

PRCC Handrail Retrofit

Project/Task Name	Status	% Complete	Start Date	End Date	Est Cost	Actual Cost	Assigned To	Comments
PRCC Handrail Retrofit	Active		11/03/14	08/14/17	\$183,225.00	\$139,525.00	Architectural	82 total, 59 (completed), 23 (remaining) @ \$2350/ea. 10-20-16...an additional 10 rails on Magenta were found to be non-compliant with code and added to project. 13 were approved by BOD for completion by end of 2016. Randy is working w/vendor and we are schedule to resume work on 1/16/17. The last 10 railings on Magenta will be started after completion of Terra Cotta. We are ahead of schedule and under budget. 6/23/17 The rails are complete!! Upon inspection, Randy insisted that certain areas be re-stucco'd and painted. That work will begin 6/26/17.
<input type="checkbox"/> Phase 1-Planning								
PRCC Board Vote	Complete		11/03/14	11/03/14			Board	
Solicit Bids	Complete		11/05/14	11/14/14			Board	
Select Contractor	Complete		11/15/14	11/15/14			Board	
<input type="checkbox"/> Phase 2-Implementation								
Q4 2014 thru Q4 2015 47 completed	Complete		12/15/14	12/31/15			Desert Concepts	
<input type="checkbox"/> Replace Desert Concepts								
Solicit bids	Complete		03/01/16	03/15/16			Board	
Select contractor	Complete		03/15/16	03/18/16			Board	Allen Fence Construction (AFC)
Q1 2016 - 3 to be completed	Complete		01/01/16	03/31/16			Contractor	AFC to complete 4 jobs started by Desert
Q2 2016 - 3 to be completed	Complete		04/01/16	06/30/16			Contractor	
Q3 2016 - 3 to be completed	Complete		07/01/16	09/30/16			Contractor	
Q4 2016 - 13 to be completed	Complete		01/05/17	06/23/17			Contractor	
Q1 2017 - 10 to be completed	Complete		02/01/17	06/23/17			Contractor	Magenta
<input type="checkbox"/> Phase 3-Acceptance								
PRCC Board Review	Complete		06/19/17	06/19/17			Board	Randy A
Stucco and Paint unacceptable on specific stairwells-redo	Active		06/23/17	08/11/17			Contractor	Russel Waldron
BOD Acceptance	Pending		08/14/17	08/14/17			Board	