



SPECIAL OPEN MEETING

**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
THE GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Monday, July 8, 2024 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA
Board Room/Virtual Meeting**

ADDENDUM TO THE AGENDA

Please see the attached documents that were added after the agenda packet was printed and distributed. These documents are being included as an addendum to the packet, at the request of the agenda item presenters.

There are no records of these documents being a part of the May 1, 2024, Building E Space Planning Ad Hoc Advisory Committee agenda as posted, or being approved by the aforementioned committee.

6a. Addendum - Option Presented by Nancy Carlson/Andy Ginocchio

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Ad Hoc Advisory Committee on Building E and Space Planning

Subcommittee Proposed Options

Presentation Clubhouse 5

May 01, 2024

COMMITTEE'S DIRECTIVE

March 6, 2024 the Ad Hoc Committee directed “*A plan be developed by Ad Hoc Committee Members Director Andy Ginocchio and Director Nancy Carlson to utilize existing space in the Laguna Woods Community Center and Clubhouses to consolidate staff and functions within the village campus. This plan shall be presented to the full committee on April 10, 2024.*”

The following report, proposed plan options, schematics, recommendations and supporting information and appendix were timely submitted to the Committee. At the April 10 meeting the Chair substantially limited the time for presentation.

A meeting was reset for May 01, 2024 granting the task force ample time to present the following summarized plan in fulfillment of the assignment directive.

INTRODUCTION

Space Planning is a hearty process that contemplates facilities, operations, recreation, clubs, staff, residents, the public, options, opportunities and efficiencies and use and utilization data.

BACKGROUND

April 2023 VMS staff comprising Landscape, Maintenance & Construction (M&C) and Security Departments vacated “Building E” located in the Laguna Woods Maintenance Yard. These departments were moved into rented office space in the professional building adjacent to the Laguna Woods Village Community Center (CC) for \$ 230,000 per year. The two year term lease \$ 460,000.

September 2023 United Mutual, Third Mutual, Fifth Mutual, the Corporate Members denied GRF repeat proposal demolish and reconstruct a new 5500 sf “Bldg E” in the same location.

October 2023 GRF Resolution 90-23-54 established an Ad Hoc Advisory Committee (AHC) paneling directors from the three corporate mutuals. The Ad Hoc charter directs the committee review demolishing Bldg E, evaluate the needs of the displaced departments and staff, develop strategic (permanent) solution(s) to space utilization, evaluate solutions on resident amenities and services and conclude with a recommendation on a solution or solutions to be adopted by Corporate Members.

PROCESS

Relevant documents, consultant studies, data and information were reviewed including the GRF Trust, Operating Rules, Charters pertaining to facilities, recreation and club space use entitlements and facility, amenity, resident utilization data and trends.

KEY FINDINGS

The Community Center was constructed for use as a conventional office building, not a sport complex. 66,000 sf in total, 22,000 sf per floor. Interior walls not load bearing

The subcommittee identified and verified ample vacant, available and repurposable space within the existing Community Center building that can be used to relocate and consolidate departments as staff requested improving efficiency and security... plus it found opportunities to expand and improve certain resident recreation, activities and favorite programs.

A significant strategic best practice opportunity securing the community center, VMS staff, operations and equipment presented in consolidating and enjoining security and disaster preparedness with the executive management team leaders on the second and third floors; and by separating and relegating resident activities and functions to the public first floor.

Study further identified Community Center business days and different hours of operation limit residents' access to multiple CC located activities which the proposed plan provides solutions.

THE PROPOSED PLAN

Subcommittee Task Force's Proposed Plan, Option 1 and 2, efficiently and effectively relocates select functions freeing up space in the Community Center for Landscape, M&C and Security Departments as staff requested.

Table Tennis moves to Clubhouse One (CH 1) into existing repurposed under-used and unchartered indoor Courts B and C. Residents benefit from a greatly expanded area of play versus current limited play area in cramped CC 3rd floor office building quarters. Residents will enjoy increased recreation and social area within a newly remodeled CH 1 sports, fitness and recreation complex. CH1 access is through adjacent Gate One on El Toro Road providing security from gate crashers as complained by current CC 3 resident activity occupants.

Relocating computer education/clubs from CC 3 to contemporary use locations in CC1 and CH1 (former Billiards Room) provides for two new Technology education centers to meet contemporary needs, users and host the annual free tax program sponsored by the PC Club with extended days and hours of use.

Relocating Shuffleboard from CH1 indoor Court C to the industry standard outdoor play area traditionally located in the village. A potential alternate available indoor location at CH 4 could be considered. Shuffleboard utilization figures are so low, Recreation has reported less than 211 users annually since 2022. The proposed plan suggests relocating this outdoor sport to LW conventional outdoor site improving visibility, participation and competition.

Archery is not chartered. GRF made CH 1 Indoor Court B space available only for limited practice until CH 1 was remodeled. OC and industry standard, an outdoor sport. Targets stored outdoors in locked sheds.

No recreation, activity or club is disenfranchised in the subcommittee's Proposed Plans. CC interior spaces do not have load bearing walls. Outdoor space is available on campus. Proposed plan timeline 4-6 months.

CONCLUSION

The Subcommittee plan provides long term space and planning solutions and enhances resident recreation activities.

The subcommittees presentation addendum includes a comparative analysis to the multi-million dollar Building E proposition -- deconstruct and reconstruct a new 5500 sf Building E in the maintenance yard for Security Only. Projected 20 staff. Timeline two years and multi-million dollar expense. This maintenance yard proposal states M&C and Landscape departments will move into the CC but fails to address which CC occupants would be removed to free up space for the two other displaced departments, where the removed activities / occupants will be relocated and cost. The subcommittee believes these millions are better earmarked for new recreation facilities / amenities for the residents.

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GRF Building E & Facilities Space Planning Studies

Chart 1

1.31.2024
AHC Agenda

<u>Item /Pg</u>	<u>Date</u>	<u>Report</u>	<u>Certification</u>	<u>Key Findings</u>															
9(a) 7 of 42	Nov 2011	David Lee Laguna Hills	Geotechnical Engineering & Geology Assignment: Bldg E 5500 sf Determine conditions	Silt and Clay Soil No groundwater															
9 (a) 35 of 42	Dec 2011	Borders Architets Newport Beach	Architecture & Planning Assignmt: Eval Bldg E Repair v Replacment Check Structure & Foundation: <u>Options:</u> 1. Bldg E: Repairs, New Carrpet, Misc. 2. Demo Bldge E, New Bldg Consturction	<u>Foundation; Concrete Slab</u> Structure & Foundation “No Immediate Concerns” \$ 581,000. \$ 933,800.															
9 (a) 41 of 42	Oct 2020	Michael Cardoso Santa Ana	Architectural & Structural Engineering Assignment: Observe Bldg E Foundation, Interior & Exterior	“Damage observed superficial in nature”															
9 (b) (c) 2 of 55	June 2022	Rengel Study Tustin	Architects GRF: New 10,000 sf Bldg for Staff in Yard Area, Same Site Options: Conventional vs PreFab Modular <table><tr><td><u>Dept</u></td><td><u>Staff</u></td><td><u>Space Required</u></td></tr><tr><td>M&C</td><td>11</td><td>4100 sf</td></tr><tr><td>Landscape</td><td>6</td><td>1436 sf</td></tr><tr><td>Security</td><td>11</td><td><u>1350 sf</u></td></tr></table> = 6886 sf <u>Estimates:</u> 1. New Shell Building 2.. New Pre Fab Modular Building Excludes Interiors & Furnishings	<u>Dept</u>	<u>Staff</u>	<u>Space Required</u>	M&C	11	4100 sf	Landscape	6	1436 sf	Security	11	<u>1350 sf</u>	\$ 5,543,000. \$ 6,605,400.			
<u>Dept</u>	<u>Staff</u>	<u>Space Required</u>																	
M&C	11	4100 sf																	
Landscape	6	1436 sf																	
Security	11	<u>1350 sf</u>																	
	Apr 2023	GRF Decision	Bldg E Staff – Relocate to Leased Offices (Landscape, M&C, Security) Two Year Lease Term	\$ 230,000 / year \$ 460,000 / lease															
	Feb 2023	Corporate Members	Conduct Campus Facility & Space Utilization Study																
9 (b) (c)	May 2023	Austin Study Irvine	Architects Assignment: Facilities & Space Utilization Study 1. Facilities: CC, CH 1, CH 4, CH 7, Bldgs A, B, C, D, E “Bldg E is scheduled to be Demolished” per GRF / p 16 2. Identify Space Opportunities & Options 3. Bldg E: <table><tr><td><u>Dept.</u></td><td><u>Staff</u></td><td><u>Space Required</u></td></tr><tr><td>M&C</td><td>20</td><td>2369 sf</td></tr><tr><td>Landscape</td><td>12</td><td>1990 sf</td></tr><tr><td>Security</td><td>11 x 3 shifts</td><td><u>4483 sf</u></td></tr></table> = 8,842 sf	<u>Dept.</u>	<u>Staff</u>	<u>Space Required</u>	M&C	20	2369 sf	Landscape	12	1990 sf	Security	11 x 3 shifts	<u>4483 sf</u>				
<u>Dept.</u>	<u>Staff</u>	<u>Space Required</u>																	
M&C	20	2369 sf																	
Landscape	12	1990 sf																	
Security	11 x 3 shifts	<u>4483 sf</u>																	
			Austin Findings: Multiple Opportunities to Use Existing Vacant Space in CC & Other Existing Space Opportunities in CC and Clubhouses.																
	Sept 2023	Corporate Members	GRF Proposal: Demolish & Rebuild Bldg E for Displaced Staff - Denied																
Resolution 90-23-54	Oct 2023	Ad Hoc Advisory Committee	Ad Hoc Advisory Committee Established: Bldge E & Space Planning																
1/3/24 AHC Agenda Item 9b	Jan 2024	VMS Report	<table><tr><td><u>Dept</u></td><td><u>Staff</u></td><td><u>Space Required</u></td></tr><tr><td>M&C – D&R</td><td>10)</td><td></td></tr><tr><td>M&C – Maint</td><td>10) 20</td><td>2369 sf</td></tr><tr><td>Landscape</td><td>11</td><td>1990 sf</td></tr><tr><td>Security</td><td>26</td><td><u>4483 sf</u></td></tr></table> = 8,842 sf	<u>Dept</u>	<u>Staff</u>	<u>Space Required</u>	M&C – D&R	10)		M&C – Maint	10) 20	2369 sf	Landscape	11	1990 sf	Security	26	<u>4483 sf</u>	
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GRF Building E & Facilities Space Planning Studies

Chart 2

By Affirmed Motion	Mar 2024	AHC Directive	Task Force Established: A plan be developed to utilize existing spaces in CC & CH to consolidate staff/functions within village campus to be presented April 10, 2024.
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Ad Hoc Task Force > \$ 500k Plan	Apr 2024	Task Force Plan	<p>Ad Hoc Task Force Study & Austin Space & Utilization Study*</p> <ol style="list-style-type: none"> 1. * Space Opportunities within CC: <table border="0" style="margin-left: 40px;"> <tr> <td>Use Existing Vacant Space</td> <td style="text-align: right;">2440 sf</td> <td></td> </tr> <tr> <td>Relocate TT to CH 1</td> <td style="text-align: right;">6400 sf</td> <td></td> </tr> <tr> <td><u>Repurpose Computer Club Space</u></td> <td style="text-align: right;"><u>4850 sf</u></td> <td style="text-align: right;">= 13,690 sf</td> </tr> </table> 2. * Space Required for Displaced VMS Staff in Leased Offices (M&C, Landscape, Security) = <u>8,842 sf</u> 3. Net Available SF in Community Center (CC) = 4,848 sf Use toward Relocated CC3 Computer Clubs To New Resident Technology Center on CC 1. <p style="margin-left: 40px;">* Note: Austin Study Relocated Computer Rm from CC to a CH 4 option or CH 1 option.</p>	Use Existing Vacant Space	2440 sf		Relocate TT to CH 1	6400 sf		<u>Repurpose Computer Club Space</u>	<u>4850 sf</u>	= 13,690 sf
Use Existing Vacant Space	2440 sf											
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Projected Costs: +/- \$ 300 K (TBD by Staff)

Move Staff From Leased Offices to CC
Move Table Tennis to CH 1
Reno Some reconfiguring existing walls in CC (Option 1 / Option 2)
CH 1 Flooring Update Courts B & C; Same as CC for TT
CH 1 Additional Suspended Fluorescent Lights in Courts B & C

**Note: CH 1 is currently being remodeled and this work includes
new windows and air conditioning in Buildings and Courts B & C.**

Property Taxes: No Consequence to reno interior space uses.

Timeline to Complete: 4-6 Months

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Hopkins \$6 MM Plan	Apr 2024	Demo Bldg E; New Bldg E [5500 sf] Security Only	<p>Hopkins Plan (Based on 2022 Rengel Study Est.)</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Landscape</td> <td style="text-align: center;">9</td> <td style="text-align: right;">1350 sf</td> <td></td> </tr> <tr> <td>M&C</td> <td style="text-align: center;">20</td> <td style="text-align: right;">1450 sf</td> <td></td> </tr> <tr> <td>Security</td> <td style="text-align: center;">Not listed</td> <td style="text-align: right;"><u>4100 sf</u></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">6900 sf</td> <td></td> </tr> </table> <p>Projected Costs:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Demo 5500 SF Bldg E & Lease</td> <td style="text-align: right;">= \$ 1,360,000.</td> <td></td> </tr> <tr> <td>New 5500 SF Bldg E Modular Pre Fab Occupants:: Security Only</td> <td style="text-align: right;">= \$ 4,074,000.</td> <td style="text-align: right;">2022 rate</td> </tr> </table> <table border="0" style="margin-left: 40px;"> <tr> <td>Relocate to CC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>- Landscape (11)</td> <td style="text-align: right;">1990 sf</td> <td></td> <td></td> </tr> <tr> <td>- M&C (20)</td> <td style="text-align: right;"><u>2369 sf</u></td> <td style="text-align: right;">= \$ 495,000.</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">6618 sf</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">\$ 5,929,000. **</td> <td></td> </tr> </table>	Landscape	9	1350 sf		M&C	20	1450 sf		Security	Not listed	<u>4100 sf</u>				6900 sf		Demo 5500 SF Bldg E & Lease	= \$ 1,360,000.		New 5500 SF Bldg E Modular Pre Fab Occupants:: Security Only	= \$ 4,074,000.	2022 rate	Relocate to CC				- Landscape (11)	1990 sf			- M&C (20)	<u>2369 sf</u>	= \$ 495,000.			6618 sf					\$ 5,929,000. **		<p>Errors/Omissions</p> <p>11 staff / 1990 sf 20 staff / 2369 sf 26 Staff / 4483 sf 8,842 sf</p> <p>Where in CC ? What is Displaced ? Costs / Space for the Displaced ? Excludes Interior Build & Furnishings</p>
Landscape	9	1350 sf																																												
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Property Taxes: New Building is Assessed / Cost of New Build

Timeline to Complete: **2 + years**

1. Current Bldg E: Demo Plan, Permits, Demo;
2. New Bldg E: Surveys, A & E Plans, Permits, Grading, Utilities, Parking, Interior Build, Furnish.

**** Note: Hopkins Plan does not identify what functions/amenities are displaced in CC
nor addressees where those functions will be relocated and those projected Costs.**

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GOLDEN RAIN FOUNDATION
SPECIAL OPEN MEETING OF THE BOARD OF DIRECTORS
July 8, 2024

SPACE UTILIZATION PLAN

* * * * *

Proposed Solutions Approved by Ad Hoc Advisory Committee May 1, 2024

Ad Hoc Advisory Committee

GRF Directors:	Hopkins (President, Chair), Horton (Alternate)
United Mutual Directors:	Bok (President), Carlson, Tuning
Third Mutual Directors:	Bhada, Ginocchio, Park
Mutual Fifty Directors:	Stephens (President), Miller, Sanborn

Space Planning is a hearty process that contemplates facilities, operations, recreation, residents, staff, non-law enforcement community services security and personnel, options, opportunities, use and utilization data, best practice, best use and economical solutions.

I. Overview

October 2023 Resolution 90-23-54 established the ***“Building E Space Planning Ad Hoc Advisory Committee”*** (Hereinafter “AHC”) after the Corporate Members denied GRF Board's request to demolish and rebuild Building E. In pertinent part the resolution charters and limits the committee's authority .

Resolution 90-23-54

“ 2. Evaluate the needs of the displaced departments and develop strategic (permanent) solutions that meet the needs and mission and mission of the displaced staff departments.”

3. Make recommendation(s) to the GRF Board of Directors to develop strategic solutions to space utilization as a result of the demolition of Building E, while also evaluating and resolving the impact of recommended solutions on resident amenities and services.”

4. Recommending to the GRF Board a solution, or solutions with a recommendation for adoption.”

October 2023 to March 2024 the Ad Hoc Committee held multiple meetings.

March 6, 2024 the Ad Hoc Advisory Committee met and by majority vote approved the following Directive:

“A Plan be developed by Ad Hoc Committee Members Director Andy Ginocchio and Director Nancy Carlson to utilize existing space in the Laguna Woods Community Center and Clubhouses to consolidate staff and functions within the village campus. This plan shall be presented to the full committee April 10,2024.”

Guiding Principles

1. Solutions and spending should reflect the strategic (15-30 yrs.) service and recreational needs of the residents.
2. Solutions should strive to enhance resident and employee safety and security.
3. Solutions should consider resident service requirements of security division be paramount.

March 7, 2024 (post meeting) AHC Chair Hopkins emailed the directors they could Not use staff resources. Accordingly *Directors Carlson and Ginocchio performed studies, prepared all reports, presentation materials on their own time at their own expense in order to fulfill the AHC's majority directive seeking a plan.*

April 10, 2024 AHC met for an open meeting in the Boardroom. Directors Carlson and Ginocchio were scheduled to present their comprehensive solutions report with illustrations. (AHC Agenda April 10, 2024, Item 9a).

However, absent notice, AHC Chair Hopkins announced this committee mandated report would be limited to fifteen minutes. Committee members objected based on lack of notice, scope of assignment and committee's vote directive. Alternate Chair Horton announced she could have the presenters removed. The directors planned presentation aborted.

Alternatively, Chair Hopkins presented a lengthy Building E proposal prepared using staff, recommending rebuilding maintenance yard Building E for one user – village security personnel only. This proposal excluded Resolution 90-23-54 directive to provide solutions to improve resident amenities and services.

Nothing came to a vote. Chair adjourned the meeting.

May 1, 2024 AHC met for a second open meeting at Clubhouse 5. Multiple proposals presented were discussed. The Meeting Minutes state:

“The merits of the proposed solutions were discussed among the committee members... A final motion was made by Chair Hopkins to present Option (I) Proposed Solution by (Directors) Nancy Carlson/Andy Ginocchio and Option, (II) Proposed Solution by Jim Hopkins to the GRF Board for consideration.” Passed by a vote of 8/2/0

II. Problem Statement – Procedure - Prejudice

June 27, 2024 Mutual president and AHC member reached out to CEO on rumors VMS lay staff were performing costing. There had been no procedural vote by any standing committee or Resolution 90-23-54 to spend lay staff time and resources to estimate various plans and options prior to review and direction by the presiding GRF Board.

Note: At no time had Director Hopkins in any capacity communicated lay estimating was to occur, was occurring. Nor at any time had Director Hopkins “graciously offered” equal or procedural access.

As a direct consequence, July 1 Directors Carlson and Ginocchio, CEO arranged for a one hour meeting with M&C supervisor who confirmed lay staff were estimating based on slides.

Resolution 90-23-54 sets the authority of the AHC to generating space use and resident amenity solutions for presentation to GRF Board. Procedurally the Board gives direction and takes action thereafter... this may include seeking plan revisions before GRF or Corporate Members spend time and money on costing by appropriate persons.

III. Space Utilization Assignment Studies

The AHC designated planners studied the GRF Trust, Operating Rules, Charters pertaining to facilities, recreation, relevant clubs, examined facilities, amenities, recreation, club use Village maintained use and utilization data and trends reports, conducted interviews, toward preparing long term solutions in the interests of the 18,600 residents and potential users -- not just the opinions of special interest club advocates. Noted: Some clubs do not pay room use fees. They researched vacant and available space opportunities.

The AHC planners also reviewed the May 18, 2023 "Facility Space Utilization Study" presented to the GRF Board and Corporate Member by the Austin Company, architectural consultants. That study similarly focused on space utilization and optimization which their recommendations involved four (4) village sites and facilities, consolidating three VMS departments (M&C, Landscape, Security) from leased offices into the Community Center (CC), relocating certain resident recreation and activities. In all, involving utilization and improvements including furnishing and fixtures to CC1, CC2, CC3, CH1, CH4, CH 7. The cost by Austin for the two master plan options \$ 3 - \$ 5 million.

Absent from the Austin Study was review of village resident recreation and program use and utilization data and trends, reports maintained by the Recreation Department. Eg., Austin recommends reducing Table Tennis / Ping Pong play and placing them in smaller quarters. Recreation data annual reports evidence this is a growing not declining activity.

IV. Space Utilization Master Plan

The proposal and plan options approved by AHC majority vote on May 1, 2024 as designed provides long term strategic solutions re resident services, recreation. activities, amenities, security and village operations.

Displaced Departments. As directed by the Committee, the plan consolidates the three (3) VMS displaced departments (M&C, Landscape, Security) into the CC as staff preferred. Consolidation of these departments since April 2023 in leased offices next to the CC (Cost \$ 230k per year) has served to validate the effectiveness of this consolidation -- improving efficiency and interaction with fellow departments, staff, management, committee and board governance meetings which all occur in the CC.

1. Security Services: Management of security and resident Social Services, compliance, disaster preparedness team member. Cooperates with presiding city and local law enforcement: City of Laguna Woods, Orange County Sheriff, Orange County Fire Authority.
2. Maintenance and Construction Services: Management of community facilities and assets, Manor permits and alterations, damage and restoration department, project management.
3. Landscape Services: Manages grow nursery, composting arena, village wide vegetation and grounds, forestry, irrigation, landscape equipment, crews.

Vacant and Space Optimization. The Space Utilization Plan utilizes ample unused, vacant and repurposable spaces within the 66,000 square foot CC building and clubhouses, seamlessly and economically consolidating management operations improving overall efficiency, bolstering security, eliminating gate-crashers, expanding and securing resident activities and programs.

Public vs Non-Public Functions The Space Utilization Plan strategically sections public and resident functions and activities on the first floor of the CC – to be separate from (upper floor located) secured operations, staff, systems, IT, computers, etc.-- **commensurate with contemporary liability and risk prevention practices.**

Security and Disaster Response. The Space Utilization Plan effectively secures community center operations, activities, staff and systems creating a significant strategic long term village master plan opportunity consolidating and centrally enjoining operations departments, security safety and disaster preparedness near the executive management team in CC. It creates a centrally located “Command Center” that benefits from in-place high-speed secured communications, security cameras, EV overnight vehicle charging stations for security, with electric back-up, ample and expandable parking, dual egress points onto El Toro Road (front) Moulton Parkway (rear) CH2 and CH7 access. It's unobstructed elevated geographic location allows for addition of satellite and solar if needed. Use and access study found CC's business days and differing hours also limit residents use and access to popular resident activities in the CC, solved in the Space Utilization Plan.

Village Call Center has shown high staff turnover working from cramped windowless dark interior space on CC 1. Its proposed relocation to a bright windowed CC 3 location will improve working conditions for the busiest function in the village receiving over four million resident calls per year.

Table Tennis. The plan relocates Table Tennis / Ping Pong (TT) from CC 3 (6400 sf) to Clubhouse One (CH 1) increasing its recreation foot print into significantly under-used Building B (4500 sf) and underused Building C (4500 sf) gaining a total of 9000 sf

play area, with another 1000 sf of social area with existing kitchen between. The Buildings would be improved with appropriate flooring and HVAC.

The CC is an office building with low ceilings, its not a sport court. The relocation of TT back to CH 1 where it originated into actual recreation facilities optimizes and frees up needed CC office space to efficiently consolidate the three displaced operations departments. (M&C, Landscape, Security)

TT relocated to CH 1 will enjoy a dramatically increased activity area from 12 play tables to 21 play tables, including mechanical practice half-tables and equipment.

Beginning vs Intermediate level play and instruction can concurrently occur, separate from the lightning-fast intense advanced / expert players

Access will be secure. Four gates feed CH1 ending security issues and gate crashing TT reports and occurs on CC3.

CH 1 lockerooms, fitness center, pool and spa compliments the players. Currently the restrooms on CC3 is used to wash and clean dangerously leaving water on the floor as the Austin Architects Study noted as dangerous and therefore increases risk and legal liability.

TT presently moves tables to and holds their tourneys at CH 5 citing the high ceilings, light, outdoor social area.

CH 1 relocation affords 18600 residents access to an activity the TT club has monopolized in its current limited CC 3 location fueling complaints by residents.

Despite several requests by the planners the TT club provide expansion suggestions, it proposed nothing and does not have any realistic plans on how to expand its existing location to meet growth trend, further fueling contention of eager newcomers / residents of **exclusivity** – TT club members limiting learning and playing opportunities for non club residents.

Improving large space Buildings B and C provides dual opportunity – sport use and eventing. TT tables fold up, can be rolled aside providing additional use REVENUE OPPORTUNITIES for GRF.

Shuffleboard and Archery are low interest activities based on GRF Recreation Department use, utilization and trend data. Currently, they share the twelve CH 1 shuffle board court space. The proposed plan provides options for continuation of both activities.

Note: Shuffleboard in the Village has a history of outdoor and indoor play. The proposed plan includes options for both.

Note: Archery, a weaponized sport, requires permits to play, controlled by the City of Laguna Woods – indoors or outdoors. The Conditional Use Permits (CUP) are the archers / the Archery Clubs (2) responsibility.

Computer Rooms. Relocation of the unsecured public computer rooms on CC 3 frees up space and allows creation of secured areas for the three displaced departments. The plan creates a new state of the art resident computer “technology learning center” on CC 1 and a second new one at CH 1 (former Billiards Lounge). Each new space having current tech audio-visual (AV) systems for classes or events as needed.

New Second Tech Center The proposed new second Tech Center at CH 1 with AV resources (former Billiards Lounge) could also be used to schedule a variety of educational activities (some providing rental revenue) and as an adjunct site for some Emeritus program events

Mac and PC Club. The plan includes individual CC1 offices for the Mac and PC Clubs and equipment, something new for each. Neither the Mac or PC Club pay room use fees. Note: PC Club holds meetings at CH 5. During the planning process when specifically asked about it, neither club offered any relocation planning alternatives.

Free Tax Program. The PC Club's annual Grant-Funded Free Tax Preparation Program will benefit from adjacent space adjacent and room locations during peak tax season.

No recreation, activity or program is disenfranchised in the Proposed Space Utilization Plan.

V. Summary - Space Utilization Plan

Satisfies all Guiding Principles providing immediate and long term solutions improving and updating amenities to state of the art, enhancing resident services, operations, safety and security paramount.

Fulfills the Committee's Directive to consolidate three displaced VMS departments and functions.

Expands recreational opportunities for all residents.

\$ Incremental Revenue can be generated from improved amenities,
appealing to Buyers / prospective new residents.

\$ Building E costs millions for one building for one user. It can be repurposed.

\$ Space Utilization Plan improves four sites and facilities benefiting residents and
improving operations and security.

///

July 4, 2024

Respectfully Submitted,

Nancy Carlson, Director, United Mutual

Andy Ginocchio, Director, Third Mutual

AHC Advisory Committee

Space Utilization Master Plan

GRF TRUST

Facilities and Building

GOVERNING BY LAWS

GRF By Laws	Purpose, Powers, Governance 2.1.2 Operate Community Facilities through a professional management company.
GRF Trust	A. Formed primarily for the purpose of providing services and furnishing community facilities. C. Trustees present and proposed operations to include... (2) Acquisition of property to be held for use and benefit of corporation, (3) Acquisition or construction of various community facilities, streets, utilities.
Amended GRF Trust 3.30.2017	Section VII: Addition of paragraph "M" Amended 3.30.2017 "Trustee is to present in writing to Corporate Members..obtain approvals on (3) the acquisition of real estate... (4) the construction of additional facilities single, or addition to existing structure.... the demolition and/or rebuilding of existing facilities.

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Benefits Using Existing Space vs Replacing Building E

What Are These \$\$\$ Worth?

- 1. Frees up more than 13,690 sf of prime CC office space for VMS to rationalize its office layout awaiting ERP implementation – saves \$\$ thousands moving, leases, other costs.**
- 2. Creates \$\$ operational efficiencies for Security Services, improves response times, gives better access via Moulton to Gates 8, 10, 11, and improves interactions with residents.**
- 3. Truly secures the VMS office on CC2 and CC3 from trespassers and de facto is a defense against \$\$\$ lawsuits from wrongful injuries and even deaths due to access negligence.**
- 4. Better matches club needs and wants with GRF resources creating greater resident satisfaction and provides venues for substantial added revenue \$\$ streams/publicity.**
- 5. Much higher utilization of CH1 campus with +500 member Table Tennis Meccan creates significant \$\$ operating efficiencies and increased \$\$ manor values with many buyers.**

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