvd/660 Driveway New Landscape & Sprinkler Sys.-City Grant		DONE			$3,200.00	Reserves 1098 + City Grant
					Total Material & Labor:	**$11,688.50**	

Completed Projects - 2010 / 2009 / 2008

Project Description	Status	Estimated Start	Estimated Duration	Labor	Estimated Cost	Funding Sources
Annual Boiler Cleaning & Adjust (Bldgs 640-650)	DONE				$4,000.00	
New Roofs & Metal Flashing	DONE				$400,000.00	
Pool Replaster / New Tile / New Drainage System	DONE				$13,000.00	
Fencing Torrance Bl. Side (TH Areas)	DONE				$850.00	
Replace 3 Roof Doors ($1100/Door)	DONE				$975.00	
Repaint All Buildings - Exterior	DONE				$210,000.00	
Install New Master Antenna (Bldg. 650)	DONE				$500.00	
Alarm System Check Opns + Fire Extinguisher	DONE				$1,000.00	
Boiler Room Roof on TH 5	DONE				$400.00	
Balcony Railing Repair	DONE				$30,921.00	
Repair Bldg. East-Facing Window Leaks	DONE				$34,500.00	
Replace Roof Access Doors	DONE				$900.00	
New Pool Locks + Key Change	DONE				$3,000.00	
TH #4 stream pump sound proofing consulting	DONE				$300.00	
Yearly Palm Tree Trimming (82 Trees)	DONE				$1,000.00	
Replace Wood Walk Bridge - TH #6	DONE				$200.00	
Roof Replacement - TH #4 boiler room	DONE				$500.00	
Surveillance Camera - 660 Driveway Ent. + TH Gate	DONE				$950.00	
Added Lights - TH# 4 Walkway North End	DONE				Mtls+Labor	
Surveillance Camera - Guest Driveway Gate	DONE				$2,500.00	
New TH #5/6 Trash Room Doors - Bldg. 660 driveway	DONE				$400.00	
Repair + Upgrade sprinkler heads - entire property	DONE				$800.00	
Repair / Replace + Paint 660 Pedestrian + Pool Gates	DONE				$750.00	
Paint Outside Door Jams (All East end Bldg)	DONE				Mtls+Labor	
Change out P-Trap in all laundry drains	DONE				$600.00	
				Total Material & Labor:	**$708,046.00**	