

GRF Project Log March 2025						
	Type	Name	Description	Status	Estimated Completion	Budget as of February 2025
1	904 Project	Auto Lighting Controls	Funding for this project is allocated for the installation of additional automatic lighting controls throughout all GRF facilities.	Project schedule will be presented in June 2025.	December 2025	Budget: \$100,000 Exp: \$0 Balance: \$100,000
2	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.	Project scope will be presented in August 2025.	March 2026	Budget: \$29,500 Exp: \$0 Balance: \$29,500
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.	Project scope will be presented in June 2025.	December 2025	Budget: \$100,000 Exp: \$0 Balance: \$100,000
4	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.	The implementation of this project is dependent on the assessment report recommendations.	TBD	Budget: \$182,000 Exp: \$0 Balance: \$182,000
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.	Project scope will be presented in June 2025.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
6	920 Project	Clubhouse 2 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 2 pool.	This project is scheduled to be implemented the fourth quarter of 2025, during the annually scheduled pool maintenance program.	December 2025	Budget: \$75,000 Exp: \$0 Balance: \$75,000
7	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.	This project is under construction and on schedule to be completed by May 21st.	May 2025	2024 Budget: \$25,000 2025 Budget: \$300,000 Exp: \$0 Balance: \$325,000
8	920 Project	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	Project scope will be presented in August 2025.	March 2026	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697

	Type	Name	Description	Status	Estimated Completion	Budget as of February 2025
10	920 Project	Clubhouse 3 PAC Electrical Panel Design	Funding for this project is allocated for the design and replacement of the current electrical panel.	Project scope will be presented in August 2025.	December 2025	Budget: \$50,000 Exp: \$0 Balance: \$50,000
11	920 Project	Clubhouse 6 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 6 pool.	This project is scheduled to be implemented in the fourth quarter of 2025, during the annually scheduled pool maintenance.	December 2025	Budget: \$45,000 Exp: \$0 Balance: \$45,000
12	920 Project	Clubhouse 7 HVAC System	Funding for this project is allocated for the replacement of the HVAC system.	Project scope will be presented in June 2025.	December 2025	Budget: \$175,000 Exp: \$0 Balance: \$175,000
13	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.	The project scope is under review by the Energy Committee.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
14	904 Project	Clubhouses 1, 3, 5 EMS	Funding is allocated for the implementation of the Energy Management System (EMS) for Clubhouses 1, 3 and 5.	Project scope will be presented to committee in August 2025.	TBD	Budget: \$390,000 Exp: \$0 Balance: \$390,000
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.	Project scope will be presented in August 2025.	March 2026	Budget: \$100,000 Exp: \$0 Balance: \$100,000
16	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.	Work scheduled to start in May 2025.	July 2025	Budget: \$25,000 Exp: \$0 Balance: \$25,000
17	910 Project	Garden Center Building Exteriors	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	Work scheduled to start in May 2025.	July 2025	Budget: \$25,000 Exp: \$0 Balance: \$25,000
18	920 Project	Pool Chemical Distribution Upgrades	Funding for this project is allocated for the replacement of aging equipment that is prone to malfunction.	Project scope will be presented in August 2025.	December 2025	Budget: \$100,000 Exp: \$0 Balance: \$100,000

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19	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. A revised scope will be presented in June 2025.	TBD	Budget: \$35,000 Exp: \$0 Balance: \$35,000
20	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.	Work scheduled to begin in July 2025. Work is planned on Ave Castilla, Ave Del Sol, Calle Azul.	August 2025	Budget: \$302,000 Exp: \$0 Balance: \$302,000
21	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.	Work scheduled to begin in August 2025. Work is planned for Bahia Blanca E&W, Calle Corta (Gate 9), Clubhouse 7 Parking Lot, Golf Maint/RV Lot A Access Road, Maint. Center Emplyee Parking Lot, Paseo del Lago E&W, & Via Campo Verde	October 2025	Budget: \$118,000 Exp: \$0 Balance: \$118,000
22	920 Project	Asphalt Replacement	Funding for this project is allocated for asphalt paving overlay on selected GRF streets and/or parking lot areas.	Work scheduled to begin in August 2025. Work is planned for Ave Castilla, Ave Del Sol, Calle Azul & Clubhouse 4 Parking Lot.	October 2025	Budget: \$982,000 Exp: \$0 Balance: \$982,000

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COMPLETED						
9	920 Project	Clubhouse 3 PAC Sound System	Funding for this project is allocated for the replacement of the auditorium sound system.	COMPLETED Invoicing is pending	February 2025	Budget: \$600,000 Exp: \$234,036 Balance: \$365,964