

GRF Project Log November 2025						
	Type	Name	Description	Status	Estimated Completion	Budget as of October 2025
1	920 Project	Clubhouse 1 Acoustic Panels (Pilot)	A supplemental appropriation for this project was approved to install acoustic panels in Clubhouse 1, Dining Room 2, as a pilot project.	Approved bidder withdrew bid after selection. A new recommendation will be presented at a future M&C Committee meeting.	February 2026	Supplemental Appropriation: \$8,717 Exp: \$0 Balance: \$8,717
2	904 Project	Auto Lighting Controls	Funding for this project is allocated for the installation of additional automatic lighting controls throughout all GRF facilities.	Full amount of \$100,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
3	920 Project	Clubhouse 1 Fitness Center HVAC	Funding for this project is allocated for the replacement of the Fitness Center HVAC system that is 20 years old and has surpassed its useful life of 15 years.	Approved bidder withdrew bid after selection. A new recommendation will be presented at a future M&C Committee meeting.	June 2026	Budget: \$100,000 Exp: \$0 Balance: \$100,000
4	920 Project	Clubhouse 1 Generator	Funding for this project is allocated for replacement of the existing generator which is past its useful life of 20 years.	Full amount of \$29,500 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
5	920 Project	Clubhouse 2 Annex Building Assessment/Renovation	Funding for this project is allocated for the initial assessment expenses associated for the Annex Building.	Consultant proposals were received and under review. The proposals will be evaluated and a recommendation for a contract award will be presented at future M&C Committee meeting.	January 2026	Budget: \$50,000 Exp: \$0 Balance: \$50,000
6	920 Project	Clubhouse 2 Annex Building & Pool Area Roofs	Funding for this project is allocated for the replacement of the 2-piece clay tile roof system that has surpassed its useful life of 60 years.	Full amount of \$182,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
7	920 Project	Clubhouse 2 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 2 pool.	A recommendation for a contract award will be presented at the December 10 M&C Committee meeting.	May 2026	Budget: \$75,000 Exp: \$0 Balance: \$75,000
8	920 Project	Clubhouse 3 PAC Electrical Panel Design/Upgrade	Funding for this project is allocated for the design and replacement of the current electrical panel.	Electrical engineering is scheduled to be completed end of January. Once received, staff will advertise an RFP for contractor bid proposals.	February 2026	Budget: \$50,000 Exp: \$0 Balance: \$50,000
9	920 Project	Clubhouse 6 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 6 pool.	A recommendation to award a contract will be presented at the December 10 GRF M&C Committee meeting.	June 2026	Budget: \$45,000 Exp: \$0 Balance: \$45,000

	Type	Name	Description	Status	Estimated Completion	Budget as of October 2025
10	920 Project	Clubhouse 7 HVAC System	Funding for this project is allocated for the replacement of the HVAC system.	A contract has been executed. Installation of the new unit is scheduled to begin December 8.	February 2026	Budget: \$175,000 Exp: \$59,954 Balance: \$115,046
11	904 Project	Clubhouse 7 LED Lighting Upgrade	Funding for this project is allocated for the addition of LED lighting upgrade consisting of light bulbs, fixtures, and ballasts.	RFP has been advertised. The results of the bid phase as well as recommendations will be presented at future meeting.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
12	904 Project	Clubhouses, Community Center, and Broadband EMS	Funding is allocated for the review and implementation of an updated Energy Management System (EMS) for Clubhouses, Community Center and Broadband.	RFP has been advertised. The results of the bid phase as well as recommendations will be presented at future meeting.	TBD	Budget: \$390,000 Exp: \$0 Balance: \$390,000
13	910 Project	Garden Center Bathroom Refurbish	Funding for this project is allocated for the renovation of Garden Center 2 restrooms that show signs of wear and tear.	Full amount of \$25,000 was defunded by the Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
14	910 Project	Garden Center Building Exteriors	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	Full amount of \$25,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
15	920 Project	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	Full amount of \$100,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
16	920 Project	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	Remaining amount of \$85,349 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Budget: \$914,651 Exp: \$914,651 Balance: \$0
17	920 Project	Pool Chemical Distribution Upgrades	Funding for this project is allocated for the replacement of aging equipment that is prone to malfunction.	A recommendation for the award of the contract will be presented at the December 10 M&C Committee meeting.	March 2026	Budget: \$100,000 Exp: \$0 Balance: \$100,000
18	920 Project	Par 3 Shade Cover	Funding for this project is allocated for the replacement of the shade cover at the Par 3 Golf Facility.	The Board of Directors postponed work on this project.	TBD	Budget: \$35,000 Exp: \$0 Balance: \$35,000

	Type	Name	Description	Status	Estimated Completion	Budget as of October 2025
COMPLETED						
	920 Project	Clubhouse 3 PAC Sound System	Funding for this project is allocated for the replacement of the auditorium sound system.	COMPLETED	February 2025	Budget: \$500,000 Exp: \$449,048 Balance: \$50,952
	920 Project	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck. The concrete deck will be replaced with concrete pavers.	COMPLETED	May 2025	2024 Budget: \$25,000 2025 Budget: \$300,000 Exp: \$306,882 Balance: \$18,118
	920 Project	Parkway Concrete Replacement	Funding for this project is allocated for concrete repairs adjacent to the overlay and seal coat work on selected GRF streets and/or parking lot areas.	COMPLETED	August 2025	Budget: \$302,000 Exp: \$302,000 Balance: \$0
	920 Project	Asphalt Replacement	Funding for this project is allocated for asphalt paving overlay on selected GRF streets and/or parking lot areas.	COMPLETED	October 2025	Budget: \$982,000 Exp: \$982,000 Balance: \$0
	920 Project	Seal Coat	Funding for this project is allocated for sealcoat GRF pavement areas based on a seven year cycle for GRF streets and/or parking lot areas.	COMPLETED	October 2025	Budget: \$118,000 Exp: \$118,000 Balance: \$0