

Maintenance & Project Planning Committee Report

June 2021

ID	Task Name	Start	Finish	Duration	Q1 21			Q2 21			Q3 21			Q4 21
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1	Surrounds	1/1/2021	2/12/2021	6.2w	█									
2	Foyers	4/21/2021	5/28/2021	5.6w				█						
3	Deck Reseal	6/15/2021	7/23/2021	5.8w							█			
4	Roofs & Vents 1,4,7	8/2/2021	8/27/2021	4w								█		
5	Deck Railings	9/13/2021	10/1/2021	3w									█	
6	Landscape 23rd St	10/4/2021	10/29/2021	4w										█
7	Reserve Study	5/3/2021	5/21/2021	3w				█						
8	Radon Testing & Mitigation Plan	4/26/2021	10/21/2021	25.8w					█	█	█	█	█	█
9	2022 – 2026 M&PPC Plan	6/1/2021	9/1/2021	13.4w						█	█	█	█	
10	2022 M&PPC Budget	6/1/2021	9/1/2021	13.4w						█	█	█	█	
11	Routine Maint Guidelines	4/15/2021	4/15/2021	0w				◆						

█ Conceptual
 █ In Planning
 █ Out for Bid
 █ In Field
 █ Completed

Project Status Update

Foyers = Completed

Deck ReSeal = Under contract, schedule start mid June, Proof of concept Completed, Building 15 & 16 – 8 Decks – Schedule Issued

Roofs & Vents = Assessment Completed, Bldgs 1,4,& 7 Out for Bid, Target Start early August

Deck Railings = Out for Bid, evaluating sched slot

Landscaping = Evaluating 23rd St options for Fall, and longer term plan

Reserve Study = Completed

Routine Maintenance Guidelines = Scoping, evaluating frequency, source of funding, & bundling – will probably involve a survey as options are developed

Emerging Issue:

Radon = Task Force/SubCommittee established. Solicitation drafted, Target end of June, early July for Options

	Total Budget	BOD Approved	2020	Actual 2021	Total	Projected/Actual
Surrounds	\$ 74,000	\$ 75,686	\$ 56,879	\$ 18,696	\$ 75,575	\$ 75,575
Foyers	\$ 76,000	\$ 33,200	\$ 1,723	\$ 21,158	\$ 22,881	\$ 33,200
Deck Reseal	\$ -	\$ 26,577			\$ -	\$ 26,577
ReRoof & Vents	\$ 240,000			\$ 1,950	\$ 1,950	\$ 100,000
Deck Railing	\$ -				\$ -	\$ 20,000
Landscaping	\$ 39,000		\$ 3,731	\$ 2,944	\$ 6,675	\$ 27,000
Radon Issue	\$ -				\$ -	
Appt Cont	\$ 10,000				\$ -	
Landscape Cont	\$ 4,000		\$ 1,025		\$ 1,025	
Totals	\$ 443,000	\$ 135,463	\$ 63,359	\$ 44,748	\$ 108,106	\$ 282,352
Remaining Budget					\$ 334,894	
Projected Carryover						\$ 160,648

