

OPEN MEETING

REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION BUILDING E SPACE PLANNING AD HOC ADVISORY COMMITTEE*

Wednesday, January 31, 2024 – 1:30 p.m. 24351 El Toro Road, Laguna Woods, CA 92637

Board Room & Virtual with Zoom

At this time, Laguna Woods Village owners/residents are welcome to participate in all open committee meetings virtually. To submit comments or questions virtually for committee meetings, please use one of the following two options:

- 1. Join the committee meeting via a Zoom link at: <u>https://us06web.zoom.us/j/89530071693;</u> Webinar ID: 895 3007 1693 or by calling 669-900-6833.
- 2. Via email to <u>meeting@vmsinc.org</u> any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Your name and unit number must be included.

NOTICE AND AGENDA

This Meeting May Be Recorded

- 1. Call Meeting to Order
- 2. Approval of the Agenda
- 3. Approval of the Meeting Report from January 3, 2024
- 4. Remarks of the Chair
- 5. Member Comments (Items Not on the Agenda)
- 6. Response to Member Comments
- 7. Department Head Update
- 8. Consent: All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.
 - a. None.
- 9. Items for Discussion and Consideration
 - a. Previous Building E Assessment
 - b. Office Plan by Rengel Co. (from Study dated June 2022)
 - c. Office Plan by Austin Co. (from Study dated May 2023)
 - d. Committee Input for New/Other Relocation Options

Golden Rain Foundation Building E Space Planning Ad Hoc Advisory Committee Regular Open Session January 31, 2024 Page 2 of 2

- 10. Future Agenda Items: All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.
- 11. Committee Member Comments
- 12. Date of Next Meeting: Wednesday, March 6, 2024 at 1:30 p.m.
- 13. Adjournment

*A quorum of the GRF, United, Third, or Mutual No. Fifty boards may also be present at the meeting.

James Hopkins, Chair Manuel Gomez, Staff Officer Telephone: 949-268-2380 This Page Left Intentionally Blank

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OPEN MEETING

REPORT OF THE REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION BUILDING E SPACE PLANNING AD HOC ADVISORY COMMITTEE

Wednesday, January 3, 2024 – 1:30 p.m. 24351 El Toro Road, Laguna Woods, CA 92637 Board Room & Virtual with Zoom

REPORT

MEMBERS PRESENT:	James Hopkins - Chair, Cush Bhada, Yvonne Horton, Alison Bok, Nancy Carlson, Reza Karimi, Tom Tuning, Andy Ginocchio, S.K. Park, Sue Stephens
MEMBERS ABSENT:	Glenn Miller, Peter Sanborn
OTHERS PRESENT:	GRF: Egon Garthoffner, Juanita Skillman
	UNITED: Maggie Blackwell
	THIRD: Cris Prince
STAFF PRESENT:	Manuel Gomez – Maintenance & Construction Director, Ian Barnette – Maintenance & Construction Assistant Director, Bart Mejia, Maintenance & Construction Assistant Director, Guy West - Projects Division Manager, Alison Giglio - Recreation and Special Events Director, Erik Nuñez – Director of Security, Kurt Wiemann – Director of Field Operations, Sandra Spencer – Department Administrative Assistant

1. Call Meeting to Order

Chair Hopkins called the meeting to order at 1:34 p.m.

2. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

3. Approval of the Meeting Report from December 6, 2023

Hearing no objection, the meeting report was approved as written.

Golden Rain Foundation Building E Space Planning Ad Hoc Advisory Committee Report of the Regular Open Session January 3, 2024 Page 2 of 3

4. Remarks of the Chair

Chair Hopkins remarked on the responsibility of the committee to address the problem and coming up with solutions to find office space for staff displaced by the loss of approximately 5,500 square feet by the closure of Building E.

5. Member Comments – (Items Not on the Agenda)

• A member commented on possible options for the vacant parcel located between the Community Center employee parking lot and Clubhouse 7.

6. Response to Member Comments

Chair Hopkins recommended the member present suggestions to the GRF Board.

7. Department Head Update

None.

8. **Consent**: All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.

a. None.

9. Items for Discussion and Consideration

a. Review of Utilization Statistics from Recreation Department for Facilities Throughout Village

Ms. Giglio provided information on facility usage between 2015 and 2023 and answered questions from the committee. Discussion ensued regarding the possible effects of the pandemic on facility usage, how attendance is tracked at the various facilities, if Emeritus attendees could be separated out from Village attendees, and the value of these statistics in making future decisions about facility usage. Staff was directed to post the handout on the Laguna Woods Village website adjacent to the agenda packet for this meeting.

b. Review of Security, Landscape & Maintenance and Construction Department Future Space Needs

Mr. Gomez introduced the Director of Security, Erik Nuñez and the Director of Field Operations, Kurt Wiemann, who provided information on the number of work spaces needed for their departments. Mr. Gomez then provided information for the Golden Rain Foundation Building E Space Planning Ad Hoc Advisory Committee Report of the Regular Open Session January 3, 2024 Page 3 of 3

Maintenance & Construction divisions which were displaced by the closure of Building E. Discussion ensued regarding the number of offices, parking spaces, technology, security, staff adjacencies, potential future staffing and shared-space requirements needed for each of these departments in the future.

c. Review March 3, 2022 GRF Board Space Planning Presentation for Community Center 3rd Floor

Director Carlson made a motion to strike this topic from the agenda. Hearing no second, the motion was denied.

Mr. Gomez reviewed a condensed version of a prior presentation on space planning for the Community Center as background for the committee and members. It was noted that the prior presentation omitted the Social Services Department and the Elm Room occupying a portion of the first floor and the Compliance Department occupying a portion of the third floor.

Discussion ensued regarding the correlation between the facility usage data provided and the physical space within the Community Center, assessment of the status of Building E, potential removal of Building E as an asset, and eventual disposal of Building E.

Staff was directed to bring results of prior assessments of Building E to a future committee meeting.

10. Future Agenda Items: All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.

11. Committee Member Comments

- Director Ginocchio commented on space utilization on the third floor of the Community Center.
- **12.** Date of Next Meeting: Wednesday, January 31, 2024 at 1:30 p.m.
- **13.** Adjournment: The meeting was adjourned at 4:02 p.m.

James Hopkins, Chair

James Hopkins, Chair Manuel Gomez, Staff Officer Telephone: 949-268-2380 This Page Left Intentionally Blank



Ad Hoc Advisory Committee Building E Space Planning

January 31, 2024

Agenda Item 9.a. – Building E Assessment



Building E Assessment

- Geotechnical Evaluation, DHLA Inc, Nov. 2011
- Surface soil consist of silt and clay fill material
 - High saturation levels
- New construction requires thorough geotechnical investigation
- Evaluation Report, Borders & Assoc., Dec. 2011
- Floor slab movement causing non-structural walls and ceiling damage
 - Options for repair and replacement
- Initial Structural Observation, Cardoso & Assoc., Oct. 2020
 - No immediate structural concerns
- Recommends further investigation needed



Building E Assessment

- GRF Maintenance & Construction Committee
- April 14, 2021

visual observation report. By consensus, staff was instructed to wait for further Committee received verbal update on the results of the structural engineer's direction from the committee at a future meeting.

• June 9, 2021

design and construction costs for a new conventional building and/or a modular By consensus, staff was directed to release an RFP for an architect to provide building, as well as a construction time frame.



Thank You



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LIMITED GEOTECHNICAL EVALUATION OF THE NEAR SURFACE SOILS BELOW BUILDING E LOCATED AT 23081 VIA CAMPO VERDE, LAGUNA WOODS, CALIFORNIA

Prepared for GOLDEN RAIN FOUNDATION c/o PCM, Inc. Mr. Alberto Garcia P. O. Box 2220 Laguna Hills, CA 92654 GRF Contract No. P90003326 Project SA20436643

NOVEMBER, 2011



Project K11.062.05

DAVID H. LEE & ASSOCIATES, INC.



DAVID H. LEE & ASSOCIATES

Primary Business Address 23011 Moulton Parkway

Suite D-11 Laguna Hills, California 92653

Phone: 949-461-5690

Fax: 949-461-7901

email: dhla@dhla.com http://www.dhla.com

DAVID H. LEE, PE, GE

D. ELLIOTT LEE, PE

KAREN E. GERACI, PE, GE

GEOTECHNICAL ENGINEERING * ENGINEERING GEOLOGY

November 28, 2011

GOLDEN RAIN FOUNDATION c/o PCM, Inc. P. O. Box 2220 Laguna Hills, CA 92654 Attn: Mr. Alberto Garcia

Our Project K11.062.05 Contract No. P90003326 PCM Project SA20436643

SUBJECT: Limited Geotechnical Evaluation of the Near Surface Soils below Building E at Laguna Woods Village Maintenance Center, located at 23081 Via Campo Verde, Laguna Woods Village, California

Dear Mr. Garcia:

This report summarizes our work in evaluating the near surface soils below Building E at the Laguna Woods Village Maintenance Center located at 23081 Via Campo Verde in the city of Laguna Woods, California. Our work to prepare this report was done in accordance with your request, and the scope of work outlined in our proposal dated November 7, 2011.

PURPOSE

The purpose of our work was to determine specific conditions of the near surface soils for the assessment of the possibility of new construction on the subject site. In accordance with your request, this evaluation was limited to the determination of the subsurface soil types, classification, moisture/density and saturation, expansion potential, and groundwater conditions extant adjacent to the existing Building E.

SITE LOCATION

The address for the subject site is Building E located at 23081 Via Campo Verde in the Laguna Woods Village Community of the City of Laguna Woods, California. The building is a part of a maintenance center for the community. The maintenance center is located on the southwest side of the cul-de-sac for Via Campo Verde. A Site Location Map is presented on Plate 1.

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Agenda Item #9a Page 8 of 42 Golden Rain Foundation c/o PCM, Inc.

SCOPE OF WORK

The scope of our work to prepare this report included the following tasks:

- Visiting the site on November 7, 2011 to view site conditions and mark preliminary boring locations.
- Contacting DigAlert Underground Services to have all underground lines marked in the boring location areas before the exploration.

Drilling, logging and sampling two test borings to depths ranging from 16 to 16.5 feet below the pavement surface. Immediately upon completion and clean-out of each test boring, the casing, sand pack and bentonite chips were placed to develop each borehole into an open-standpipe piezometer (i.e., monitoring well). A total of two piezometers were installed at the site.

- Performing laboratory testing on the samples obtained from our borings to establish the relevant engineering properties of the soil materials. Specifically, our laboratory testing was limited to the determination of moisture content, dry density and saturation of the samples obtained from the borings. Laboratory classification of the near surface soils was also performed as well as one Expansion Index to determine if the near soil has expansion potential.
- Analyzing the field and laboratory data obtained from our exploration, and preparing (a) final logs of the test borings, including drilling and installation of the piezometers, and (b) summaries of our laboratory test results.
- Preparing this report summarizing our findings and conclusions.

SITE CONDITIONS

The existing Building E is an L-shaped structure located immediately north of the Building D service center, within the maintenance center building complex located at the west end of Via Campo Verde. Building E consists of a one-story, concrete tilt-up structure. An asphaltic concrete-paved parking lot surrounds the building on the north, east, and west sides. On the north side of the building lies the drive lane through the parking lot which accesses Via Campo Verde to the east. On the east side of Building E, handicapped parking is available south of the access ramp, while visitor parking lies north of the access ramp. On the west side of Building E lie the spaces for maintenance vehicle parking. Small landscape areas are also situated adjacent to the east and west sides of the building.

FINDINGS

SITE OBSERVATIONS

On November 7, 2011, an engineer from our firm visited the site to mark the exploration points for Underground Services Alert and to assess the site for drill rig access. Our engineer observed that there was a narrow landscape strip area situated on the east side of the building, while the west side has an isolated planter near the ground surface. The landscape area on the east side of the building appears to have a functioning area drain inlet system at the ground surface elevation. The west side planter has visible sprinkler heads, but no area drain inlets were observed. Both landscape areas are situated adjacent to the building foundation.

Golden Rain Foundation c/o PCM, Inc.

FIELD EXPLORATION

On November 15, 2011, we advanced two borings in the parking lot areas adjacent to the east and west sides of Building E. The location of the boreholes, designated as BH-1 and BH-2, are shown on Plate 2 --Geotechnical Map. The borings were advanced using a truck mounted, hollow-stem auger drill rig, to approximate depths ranging from 16.0 to 16.5 feet below the existing ground surface. Relatively undisturbed samples were collected using a California Drive sampler with brass liners, and a bulk sample was also collected. A continuous log of the soil materials encountered in each borehole was maintained by our engineer as the drilling progressed. Copies of the borehole logs are included in Appendix A to this report, along with an explanation of the symbols used on the logs. The borehole logs reflect the visual and tactile soil classifications made in the field and in the laboratory, utilizing the Unified Soil Classification System. After the drilling was completed, we commenced with the installation of the open-standpipe piezometers within the boreholes, as discussed herein below. Per your request, the soil cuttings from the boreholes were disposed of onsite.

Fill. Beneath the asphaltic concrete pavement and its underlying base course, man-made fill was encountered in our boring BH-1 on the east side of the building, but was not encountered in BH-2. The fill was given visual and tactile descriptions of sandy silt, silt (ML) to sandy fat clay (CH). These materials were noted to be wet, and were found to be firm to stiff in consistency, increasing in stiffness with depth. The depth of fill was estimated to be about 7.5 feet below the pavement surface in BH-1.

Residual Soil. The soils underlying the fill in BH-1, and underlying the asphaltic concrete pavement and its underlying base course in BH-2, consisted of residual soil. These materials were given visual and tactile descriptions of lean to fat clay (CL to CH). These soils were found to be wet, and were found to be firm to stiff in BH-1, and stiff to very stiff in BH-2. The residual soil appears to be naturally derived, possibly from alluvium, colluvium, or weathered bedrock sources. These materials extended to the maximum explored depth of 16.5 feet below the pavement surface in BH-1, and to about 8.5 feet in BH-2.

Monterey Formation. In boring BH-2, the earth materials underlying the fill consisted of siltstone assigned to the Monterey Formation of Tertiary geologic age. These materials were weathered into a soft rock consistency, with an equivalent soil description of silt (ML) and elastic silt (MH). These materials were found to be wet, and very stiff to hard in consistency. These deposits extended to the maximum explored depth of 16.0 feet in BH-2.

Groundwater. Groundwater as a zone of free moisture was not observed in either of our borings at the time of the piezometer installations. However, subsurface exploration was performed by our firm on September 22, 2011, upon the north facing slope south of Building D to design a site specific repair to the recent slope failure. In our exploration point Testpit TP-5, we encountered water, as a zone of free moisture, at a depth of approximately five feet below the pavement surface, adjacent to the low height modular wall. During our exploration, the water elevation stabilized at 440.6 above mean sea level. Due to the limitations imposed by our exploration techniques during the slope study, we were unable to excavate and collect samples of the underlying earth materials below the water surface.

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Caving. Caving of the walls of the boreholes did not occur to the maximum depths explored.

LABORATORY TESTING

Per your request, limited laboratory testing was done on the samples recovered from the test boreholes. The testing included moisture/dry density and percent saturation determinations on the drive samples. Results from our testing indicate that the near-surface fill materials have moisture contents ranging from 26 to 32 percent, dry densities ranging from 85 to 94 pounds per cubic foot (pcf), and saturations ranging from 84 to 98 percent. The Expansion Index of the near surface soil was determined to be 104, therefore the soil has a high expansion potential. The tests were run in accordance with the appropriate ASTM test methods, and the results are presented in Appendix A.

PIEZOMETER INSTALLATIONS

The piezometers were installed in borings BH-1 and BH-2 immediately upon completion of drilling. Plates 3 and 4 show the As-Built Well Profile for each piezometer. The total drilled depths were 16.5 and 16.0 feet below the pavement surface for wells BH-1 and BH-2, respectively. After the holes were drilled, they were cleaned of soil cuttings by reaming the sides with the auger. Next, a Schedule 40 PVC casing was inserted in the borehole with the lower portion consisting of machine-slotted casing. The lengths of the slotted casing were 5-feet in BH-1, and 5-feet in BH-2. Number 3 filter sand was place in the annulus around the casing, and to 6.5 and 7.0-feet above the slotted casing. Enviroplug[™]-brand medium bentonite chips were then slowly dropped into the annulus of each well with constant measurements being made to verify that the chips did not bridge. Last, a concrete plug was placed on top of the bentonite to provide a surface seal for the piezometer, and a well box set into the concrete to protect the top of the piezometer casing.

CONCLUSIONS AND OPINIONS

Based on our field exploration, laboratory testing, and observations of conditions extant adjacent to the foundation of the existing Building E, we can provide the following conclusions and opinions regarding this limited assessment of the near surface soils:

- The near surface soils at the site consist of (a) fill materials in BH-1 extending to an approximate depth of 7.5 feet below the pavement surface, (b) residual soil in BH-2 extending to a depth of 8.5 feet below the pavement surface, and underlying the fill in BH-1 to the maximum explored depth of 16.5 feet, and (c) siltstone bedrock underlying the residual soil in BH-2.
- 2. The fill materials generally consist of sandy silt and silt (ML), and fat clay (CH). The residual soil generally consists of lean to fat clay (CL to CH). The fill and residual soil materials were found to be wet with saturations ranging from 84 to 98 percent.
- 3. Groundwater was not observed in our borings BH-1 and BH-2 at the time of the piezometer installations. Monitoring of the piezometers was not included in our current scope of work.

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4. In accordance with your request, the scope of work to prepare this report was limited to the information presented herein above. The design and construction of any proposed structures at the site may require a more thorough geotechnical investigation, which could include additional exploration, laboratory testing, and engineering analysis, in order to provide the geotechnical recommendations necessary for grading, foundations, and other design parameters.

CLOSURE

This report has been prepared for the exclusive use of Golden Rain Foundation, their client and representatives in evaluating their Project No. SA20436643. Our work has been done in accordance with generally-accepted geotechnical engineering practices. No other warranties, either expressed or implied, are given.

The following are attached and complete this report:

<u> </u>	Site Location Map
	Geotechnical Map
	BH-1 As-Built Well Profile
	BH-2 As-Built Well Profile
	Laboratory Test Results and Supporting Data
	-

Respectfully submitted, David H. Lee & Associates, Inc.

David Elliott Lee, PE Project Engineer

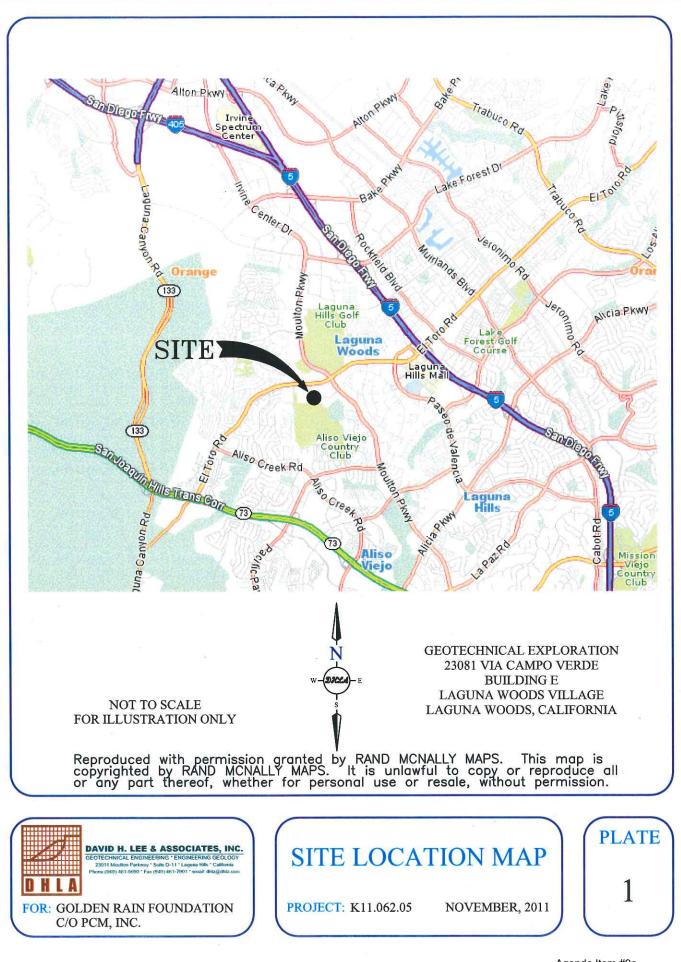
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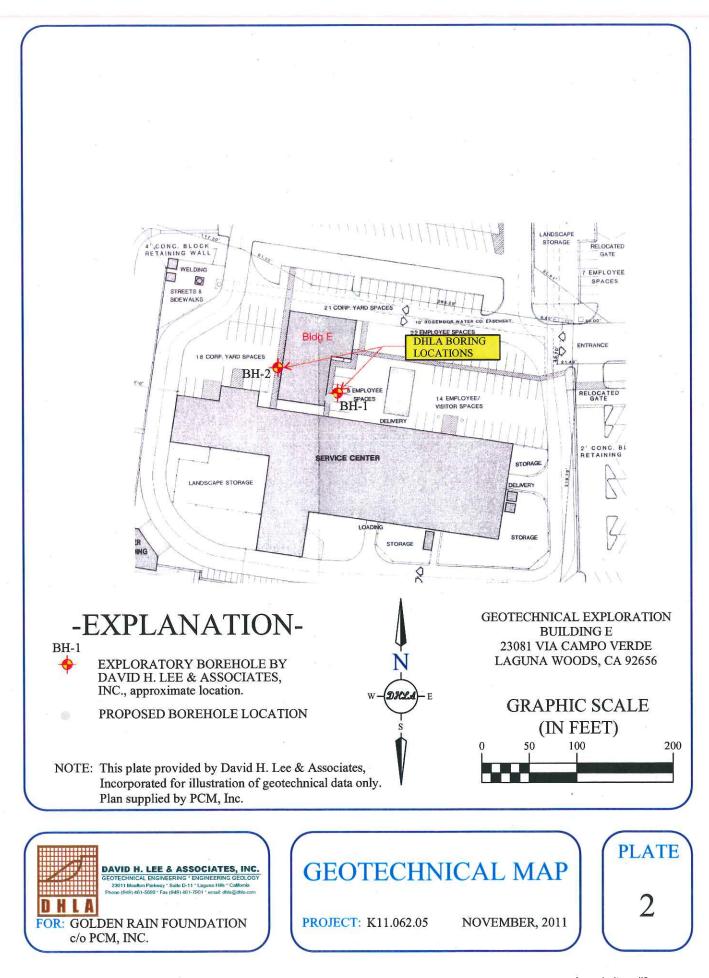


Karen E. Geraci, PE, GE Geotechnical Engineer

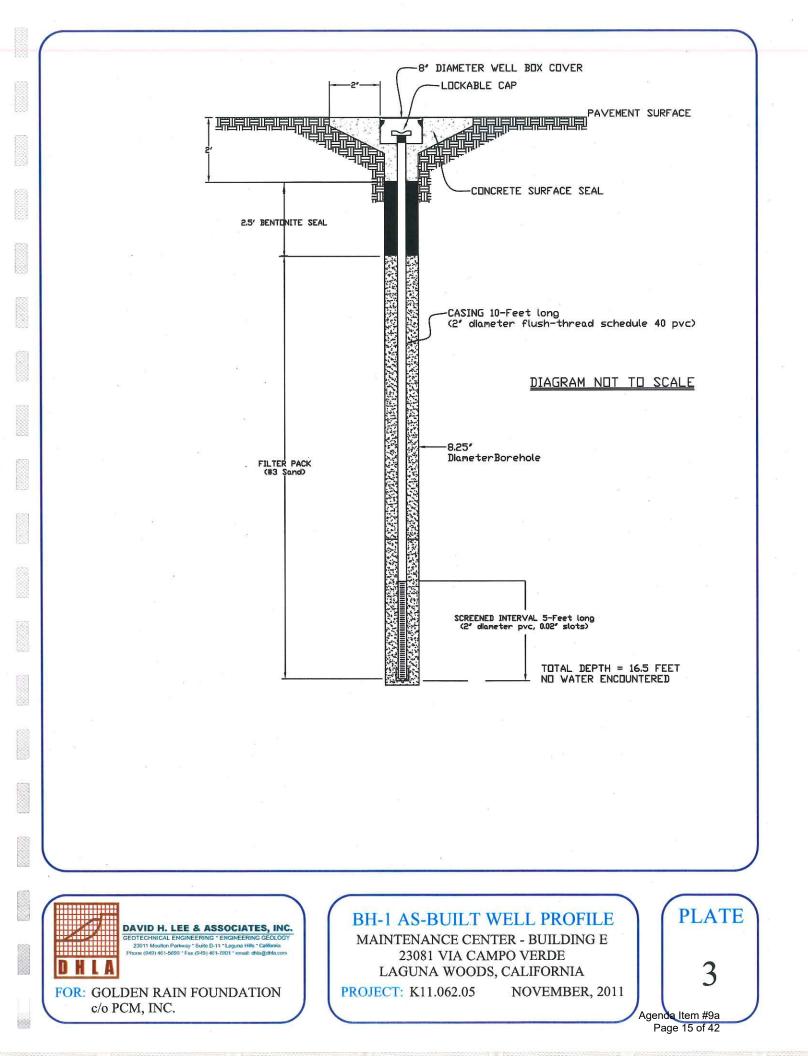
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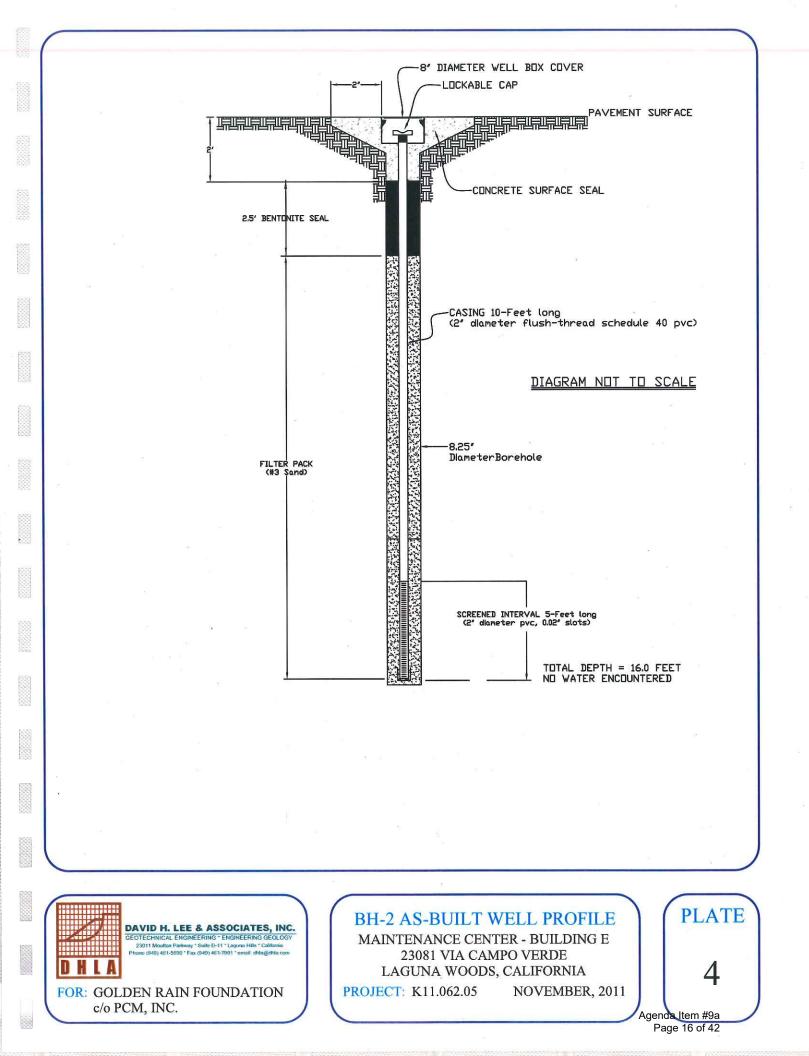


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APPENDIX A

PROJECT No.	K11.062.05	EXPLANATION OF LOG SYMBOLS ON PLATE A.2	- 9	Chre-Dimensional Volume Charge Upon Weening %3 — Upon Weening %3 — Upon Weening % Compressive Strength ((s) Other Tests	9 9 9 9	* - - -					PLATE A-1.1 Sheet 1 of 1
MOIMO	LOCATION COORDINATES N. W.	This log of subsurface conditions applies only at the specified location an date indicated. It is not warranted to tepresent conditions at other locations	Ies. CAMDIE TECT DECLII TO	i) In-Place Dry Density (pcf) In-Place Dry Density (pcf) Maximum Dry Density (pcf) In-Place Dry Density (pcf) In-Place Dry Density (pcf) In-Place Dry Density (pcf)	8 8	G					OLE BH-1
					PL Attenberg Limits 20 40 60 00	G		8			LOG OF BOREHOLE
GROUNDWATER DEPTH (feet)	GROUNDWATER ELEVATION (feet)	SAMPLE TYPE(S) CA Drive w/Brass Liners & Bulk METHOD HAMMER DROP /In)	30	NEIGHT (IPs') D&IVING (Inches) LENGTH		7 12 140	86 87 12 140 140	وہ 12 140	იფ 1 1 1 1 1 0		
:ACE et) 443.6	TAL 16.5	Drive w/Bra		SAMPLE SAMPLE TYPE		٥	<u> </u>	٥	٥		=
GROUND SURFACE ELEVATION (feet)	BOREHOLE TOTAL DEPTH (feet)	CA Drive v CA Drive v	CME Autoh	Stanto (ieet) DEPTH SOIL SOIL					<u>4</u>	[®] I	ornia 2014
DRILLING METHOD Hollow Stem Auger	DRILLING SERVICE JDK Drilling	LOGGING PERSONNEL D. Elliott Lee START DATE COMPLETION DATE	_	ENGINEERING DESCRIPTION	ASPHALTIC CONCRETE: 7-Inches thick. ASPHALTIC CONCRETE: 7-Inches thick. Porty-Graded SAND with Gravel (SP): very dark grayish brown (10YR 3/2); dann; very dense; no plasticity; fine to coarse sand; fine to coarse grave, fine to coarse sand; fine to fine to coarse grave, fine to fine to coarse sand; fine to very denk from to how the tot wet; firm; medium to high plasticity.	Sandy SILT (ML) : from yellowish brown (10YR 5/6) to yellowish brown (10YR 5/6), wet, stiff, low to medium plasticity; fine to medium sand.	LEAN GLAY (GL) to FAT GLAY (GH): very dark gray (10YR 3/1); wet; firm to stiff; medium to high plasticity; fire to coarse sand; fine gravel.			Total Depth = 16.5 Feet. No Water Encountered. No Caving.	Maintenance Yard Building E Soil Borings M: 23081 Via Campo Verde, Laguna Hills, California ION: 10.5-Feet east of the Building E exterior wall, in the asphalt
ar water level	l profile	ST	_	(feet) 					130 - 130 -	426 1	424 PROJECT NAME: Main PROJECT LOCATION: BOREHOLE LOCATION:
BOREHOLE COMPLETION NOTES	Drift allings drappeed or on site as directed. z-fron traineter water rever monitoring well constructed in the soil borning. See the well profile attrached to this report for details.	BOREHOLE DIAMETER (inches) 8.25		GEOLOGIC INFORMATION GEOLOGIC DESCRIPTION LOGGING NOTES	PARKING LOT PAVEMENT (AC) BASE COURSE (AB) (f) (f)	440			4 <u>30</u>	2 <mark>1</mark>	DAVID H. LEE & ASSOCIATES DAVID H. LEE & ASSOCIATES DAVID H. LLE. R. ASSOCIATES DAVID H. LLS. CHARWAR #D-11 LAGUNA HILLS. CHARWAR #D-11 Fax: 949-461-7901 Fax: 949-461-7901

PROJECT No.	K11.062.05	IN EXPLANATION OF LOG SYMBOLS ON PLATE A-2	TS	Chee-Dimensional Volume Chenge University (%) — — Uniconfined — A Compressive Storagh (ss) Chere Perfectorieter) Cather Tests	φ							PLATE A-1.2 Sheet 1 of 1
DATUM	LOCATION COORDINATES N. W.	This log of subsurface conditions applies only at the specified location and date indicated. It is not warranted to represent conditions at other locations and times.	SAMPLE TEST RESULTS	Implace Dry Density (pof) Reximm Dry Density (pof) Asimum Dr		G						OLE BH-2
				In-Place Moisture (%) In-Place Moisture (%) Percent Saturation A Optimum Moisture (%) PL ALerberg Innts	8	2						LOG OF BOREHOLE
GROUNDWATER DEPTH (feet)	GROUNDWATER ELEVATION (feet)	SAMPLE TYPE(S) CA Drive w/Brass Liners & Bulk METHOD HAMMER DROP (in.) Anammer 30	DATA	MEIGHT (Ibs.) DRIVING LENGTH LENGTH		2	72 12 140	10 12 140	11 12 140	25 25 12		
FACE et) 443.6	16.0 16.0	SAMPLE A Drive w/Bras ETHOD	PLE	SAMPLE SAMPLE TYPE		<u>⊳∞</u>	0		D	0		
GROUND SURFACE ELEVATION (feet)	BOREHOLE TOTAL DEPTH (feet)	SAN CA Drive w DRIVING METHOD CMF Autohammer		(feet) DEPTH SYMBOL SOIL		<u>*</u>				- <u>+</u>	وا	mia 201
DRILLING METHOD Hollow Stem Auger		LOGGING PERSONNEL D. Elliott Lee START DATE COMPLETION DATE 11/15/11	ENGINEERING CLASSIFICATION	ENGINEERING DESCRIPTION	ASPHALTIC CONCRETE: 6-Inches thick. Poorly-Graded SAND with Gravel (SP): dark gravish brown / dark yellowish brown (10/K 4/2): humic, pose to medium darse; no plasticity, fine to coarse sand; fine gravel. LEAN CLAY (CH): to FAT CLAY (CH): very dark grav (10'R 31') to brownish yellow / dark yellowish orange (10'N 8/6); wet; stiff to very stiff; medium to high plasticity; fine to coarse sand; fine gravel.		SILT (ML) to ELASTIC SILT (MH) : pale yellow (2.5Y 7/4) to light olive overv. (2.5Y 5/4); wet; very stiff to hard; medium	to right plasticity.			Total Depth = 16.0 Feet. No Water Encountered. No Caving.	20- ME: Maintenance Yard Building E Soil Borings CATION: 2:0.4 Teat west of the Building E exterior wall, in the asphalt parking lot.
neter water level	vell profile			ELEVATION (feet) YƏOJOHTIJ	442	44 138 1111 1111 1111 1111 1111 1111 111		4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	432	48 1000	4 26 10 10 10 10 10 10 10 10 10 10 10 10 10	424 424 PROJECT NAME: Mair PROJECT LOCATION: BOREHOLE LOCATION:
component too kit ozos get belt. egit ritifiti BOREHOLE COMPLETION NOTES Drill tailinne dienneed of norite as directed 2-linch diam	Turn tarings usposer to those as uncover, a final transition waite two monitoring well constructed in the soil boring. See the well profile attached to this report for details.	BOREHOLE DIAMETER (inches) 8.25	GEOLOGIC INFORMATION		PARKING LOT PAVEMENT (AC) BASE (AB) RESIDUAL SOIL (Grs)						Agenda Ite	DHLA DHLA DHLA 1490400 Patway #D-11 LaGUNA HILS, CA 9263 Telephone: 949-461-7901 Fax: 949-461-7901

	GEOLOGIC INFORMATION	ORMATION	ENG	ENGINEERING CLASSIFICATION		0)	SAMPLE DATA	LABORATORY TESTS	Y TESTS
үәолонті.	GEOLOGIC	GEOLOGIC STRUCTURE	CEROUP SYMBOL LOG	GROUP NAME		SAMPLER	SAMPLER TYPE	LISTED AS "Other Tests" ON LOGS	sts" ON LOGS
NON	NON-ENGINEERED FILL	B:N75W 50SW = STRIKE AND DIP OF BEDDING	BW	W WELL-GRADED GRAVEL	X	۵	BULK SAMPLE	GS = GRAIN SIZE DETERMINATION	IINATION
ENG	ENGINEERED FILL		G	POORLY-GRADED GRAVEL		0 0	CORE SAMPLE	HY = HYDROMETER ANALYSIS	YSIS
RES	RESIDUAL SOIL/COLLUVIUM	C:N15E 10SE = STRIKE AND DIP OF GEOLOGIC CONTACT	GM	M SILTY GRAVEL	→	٥	OPEN DRIVE SAMPLER WITH LINER	EX = SFECIFIC GRAVIT	
ALL	ALLUVIUM		e S S	CLAYEY GRAVEL		BC	DRIVE CYLINDER (ASTM D 2937-83(1990), Surface Soil Sampler)	EI = EXPANSION INDEX DS = DIRECT SHEAR	
A IAN	LANDSLIDE DEBRIS	J:N45W 80NE = STRIKE AND DIP OF JOINT	SW	W WELL-GRADED SAND		10	DOUBLE TUBE CORE BARREL SOIL SAMPLER	UC = UNCONFINED COMPRESSION	RESSION
	GRAVEL		с, С	POORLY-GRADED SAND		R N	NUCLEAR GAUGE (ASTM D 2922-91 & D 3107-88)	IC = IRIAAIAL CUMPRESSION SE = SAND EQUIVALENT	NOIG
SAND	Ŗ	S:N30W 45SW = STRIKE AND DIP OF SHEAR	WS 000	W SILTY SAND		0	OSTERBERG SAMPLER	PM = PERMEABILITY R = R-VALUE DETERMINATION	TION
			S	c CLAYEY SAND	*	S S	SAND CONE (ASTM D 1556-90)	CH = CHEMICAL TESTS RD = RELATIVE DENSITY	
<pre> { } clay } </pre>		SP:N45E 10NV/N15W = STRIKE AND DIP OF SLIDE	5 	L LEAN CLAY (LL < 50)		s S	THIN-WALLED TUBE SAMPLER (ASTM 1587-83) "Shelby Tube"	CP = COMPACTION NOTE: Relative compactions at depths other than	s at depths other than
CO CO	CONGLOMERATE	SLICKENSIDES	WF	۲ SILT (LL <50)		Tas	STANDARD PENETRATION TEST SPLIT SPOON SAMPLER (ASTM D 1586-84(1992))	that of CP tests are inferre samples of same soil type.	inferred for in-place il type.
SAI	SANDSTONE	F:N80W 70NE;N40E = STRIKE AND DIP OF FAULT; TREND OF	0	L ORGANIC CLAY (LL < 50) ORGANIC SILT (LL < 50)		3	ROTARY WASH CUTTINGS SAMPLE		
SIL SIL	SILTSTONE		9 	H FAT CLAY (LL 20)		LOST	UNRECOVERED SAMPLE	= STATIC WATER LEVEL (most recent recorded)	L (most recent recorded)
	SHALE	FA:N60W 30SE = TREND AND PLUNGE OF FOLD AXIS	HW	H ELASTIC SILT (LL 250)			P = PUSHED SAMPLE	$\overline{\mathcal{Q}}$ = depth water first encountered	. ENCOUNTERED
	CLAYSTONE		H	H ORGANIC CLAY (LL \geq 50) ORGANIC SILT (LL \geq 50)			PP = POCKET PENETROMETER READING		SEEPAGE
BRI BRI	BRECCIA		<u>신신 신</u> 전 신신	T PEAT					
un un pE/	PEAT, MUCK, SOD, ETC.			רד = רומחום רואוב					
1 1	MASSIVE IGNEOUS			NOTE: SOIL CLASSIFICATION IS BASED ON ASTM D 2487-92				NOTE: The logs show subsurface conditions at the dates and locations indicated, and	The logs show subsurface conditions at the dates and locations indicated, and
<u>≷</u> ₹	LIMESTONE OR OTHER CALCAREOUS MATERIAL	1						It is not warranteed that they are representative of subsurface conditions at other locations and times. Also, the passage of time result in a change in the soil conc at the exploration point locations.	It is not warrance that may are presentative of subsurface conditions at other locations and times. Also, the passage of time may result in a change in the soil conditions at the exploration point locations.
]	1			
	DAVID H. LEE & ASSOCIATES 23011 Moution Parway #D-11 LaGUNA HILLS, CA 92653 Telephone: 949-461-5690 Fax: 949-461-7901	CIATES PROJECT NUMBER: #D-11 PROJECT NAME: Ma 563 PROJECT LOCATION: 90 PROJECT LOCATION:	R: K Main ION:	l: K11.062.05 Maintenance Yard Building E Soil Borings M: 23081 Vía Campo Verde, Laguna Hills, California	<u>a</u> .		EXPLANATION OF LOGS	N OF LOGS	PLATE A-2

DEPTH (ft)	MOISTURE CONTENT (%)	WET DENSITY (pcf)	DRY DENSITY (pcf)	DEGREE OF SATURATION (%)
4.5	26.8	115.3	90.9	84.8
7.0	25.7	117.6	93.6	86.6
9.0	29.3	112.1	86.6	83.8
11.0	29.6	120.2	92.7	97.7
14.0	27.5	119.5	93.7	93.0
5.0	29.5	112.5	86.9	84.8
8.0	29.3	117.1	90.6	91.8
10.0	32.4	113.2	85.5	90.1
12.0	32.2	115.9	87.7	94.1
15.0	31.7	114.6	87.0	91.3
	(ft) 4.5 7.0 9.0 11.0 14.0 5.0 8.0 10.0 12.0	DEPTH (ft)CONTENT (%)4.526.87.025.79.029.311.029.614.027.55.029.58.029.310.032.412.032.2	DEPTH (ft)CONTENT (%)WET DENSITY (pcf)4.526.8115.37.025.7117.69.029.3112.111.029.6120.214.027.5119.55.029.3112.58.029.3117.110.032.4113.212.032.2115.9	DEPTH (ft)CONTENT (%)WET DENSITY (pcf)DRY DENSITY (pcf)4.526.8115.390.97.025.7117.693.69.029.3112.186.611.029.6120.292.714.027.5119.593.75.029.5112.586.98.029.3117.190.610.032.4113.285.512.032.2115.987.7

HLA,GD	T				T	
M & D RESULTS K(1.062.05,GPJ DHLA,GDT 11/17/11					F	
1.062.05		1		1		
LTS KI			H		-	

DAVID H. LEE & ASSOCIATES 23011 Moulton Parkway #D-11 LAGUNA HILLS, CA 92653 Telephone: 949-461-5690 Fax: 949-461-7901

MOISTURE AND DRY DENSITY TEST RESULTS

CLIENT: GOLDEN RAIN FOUNDATION

PROJECT: DATE: K11.062.05 Novemb

DATE: November, 2011 PLATE A-3

EXPANSION INDEX TEST RESULTS (ASTM D 4829-08a)

Point	Depth		sture nt (%)	0	ree of ion (%)	Expansion	Expansion
I.D.	(ft.)	Before	After	Before	After	Index	Potential
BH-1	1.0	17.4	38.0	50.6	91.9	104	HIGH

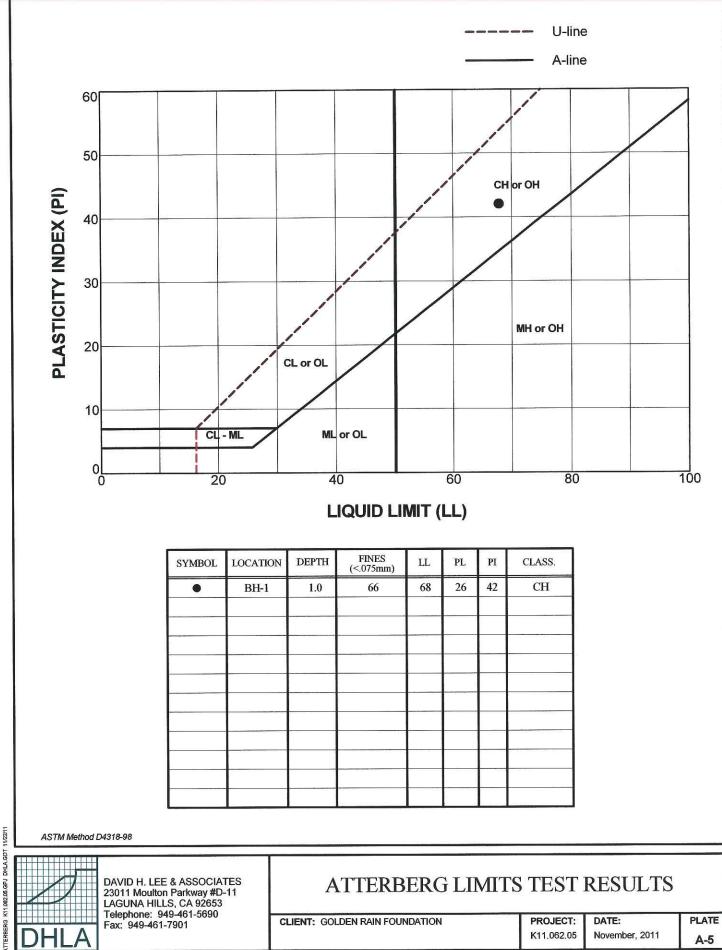
SOIL CLASSIFICATION

	Point	Depth	<#4	<#200	Atterb	oerg Limits	8	ASTM	USCS
1	I.D.	(ft.)	(%)	(%)	LL	PL	PI	Soil Description	Soil Symbol
	BH-1	1.0	96.4	65.9	67.8	25.8	42	Sandy Fat CLAY	СН

David	H.	Lee	&	Associates,	Inc.
2	GE0	TECHN	ICA	L ENGINEERING	

LABORATORY TEST DATA

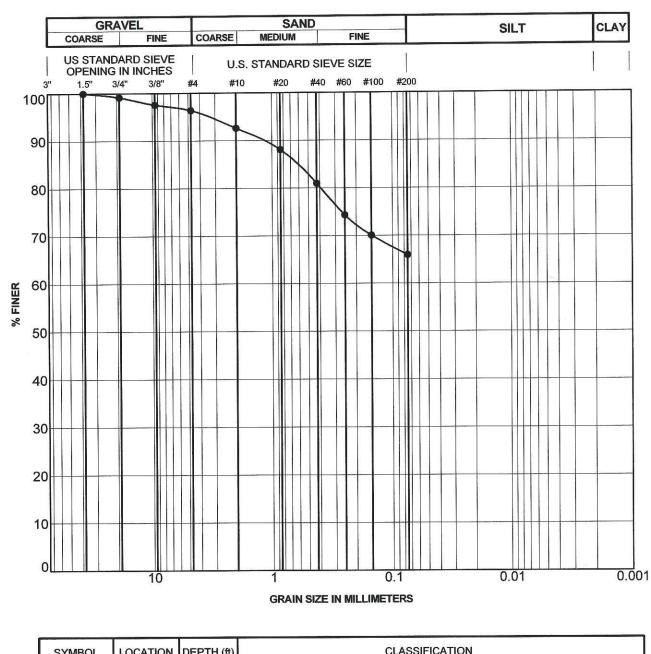
PROJECT: K11.062.05 NOVEMBER, 2011



K11.062.05 November, 2011

A-5

100



SYMBOL	LOCATION	DEPTH (ft)	CLASSIFICATION	
۲	BH-1	1.0	SANDY FAT CLAY (CH)	
100.00	-			
	-			

ASTM Method D422-63 (REAPPROVED 1998)

PJ DHLA.GDT GRAIN SIZE DISTRIBUTION K11.082.053

100

11/22/11

DAVID H. LEE & ASSOCIATES 23011 Moulton Parkway #D-11 LAGUNA HILLS, CA 92653 Telephone: 949-461-5690 Fax: 949-461-7901

GRAIN SIZE DISTRIBUTION DATA

CLIENT: GOLDEN RAIN FOUNDATION

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APPENDIX A

SUPPORTING DATA AND PROCEDURES

SUBSURFACE EXPLORATION LOGS

CLASSIFICATION AND DESCRIPTION OF SOIL

The soil classifications and descriptions, which appear on the exploration logs accompanying this report, are prepared according to the Unified Soil Classification System and current ASTM standards (ASTM D 2488-00). Since the descriptions and classifications which appear on the exploration logs are intended to be those which most accurately describe a given interval of strata (frequently an interval of several feet) discrepancies do occur in the Unified Soil Classification System nomenclature between that interval and a particular sample in that interval. For example, an eight-foot-thick interval in the log may be identified as a silty sand (SM) while one sample taken within the interval may have individually been identified as a sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

An Explanation of Logs is presented as Plate A-2. The descriptive terminology generally conforms to current ASTM standards and is summarized as follows:

- a. <u>Soil Type</u>.
- b. <u>Color</u>. At field moisture and in general conformance with the Munsell Soil Color Charts.
- c. <u>Moisture content of sands or very sandy soils</u>. Based on or estimated from the following table:

CONDITION OF SAND	DEGREE OF SATURATION (%)
DRY	0
HUMID	1-25
DAMP	26-50
MOIST	51-75
WET	76-99
SATURATED	100

SOURCE: Terzaghi, K. and Peck, R.B., *Soil Mechanics in Engineering Practice*, second edition, Wiley, New York, 1967.

Moisture content of cohesive soil reported only if in less than a wet to saturated condition.

CONSTITUENT		U.S. STANDARD SIEVE No.	SIEVE OPENING		
	COBBLES	Above 3 Inches	3 Inches		
VEL	Coarse	3 – ¾ Inches	3 – ¾ Inches		
GRAVEL	Fine	¾ Inch – No. 4	3.4 Inch – 4.75 mm		
	Coarse	No. 4 – No. 10	4.75 – 2.00 mm		
SAND	Medium	No. 10 – No. 40	2.00 – 0.425 mm		
	Fine	No. 40 – No. 200	0.425 – 0.075 mm		
SI	LTS and CLAYS	Below No. 200	0.075 mm		

d. Particle size. Based on the following table:

SOURCE: ASTM D422-63 and D2488-00.

d. <u>Relative density of granular soils</u>. Based generally on the following table and estimated when Standard Penetration Test data is not available:

RELATIVE DENSITY OF SANDS ACCORDING TO RESULTS OF STANDARD PENETRATION TEST							
No. OF BLOWS (N-VALUE) RELATIVE DENSITY							
0 – 4	VERY LOOSE						
4 – 10	LOOSE						
10 – 30	MEDIUM						
30 – 50	DENSE						
Over 50	VERY DENSE						

SOURCE: Terzaghi, K., and Peck, R.B., Soil Mechanics in Engineering Practice, second edition, Wiley, New York, 1967.

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I. CONSIS	tency of conesive soils.	-		
SPT PENETRATION (blows per foot)	ESTIMATED CONSISTENCY	ESTIMATED RANGE OF UNCONFINED COMPRESSIVE STRENGTH (tons per square foot)		
< 2	VERY SOFT (EXTRUDED BETWEEN FINGERS WHEN SQUEEZED)	< 0.25		
2 - 4	SOFT (MOLDED BY LITE FINGER PRESSURE)	0.25 – 0.50		
4 - 8	FIRM (MOLDED BY STRONG FINGER PRESSURE)	.50 – 1.00		
8 - 15	STIFF (READILY INDENTED BY THUMB BUT PENETRATED WITH GREAT EFFORT)	1.00 – 2.00		
15 - 30	VERY STIFF (READILY INDENTED BY THUMB NAIL)	2.00 - 4.00		
> 30	HARD (INDENTED WITH DIFFICULTY BY THUMB NAIL)	> 4.00		

	^		1	
1	Consistency	OT	cohesive soils	
	00110101010101		001100110 00110	

SOURCE: Adapted from Department of the Navy, Soil Mechanics, Design Manual 7.1, Naval Facilities Engineering Command (NAVFAC DM-7.1), 1982.

GEOLOGIC CLASSIFICATION AND DESCRIPTION

The nomenclature used in naming and describing geologic units is varied and it appears that there are no established criteria for this purpose. In the interest of providing a set of guidelines for classifying and describing the geologic material encountered during surface mapping and subsurface exploration, several sources have been utilized to compile the tables contained herein. The source of the information is referenced beneath each table. Other pertinent geologic methods, symbols and data used in the preparation of this report are in accordance with generally accepted geologic practice.

A list of geologic units with graphic symbols and the nomenclature for geologic structure, which may appear on the exploration logs, are presented on Plate A-2 – Explanation of Logs. A summary of the general criteria for visual geologic description follows:

1. GEOLOGIC CLASSIFICATION

Regolith materials are classified on the basis of their genesis with such names as residual soil, colluvium, landslide debris, etc. When possible, rock units are assigned to a geologic formation according to regional published data. The rock units are classified on the basis of the published data and/or the following tables:

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PYROCLASTIC		IGNE	EOUS		GENETIC	GROUP		
		Usual Structure						
At least 50% of grains are of igneous rock	Quartz, feldspan minerals Acid	s, micas, dark Intermediate	Feldspar; dark minerals Basic	Dark Minerals Ultrabasic	Compo	Composition		
Rounded grains AGGLOMERATE	PEGMATITE		Dasic	Ultabasic	Very Coarse- grained	- 60	PREDOMINANT GRAIN SIZE (mm)	
Angular grains VOLCANIC BRECCIA	GRANITE DIORITE		GABBRO	Pyroxenite Peridolite	Coarse-grained	2		
TUFF			DOLERITE		Medium-grained			
Fine-grained TUFF	RHYOLITE	ANDESITE	BASALT		Fine-grained	0.002 0	DOMIN	
Very fine-grained TUFF		0		ă.	Very fine-grained		PRE	
	l v	OLCANIC GLASS	SES		GLASSY AMORPHOUS		h.	

CLASSIFICATION OF IGNEOUS ROCKS

CLASSIFICATION OF SEDIMENTARY ROCKS

DETRITAL SEDIMENTARY					CHEMICAL/ORGANIC	GENETIC GROUP			
BEDDED						Usual Structure			
Grains of rock, quartz, feldspar and clay minerals At least 50% are of carbon				Salts, carbonates, silica, carbonaceous	Composition				
RUDACEOUS	Grains are of rock fragments Rounded grains: CONGLOMERATE Angular grains: BRECCIA		ted)			SALINE ROCKS Halite Anhydrite Gypsum	Very coarse- grained	60	
					Calcirudite		Coarse- grained		E (mm)
ΑA	Grains are mainly mineral fragments]	rentia		CALCAREOUS	Medium-	2	N SIZ
AREN- ACEOUS	SANDSTONE Grains are mainly mineral fragments		(undiffe	Calcarenite	ROCKS	grained	0.06	GRAIN	
*		SILTSTONE 50%		ONE		LIMESTONE		0.00	NAN
ARGILLACEOUS	MUDSTONE SHALE: fissile	fine-grained particles	Marlstone	LIMESTONE (undifferentiated)	Calcisiltite	DOLOMITE	Fine-grained	0.002	PREDOMINANT GRAIN SIZE
CEOUS or XEOUS	mudstone	udstone CLAYSTONE 50% very fine grained particles	Marl		Calcilutite	· · · ·	Very fine- grained	0.002	
					Calcillute	SILICEOUS ROCKS	gramou		
×	н					Chert Flint			
						CARBONACEOUS ROCKS	GLASSY AMORPHOUS		
						LIGNITE			

METAI	MORPHIC	GENETIC	GROUP	× 9
FOLIATED	MASSIVE	Usual St	ructure	
Quartz, feldspars, micas, dark minerals	Quartz, feldspars, micas, dark minerals, cabonates	Compo	sition	
MIGMATITE	ic breccia HORNFELS	Very coarse- grained	60	n)
GNEISS	Marble Granulite QUARTZITE	Coarse- grained	2	I SIZE (mr
SCHIST Amp Phyllite	phibolite	Medium- grained	0.06	PREDOMINANT GRAIN SIZE (mm)
SLATE	i i i	Fine-grained	0.002	REDOMIN
My	/lonite	Very fine- grained		_
		GLASSY AMORPHOUS		

CLASSIFICATION OF METAMORPHIC ROCKS

SOURCE OF ROCK CLASSIFICATIONS: Bull. Int. Assoc. Eng. Geol., No. 24, *Rock and Soil Description and Classification for Engineering Geological Mapping*, Report by the IAEG Commission on Engineering Geological Mapping, 1981.

2. DEGREE OF WEATHERING

TERM	DESCRIPTION
Fresh	No visible sign of rock material weathering.
Faintly weathered	Discoloration on major discontinuity surface.
Slightly weathered	Discoloration indicates weathering of rock material and discontinuity surfaces. All the rock material may be discolored by weathering and may be somewhat weaker than in its fresh condition.
Moderately weathered	Less than half of the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present either as a discontinuous framework or as a core stone.
Highly weathered	More than half of the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present either as a discontinuous framework or as a core stone.
Completely weathered	All rock material is decomposed and/or disintegrated to a soil. The original mass structure is still largely intact.
Residual soil	All rock material is converted to soil. The mass structure and material fabric are destroyed. There is a large change in volume, but the soil has not been significantly transported.

SOURCE: Q. J. Eng. Geol., Vol. 10, Geol. Vol. 10, Geol. Soc. (London) Eng. Group Working Party, The Description of Rock Masses for Engineering Purposes, 1977.

3. CLASSIFICATION OF BEDDING AND DISCONTINUTIES

Description for Structural Features: Bedding, Foliation, or Flow Banding.	Spacing	Description for Joints, Faults or other Fractures
Very thickly (bedded, foliated or banded)	More than six feet	Very widely (fractured or jointed)
Thickly	2 – 6 feet	Widely
Medium	8 – 24 inches	Medium
Thinly	2 1/2 - 8 inches	Closely
Very Thinly	3/4 - 2- 1/2 inches	Very Closely
Intensely (laminated, foliated or cleaved)	1/4 - 3/4 inch	Extremely Close
Very Intensely	Less than ¼ inch	

SOURCE: Department of the Navy, Soil Mechanics, Design Manual 7.1, Naval Facilities Command (NAVFAC DM-7.1) 1982.

4. COLOR

Rock color is determined at field moisture and in general conformance with <u>Rock</u> <u>Color Chart</u>, prepared by the Rock-Color Chart Committee of the Geological Society of America.

	GRAD	E LIMITS	U.S. STANDARD	GRADE NAM	1E	
Phi	mm	mm inches	SIEVE SERIES			
-12	4096	161.3			10	
-11	2048	80.6		very large		
-10	1024	40.3		large	Boulders	
				medium		
-9	1000			small		
-8				large		- 2
-7	128	5.0			Cobbles	
-6	64	2.52	63 mm	small		GRAVEL
-5	32	1.26	31.5 mm	very coarse		
	10	0.63	16 mm	coarse		
-4				medium	Pebbles	
-3	8	0.32	8 mm	fine		
-2	4	0.16	No. 5	very fine	<u>718</u>	
-1 —	2	0.08	No. 10			
0	1	0.04	No. 18	very coarse		
+1	1/2	0.500	No. 35	coarse		
				medium	Sand	SAND
+2	1/4	0.250		fine		
+3	1/8	0.125	No. 120	very fine	nin Vi	
+4	1/16	0.062	—— No. 230———			
+5	1/32	0.031				
+6	1/64	0.016		medium	Silt	
+7	1/128	0.008		fine		
				very fine		MUD
+8	1/256	0.004		coarse		- MUD
+9	1/512	0.002		medium		
+10	1/1024	0.001			Clay size	
+11	1/2048	0.0005				
110	-1/4006	— 0.00025———		very fine		

SOURCE: Geologic Society of America, AGI Data Sheets, Sheet 29.1, 1989. (Modified Wentworth Scale)

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6. HARDNESS CLASSIFICATION

HARDNESS	FIELD TEST	APPROXIMATE RANGE OF UNIAXIAL COMPRESSION STRENGTH kg/cm ² (tons/ft ²)
Extremely hard	Many blows with geologic hammer required to break intact specimen.	> 2000
Very hard	Hand held specimen breaks with hammer end of pick under more than one blow.	2000-1000
Hard	Cannot be scraped or peeled with knife, hand held specimen can be broken with single moderate blow with pick.	1000-500
Soft	Can just be scraped or peeled with knife. Indentations 1mm to 3mm show in specimen with moderate blow with pick.	500-250
Very soft	Material crumbles under moderate blow with sharp end of pick and can be peeled with a knife, but to hard to hand trim for triaxial specimen.	250-10

SOURCE: Department of the Navy, Soil Mechanics, Design Manual 7.1, Naval Facilities Command (NAVFAC DM-7.1), 1982.

7. RECOVERY AND ROCK QUALITY DESIGNATION (RQD)

Recovery and Rock Quality Designation refer to rock cores and are defined as follows:

Recovery (%)	Ξ	length of core recovered x 100
		length of core run
RQD (%)	=	length of rock recovered in sound lengths of 4 inches or more × 100 length of core run

Both values give an indication of the strength of the rock mass but can be used only as a rough guide due to variables such as the diameter of the core, method of drilling and the driller's expertise. Descriptive terms generally used for RQD values are as follows:

RQD %	ROCK MASS QUALITY
90 - 100	Excellent
75 - 90	Good
50 - 75	Fair
25 - 50	Poor
0 - 25	Very Poor

SOURCE: Department of the Navy. Soil Mechanics, Design Manual 7.1, Naval Facilities Command (NAVFAC DM-7.1) 1982.

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LABORATORY TESTING

<u>Moisture-Density.</u> Field moisture content and in-place density were determined for each sample of undisturbed soil material obtained. Where a sample is found to be disturbed with respect to the in-place dry density, but sufficient soil is still available, a field moisture determination will still be made. The field moisture content is determined in general accordance with ASTM Test Method D2216-10 by obtaining one-half the moisture sample from each end of the tube sample, or a representative portion from a bag sample. The in-place dry density of the sample is determined by using the wet weight of the entire sample.

At the same time the field moisture content and in-place density are determined, the soil material at each end of the tube is classified according to the Unified Soil Classification System (ASTM D2487-00). For cohesive soils, the shearing resistance is estimated using a hand-operated pocket penetrometer. The results of the visual classification and penetrometer tests are used for general reference.

<u>Atterberg Limits.</u> As part of the engineering classification of the on-site soils, samples representative of the major soil types were tested to determine relative plasticity. This relative plasticity is based on the Atterberg Limits using ASTM Test Method D4318-10.

Expansion Index Tests. To provide a standard definition of one-dimensional expansion, a test was performed according to ASTM D 4829-082. The results from this test procedure are reported as an "expansion index".

The procedure basically consists of performing a loaded swell test on a sample one inch high and four inches in diameter, remolded to a density equivalent to a compactive energy of about 12,400 foot pounds at a moisture content equivalent to a percent saturation not less than 40 nor more than 60, assuming the specific gravity of the soil particles is equal to 2.70. This Page Left Intentionally Blank



ROBERT BORDERS & ASSOCIATES

ARCHITECTURE PLANNING COMMERCIAL INTERIORS

5030 CAMPUS DRIVE NEWPORT BEACH, CALIFORNIA 92660 VOICE: (949) 851-1317 FAX: (949) 851-0322 www.bordersarchitects.com

16 December 2011

Professional Community Management Inc. Laguna Woods Village 24351 El Toro Road Laguna Woods, CA 92637

Attention:	Mr. Alberto Garcia Engineering Analyst
Project:	Warehouse and Maintenance Facility, Building "E" Evaluation Report 23081 Via Campo Verde Laguna Woods, CA

Project No.: 11041

Subject: Evaluation Report

Dear Mr. Garcia:

We are pleased to provide this Evaluation Report for the above noted project in response to our Proposal for Architectural Services, dated 6 September 2011. The intent of this report is to provide relevant information and explore options for the repair or replacement of the existing facility. We offer the following for your review and consideration:

Building History

Building E presently consists of a single story wood frame structure, approximately 5,336 square feet in area over a concrete slab on grade floor. The existing site is within the maintenance center for the community of Laguna Woods Village. It is bounded by grade level asphalt parking area on three sides. It is also adjacent to Building D, a metal frame maintenance building directly to the south. The building has accessible parking on the east side.

The existing building was originally constructed in 1976 as a renovation partially over an existing slab. The previous metal building structure was taken down and the new building was erected over the existing concrete slab and foundation. Not much is known about the existing slab, including its thickness, sub base or waterproofing capabilities. Portions of the slab were removed to accommodate a restroom area; with concrete infill occurring at the new recessed slab area. The new building footprint extended beyond the extent of the existing slab in several areas; necessitating the need for a new concrete slab and foundation extension that was poured directly adjacent to the existing slab.

PCM, Inc. 16 December 2011 Page 2

As a part of this work, planter areas were designed at the north and west sides of the building. A new planter area was also incorporated into the east elevation, adjacent to the building reception area. These new planter areas appear to have irrigation. Drainage was not readily apparent.

In 1987 the building was renovated with modifications to the interior and removal of the south ten feet of the building to provide a separation between the north wall of Building D and south wall of Building E.

A subsequent renovation was completed in 2002. The extent of this renovation appears to include minor tenant improvements at the interior office space and the addition of disabled access improvements at the existing parking lot.

Existing Conditions

A visual, non-destructive walk through the facility was performed on October 19, 2011. Movement of the building was noted in some areas. Tops of walls were pulled away from the ceiling in a few areas, door frames were not aligned with doors and multiple cracks were noted in ceilings and walls throughout. Irregular floor elevations and slopes were noted in other areas. An evaluation of the floor slab was performed in 2008 by Ficcadenti and Waggoner, Consulting Structural Engineers, Inc. Their report concluded that the primary structural framework of roof framing, beams, and walls did not appear compromised. The distress noted generally occurred in the architectural finishes and is non-structural in nature. Floor slab movement appeared to be the cause of the distress in walls and ceilings. A floor survey compiled by the structural engineering firm revealed a differential of a little over 4" from highest to lowest point on the concrete floor surface. A subsequent soils report, dated November, 2011 was prepared by David H. Lee & Associates, Inc. and issued to RBA by Professional Community Management. The report was received on December 6, 2011. The soils report findings indicate the presence of fill at various depths below the concrete slab with the predominantly expansive clay fill and residual soil materials wet within a saturation range from 84 to 98%. No ground water was encountered.

Repair/Replacement Options

Professional Community Management has requested an evaluation of the existing conditions and an opinion on options for repair or replacement of Building E. Based upon our site observation and reliance upon verbal discussions of the issues, we feel that options available for the existing structure include either remediation in situ or demolition of the existing building including slab and foundation, remediation of the soil issues and then construction of a new building. There are inherent and distinct advantages to either solution.

Please refer to the following table for further information:

	Option 1: Renovation of Building E (retain existing)	Advantage	Disadvantage
•	Renovate existing slab on grade to	Less expensive than replacing entire	No provision for hidden damages; no
	attempt to mitigate unstable soil conditions that are causing stresses to building structure and resulting in the problems noted above.	facility.	guarantee that repaired areas will suffice or will address the identified problem.
•	Renovate existing building and repair as needed.	Fix only what is needed; less expensive than upgrading entire facility.	Areas that are known and identified as being deficient only get fixed; no provision for hidden damages; no guarantee that repaired areas will suffice or will address the identified problem.
•	Save existing construction as much as possible	Fix only what is needed; less expensive than upgrading entire facility. Areas that are acceptable "as is" can remain.	Areas that are known and identified as being deficient only get fixed;' no provision for hidden damages; no guarantee that repaired areas will suffice or will address the problem.
•	Save existing site work	Later work that is compliant and not deficient remain intact. Less expensive than rehabilitating the building site.	
•	Save existing mechanical	Work that is satisfactory can remain;	Maybe not all current and energy efficient?
	equipment/infrastructure/ ducting	less expensive than new systems, structure and infrastructure.	Inefficient lighting/mechanical systems could cost more to run and retrofit than buying new.
1			
	Option 2: New Construction	Advantage	Disadvantage
•	Option 2: New Construction Demolish existing and create new building on the same site	Advantage New facility and working environment.	Disadvantage Cost impact
•	Demolish existing and create new	_	_
	Demolish existing and create new building on the same site	New facility and working environment. More efficient and cheaper to run in the long run. Up to date and code compliant, beneficial to image of the	Cost impact
	Demolish existing and create new building on the same site New building systems New plan/building configuration to meet	New facility and working environment. More efficient and cheaper to run in the long run. Up to date and code compliant, beneficial to image of the Community. Opportunity to design new facility to meet the needs and demands of the	Cost impact Cost impact
•	Demolish existing and create new building on the same site New building systems New plan/building configuration to meet new needs Updated Security facility to enhance continued operation during a disaster	New facility and working environment. More efficient and cheaper to run in the long run. Up to date and code compliant, beneficial to image of the Community. Opportunity to design new facility to meet the needs and demands of the current user group. Ability to perform as an emergency	Cost impact Cost impact Cost impact
•	Demolish existing and create new building on the same site New building systems New plan/building configuration to meet new needs Updated Security facility to enhance continued operation during a disaster such as major earthquake New structural systems- latest seismic	New facility and working environment. More efficient and cheaper to run in the long run. Up to date and code compliant, beneficial to image of the Community. Opportunity to design new facility to meet the needs and demands of the current user group. Ability to perform as an emergency operating center for the community. Opportunity to design structure to meet new seismic codes, different needs for the interior of the structure (ceiling	Cost impact Cost impact Cost impact Cost impact Cost impact

PCM, Inc. 16 December 2011 Page 4

Estimate of Probable Costs

Option 1: Renovation of Building E

Proposed Scope

Retain existing structure and repair items as noted:

- 1. Existing slab settling remediation and repair
 - A. Chemical injection into below slab area to reduce expansive soil capabilities throughout. B. Install concrete cut off wall approximately five feet deep below grade at entire building perimeter to limit moisture migration from surrounding area to under slab soils.
 - C. Install topical sealant at concrete floor to reduce moisture above the slab.
 - E. Provide new carpet at new sealant areas.
- 2. Repair various out-of-plumb doors and frames resulting from floor and slab movement.
- 3. Repair gypsum board walls at various locations as the result of floor and slab movement.
- 4. Existing HVAC systems to remain.
- 5. Existing main envelope structure to remain as is.

Estimated Probable Cost for Option 1:

A. Chemical Injection-	\$75,000.00
B. Cut Off Wall Installation-	400,000.00
C. Install Topical Sealant-	64,000.00
D. New Carpet-	27,000.00
E. Miscellaneous Wall and Door Repairs	15,000.00

Total for Option 1:

\$581,000.00

Option 2: Replacement of Building E

Proposed Scope

- 1. Demolish existing building including foundation and floor slab, approximately 5,336 sf foot print. Remove and remediate soil to create a new building pad with reduced potential for expansion.
- 2. Assume existing utility infrastructure is adequate.
- 3. New structure to be similar to existing: Single story wood frame, plaster exterior (with flat roof and parapet or mansard) type of exterior at roof.
- 4. All new construction to comply with T24 energy code requirements for glazing, insulation, building envelope, lighting, etc.
- 5. Assume some new site work/parking/accessible path of travel work required to accommodate new building entry location, etc.

PCM, Inc. 16 December 2011 Page 5

Estimated Probable Cost for Option 2:

A. Estimated Demolition & Construction Cost of \$175/sf x 5,336 sf = \$933,800.00

 Total for Option 2:
 \$933,800.00

Opinion

Option 1: Limited renovation of the existing facility would address cosmetic concerns only. Other potential problems related to the relative age of the structure are likely to occur over time. Limited renovation does not take advantage of minimum current code requirements for energy conservation or seismic earthquake resisting design. Other on-going maintenance items including the roof, plumbing and sewer lines would remain unchanged. As the typical lifecycle of a building is 20-30 years, a building constructed in 1976 already has a life of over 35 years.

Option 2: A new building would have an entirely new infrastructure. With lifecycle costs budgeted out over 30 years, a building with efficient systems would likely have lower operating costs and better efficiencies. Also, new modern environmental systems including lighting, heating and ventilation would provide a better interior comfort resulting in improved worker productivity. A new building design also affords the opportunity to improve the building envelope performance and would allow the current end users to more efficiently space plan the facility to their preference.

Planning for the future use of Building E should have significant impact on the decision to renovate or replace. Relocating the current users to a new yet to be constructed larger facility at another location is an option. If the current location and use is intended to remain for the foreseeable future, replacement with a new updated and flexible building makes sense given the relatively small increase in cost.

This evaluation and report reflects field observations and review of the various drawings noted in the report. Our opinion reflects our professional judgment based on that information and should be considered consistent with the standards in the industry. The opinions presented do not necessarily consider future use of the building by present or future user groups or reflect the opinions of the Golden Rain Foundation leadership or Professional Community Management.

Sincerely,

ROBERT BORDERS & ASSOCIATES

Principal

LDM:mem

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Cardoso and Associates, Inc. Structural Observation Summary

Architectural &	October 17, 2020
Structural	Village Management Services
Engineering	24351 El Toro Road Laguna Woods, CA. 92637
Services	Attention:
Commercial	Scot Wolf
Residential	Regarding:
Industrial	Summary of Structural Observation performed at: 23081 Campo Verde, Building E Laguna Woods, CA. 92637
"Uncommon Architecture, Common	Cardoso Consulting Job Number: 2020-1143
Sense Engineering" Cardoso & Associates	The purpose of this letter is to summarize the structural observation that was performed on October 9th, 2020. The summary will focus on the current structural integrity of the building and if there are any immediate structural concerns. A formal observation report (with further field investigations) will be presented that will expand on this summary.
FC	A visual observation was performed by walking the interior and exterior portion of the structure. There was no visual observation performed of the space above the ceiling or of the roof top. There was no non-destructive testing performed. This summary considers only the visual observation performed on this given day.
3317 Ramona Drive Santa Ana, CA. 92707	There are various cracks throughout the building that appear in the walls, around doors and windows, ceilings and the concrete floor. There are also signs of heaving and settling of the floor slab which is apparent by the unlevel floor as well as varying heights in the ceilings. In some areas, the floor can vary as much as 5 inches in horizontal distance of 30 feet or less. It is inconclusive if the exterior foundation system has been subjected to heaving or settling.
514,007 (050)	The exterior of the building has some hairline cracks in the wall stucco and displacement of the window trim from the wall stucco in some locations. The entrance slab and stairs have some cracks in the concrete.
714. 926. 6250.	Without further investigation, it is impossible to determine the exact current structural integrity of the building but based on the site visit and previous experience we can draw an educated preliminary conclusion.
cardosoconsultingcc@gmail.com	From a visual observation of the exterior, I did not observe any indication of foundation damage at the perimeter of the building; the north stem wall appears to be structurally sound. There are no signs that the building is separating from the

foundation or that there is damage to the exterior walls from lateral displacement (from wind or a seismic event). Typically, exterior walls are the main lateral components of a building and interior walls carry only vertical loads. Although both are important, some interior walls can only be partition walls and are not part of the building structural system.

Based on my initial observation, I do not see any immediate structural concerns, the damage observed was superficial in nature but the damage does provide an indication of possible underlying structural issues and concerns.

It is suggested that further investigation should be scheduled immediately. The investigation will determine the structural components of the building and also investigate for any deficiencies in the foundation system and shear walls, the ceiling framing and also the roof framing members.

The requested investigation will need to be completed before we can present the final observation report.

I hope the information contained within this report is useful. Please do not hesitate to call if I can be of any further service.

Very truly yours,

Cardoso and Associates, Inc. Architectural & Structural Engineering Services

Michael C. Cardoso, P.E. Principal License Number C59415 This Page Left Intentionally Blank

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Ad Hoc Advisory Committee Building E Space Planning

January 31, 2024

Agenda Item 9.b. and 9.c. – Office Plans

Building E – Rengel Study (June 2022)



Laguna Woods Village PERSONNEL REQUIREMENTS - Security/Landscape/Maintenance

	2022	2024	2024			2022	2024	2024
	Emp	Emp	Sq. Ft.			Emp	Emp	Sq. Ft.
				Security	×	possible Security dedicated en	ecurity de	dicated en
SUMMARY				1.14	Security Director	-	-	200
Main Lobby	~	~	69N	1.15	Operations Manager	-	-	150
landscane	- u	- o	1 350	1.16	Watch Commander	-	-	180
Maintenance 8 Construction		n (000,1	1.17	Dispatch	n	ς	975
	; ۵	5	1,450	1.18	Scheduler	-	<u></u>	130
Security	11	11	4,100	1.19	Administrative Coordinator	~	6	260
Employee Area/Auxiliary		•	2,113		Administrative Superviser	1 -	1 -	120
Building Core	à		300	02.1				
				1.21	Gate Ampassador Supervisor			130
SUMMARY Total:	24	41	9,990	1.22	Report Writing/work/copy	•	•	180
Existing facility:	24		5,400	1.23	Briefing Room / Training Room	•	•	300
				1.24	Equipment	•	•	80
				1.25	Locker/Dressing	•	•	225
				1.26	Interview Room	•	•	180
				1.27	Supply Room	•	•	80
				1.28	Safe/Disp Equip/Server/MRE Room	i.	•	80
					Subtotal	11	11	3,280
					Circulation	•	•	820

4,100

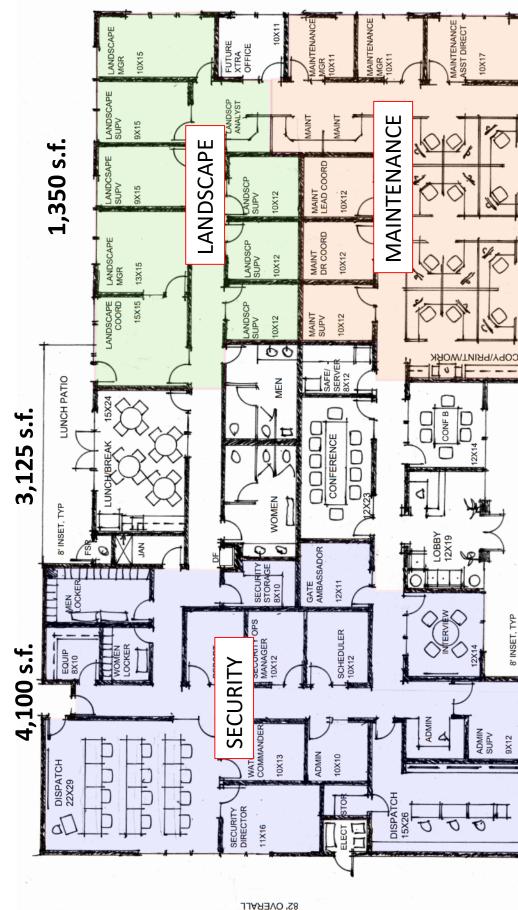
11

11

Security Total

Building E - Rengel Study (June 2022)

GOLDEN RAIN FOUNDATION



1,438 s.f.

Agenda Item 9b and 9c Page 3 of 55 Building E – Austin Co. Study (May 2023) S GOLDEN RAIN FOUNDATION

Maintenance Services	20 TOTAL RELOCATED STAFF

	Size	SF	Qty	SF
WORKSTATIONS/OFFICES				
Manger Office	12x15	180	-	180
Private Office	10x12	120	5	600
Workstation	8x8	64	14	896 1 ,676
DEPARTMENT DEDICATED AREAS				
Storage (Lateral 3 drawer)	3.5 × 1.5	5.25	15	6 2
Circulation Space			35%	614
SHARED AREAS				
Conference Room			-	
Print Area			-	
Lounge/Breakroom			-	
DEDICATED DEPARTMENT AREA SF TOTAL	OTAL			2,369

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12 TOTAL RELOCATED STAFF

Print Area Lounge/Breakroom
Print Area
Conference Room
SHARED AREAS
Circulation Space
Storage (Lateral 3 drawer)
DEPARTMENT DEDICATED AREAS
Workstation
Private Office
Manger Office
WORKSTATIONS/OFFICES

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WORKSTATIONS/OFFICES Manger Office Private Office Workstation Report writing Station	12x15 10x12			
Manger Office Private Office Workstation Report writing Station	12x15 10x12			
Private Office Workstation Report writing Station	10x12	180	0	360
Workstation Report writing Station	ç	120	4	480
Report writing Station	8X8	64	5	320
	4x4	16	4	64
				1,160
DEPARTMENT DEDICATED AREAS				
Storage (Lateral 3 drawer)	3.5 x 1.5	5.25	10	53
Locker Room	12×12	144	2	288
Dispatch Room	15x30	450	-	450
Briefing Room	20x35	700	-	700
Interview Room	15x15	225	-	225
Printer Copy Area	5x5	25	-	25
Elevator Pad Equipment Storage	4x10	40	-	40
Equipment & IT Rack Storage	10×14	140	-	140
Coin Safe/Counting Room	10×12	120	-	120
Supply Room	10×12	120	-	120
				2,161
Circulation Space			35%	1,162
SHARED AREAS Conference Room			-	
Lounge/Breakroom			-	

DEDICATED DEPARTMENT AREA SF TOTAL

4.483

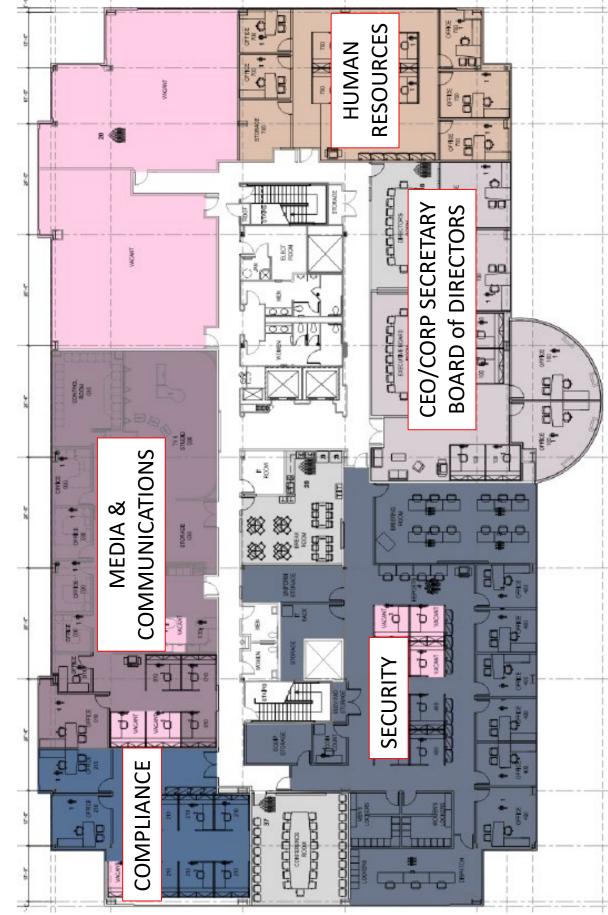






Building E – Austin Study (May 2023)



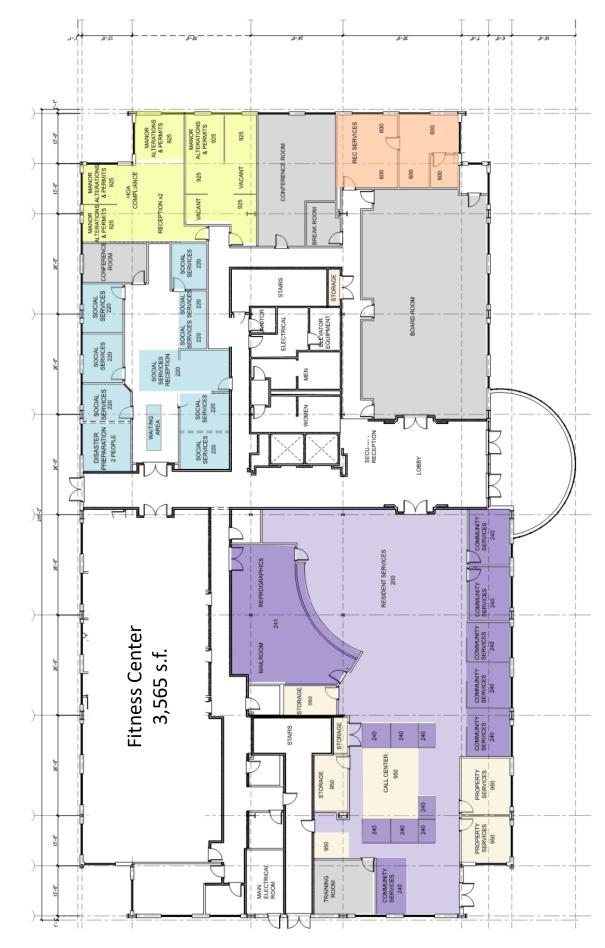




Community Center – Floor Plans

Community Center – 1st Floor





Community Center – 2nd Floor





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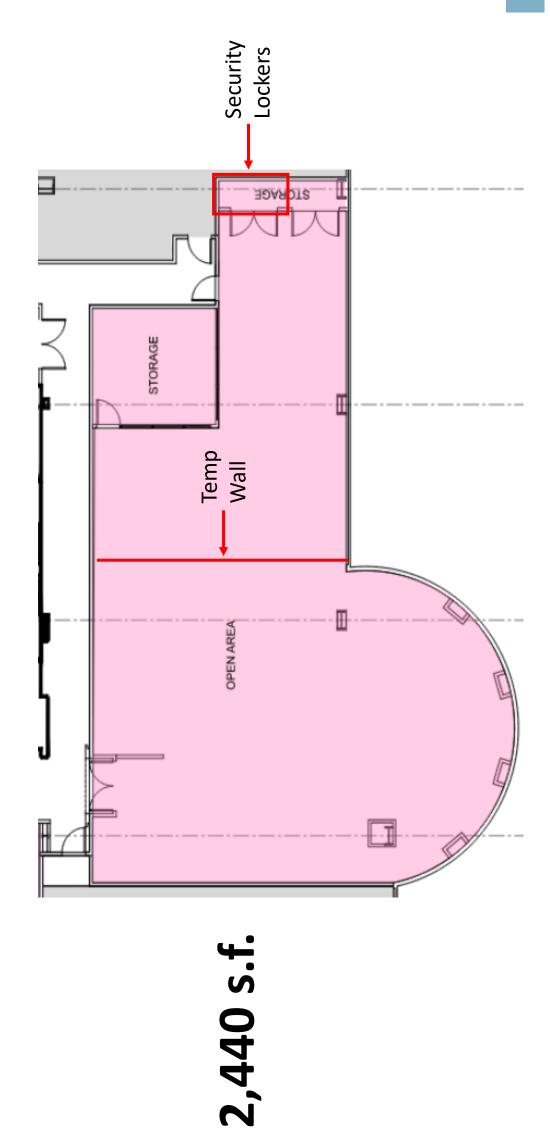
GOLDEN RAIN FOUNDATION



Agenda Item 9b and 9c Page 10 of 55

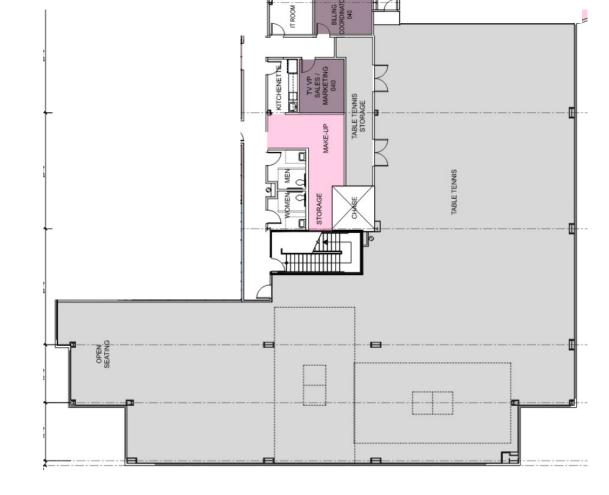


Community Center – 3rd Floor Vacant



Community Center – 3rd Table Tennis





ELEVATOR

6,640 s.f.



Questions





Laguna Woods Village[®]

Golden Rain Foundation

Feasibility Study Maintenance Center Building E

May 25, 2022



333 El Camino Real, Tustin, California 92780714.832.3333www.rengelarch.com

Agenda Item 9b and 9c Page 14 of 55

FEASIBILITY STUDY: BUILDING E

SCOPE OF WORK

DESIGN AND CONSTRUCTABILTIY FEASIBILTY

COST FEASIBILITY: CONVENTIONAL CONSTRUCTOIN

COST FEASIBITY: MODULAR CONSTRUCTION

TIMELINE/SCHEDULE

CONTACTS and REFERENCES

APPENDICIES

- A. SPACE PROGRAM
- B. FLOOR PLAN
- C. SITE PLAN
- D. ELEVATION, FRAMING PLAN
- E. ROOF PLAN
- F. REFLECTED CEILING PLAN
- G. OUTLINE SPECIFICATIONS
- H. MODULAR SHELL LAYOUT
- I. CONSTRUCTION COST ESTIMATE
- J. MODULAR BUILDING CONSTRUCTION COST ESTIMATE

DOCUMENTS

- 1. Laguna Woods Village supplied AS-BUILT REFERENCE DOCUMENTION
- 2. CITY: 1975 CUP, Use Permit Processing forms, Fee Schedule

SCOPE OF WORK

Rengel+Company, Architects (RCA) was contracted to provide a Feasibility Study for the construction of a new building to house the current and future needs of the Security, Construction, Maintenance and Landscape departments of Laguna Woods Village (LWV).

The scope included:

- Space Planning for existing operations and proposed enhancements
- Preliminary building and site sketches for building options
- Utility requirements for recommended building options
- Cost analysis for a new building, staff relocation and demolition of the existing building
- Cost analysis for a new modular building, staff relocation and demolition of the existing building

DESIGN PHASE

This included a review of the current operations of all the departments, meeting to discuss current and future requirements, and a tour of the current facilities, which occurred in March of 2022. From this information, a Space Program spreadsheet (see Appendix A) was developed, presented and reviewed by LWV. Revisions were made to project future growth and eventually a decision that approximately 10,000 square feet would accommodate the employees and common areas in the new structure and an efficient building size.

Following the finalization of the square footage, a schematic floor plan was developed (see Appendix B) to match the space program spreadsheet. The floor plan was kept to a simple onestory rectangular form to accommodate basic construction methods or prefabricated modular structure. The schematic floor plan was discussed and reviewed with LWV until a finalized floor plan, for the purposes of the Feasibility Study, allowed RCA to proceed to develop a schematic Site Plan. Three schemes were developed:

- 1. Demolish the existing Building E and construct a new 10,000 square foot building in the same location.
- 2. Construct a new 10,000 square foot building directly to the north of the existing building.
- 3. Construct a new 10,000 square foot building north and east of the existing building.

Each scheme had its advantages and dis-advantages. Although the overall site is large, the possible locations of the 10,000 sq.ft. building were limited due to site vehicle circulation, gas tanks, existing garage repair facilitates, warehouses and other miscellaneous structures. LWV decided to eliminate scheme 1. Scheme 2, after analysis, was determined to require an excessive relocation of existing underground utilities. Scheme 3 (see Appendix C) was considered the best option.

CITY REVIEW

After resolving the location of the building on the site, the exterior elevation was designed (see Appendix D) and a meeting set with the City of Laguna Woods Planning Department and Building Department to review the proposed plan for compliance or issues with local ordinances or design

restrictions. RCA met with Rebecca Pennington (Planning) and Elizabeth and Bill Hayes (Building) in April.

Planning's primary concern was parking and any restrictions withing the current Conditional Use Permit. Rebecca found the original CUP (see Document #2) and, in general, and administrative review of the CUP would be necessary, but not a full review. Parking for the site would actually increase by two parking stalls, since the new location created a more efficient parking layout.

Building's primary concern was the inclusion of a commercially-rated fire sprinkler system in the new building and the design/implementation of Water Quality Management Plan (WQMP). An allowance has been provided in the feasibility for the WQMP and SWPP.

The City provided a Fee Schedule in order to estimate fees for the project, however stipulated that these fees are estimated and the plan reviews are performed hourly, not always with a set fee. Allowances for City fees within the Study are the best estimate from the conversations at the City. Both alternate studies (Modular vs. Shell) use the same fee budget.

COST FEASIBILITY: CONVENTIONAL CONSTRUCTOIN

Following review by the City, the plans were further developed for to allow for accurate cost estimation and a rough framing plan and roof plan were developed (see Appendix E). In addition, a set of Outline Specifications was created (see Appendix G). In a discussion with LWV, it was determined that the building was to be simple construction and interiors. RCA used our conventional tenant improvement for basic office and kept the shell construction as concrete slab-on-grade with single-story wood framing, TJI roof structure, stucco plaster finish and storefront glass window system. Building heights and framing spans were designed to be cost-effective with minimal waste. The final building floor plan may have slight adjustments to maintain the framing assumptions but will not have an overall effect on the space plan.

In May, RCA met with the estimator, Mark Thorpe of Thorpe Construction in Anaheim. Sitework was unusually complicated due to the required relocation of the existing Storm Drain and the Gas/Water lines which were underground at the proposed site location. In addition, the Fire water line needs to be routed to the proposed location of the new fire sprinkler riser.

Total Construction cost for a new shell building would be \$4,271,000. An estimated A&E budget would be \$588,000. Miscellaneous other Owner cost and City permit fees are estimated at \$180,500. Contingency for unforeseen costs is 10%.

The total estimated construction cost for a new shell building is: \$5,543,000

The Bid Breakdown in included in Appendix I.

COST FEASIBITY: MODULAR CONSTRUCTION

An overlay of the floor plan for modular shell building (see Appendix H) was created for the alternate construction of a modular shell building. RCA met with Modular Building Concepts, Willscot, and Vesta Modular and provided the estimating package for their review and estimate of the modular shell system. Thorpe Construction's estimations remain for the sitework and tenant improvements, however the foundation was simplified for a raised foundation to accommodate the modular shell building.

Total Construction cost for the project using a modular shell building is, surprisingly higher: \$5,303,400. This is most likely due to the simplicity and efficiency of construction of the proposed shell building option. An estimated A&E budget would be \$521,000, with some savings on the engineering of the shell building and less processing time through the City (modular buildings are reviewed by HUD at their Riverside office). Miscellaneous other Owner cost and City permit fees are estimated at \$180,500. Contingency for unforeseen costs is 10%.

The total estimated construction cost for a modular building option is: \$6,605,400

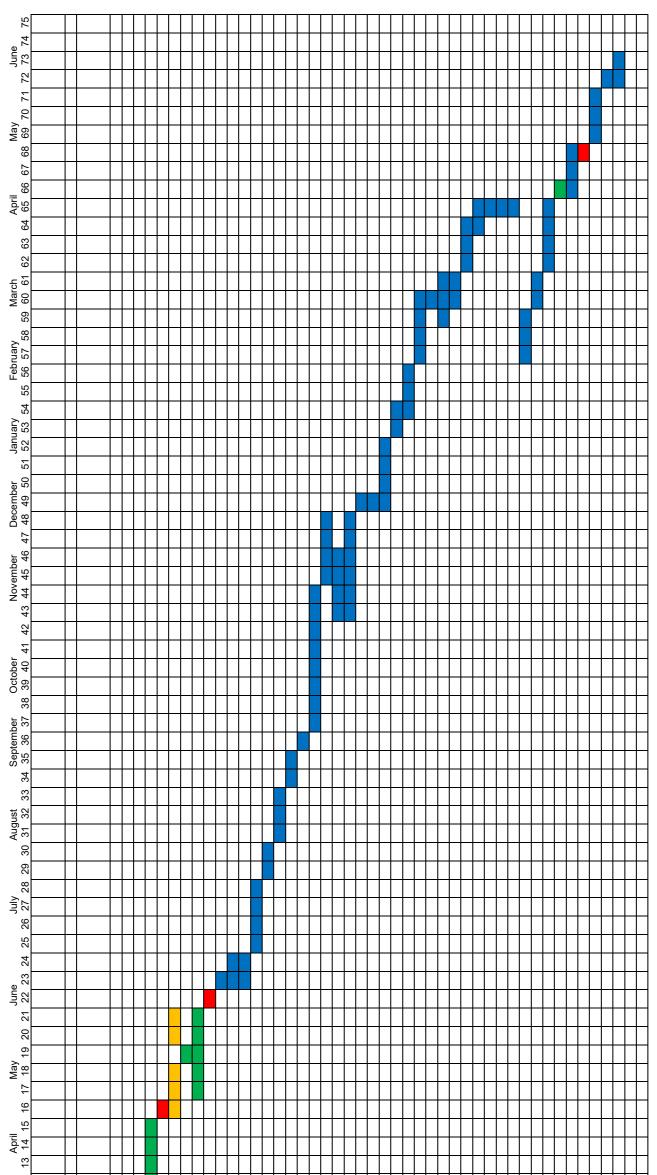
The Bid Breakdown in included in Appendix J.

TIMELINE/SCHEDULE

Timeline for the Shell construction is broken down into multiple phases:

- 1. LWV request for proposal from design firm, evaluation and contract
- 2. Design process
- 3. City Review and Processing
- 4. Bidding and Negotiation with general contractors
- 5. Construction of new building
- 6. Relocation of staff to the new building
- 7. Demolition of old building, sitework and repaving.

The graphic schedule is as follows:



Laguna Woods Village Building E Proposed Project Schedule 25-May-22

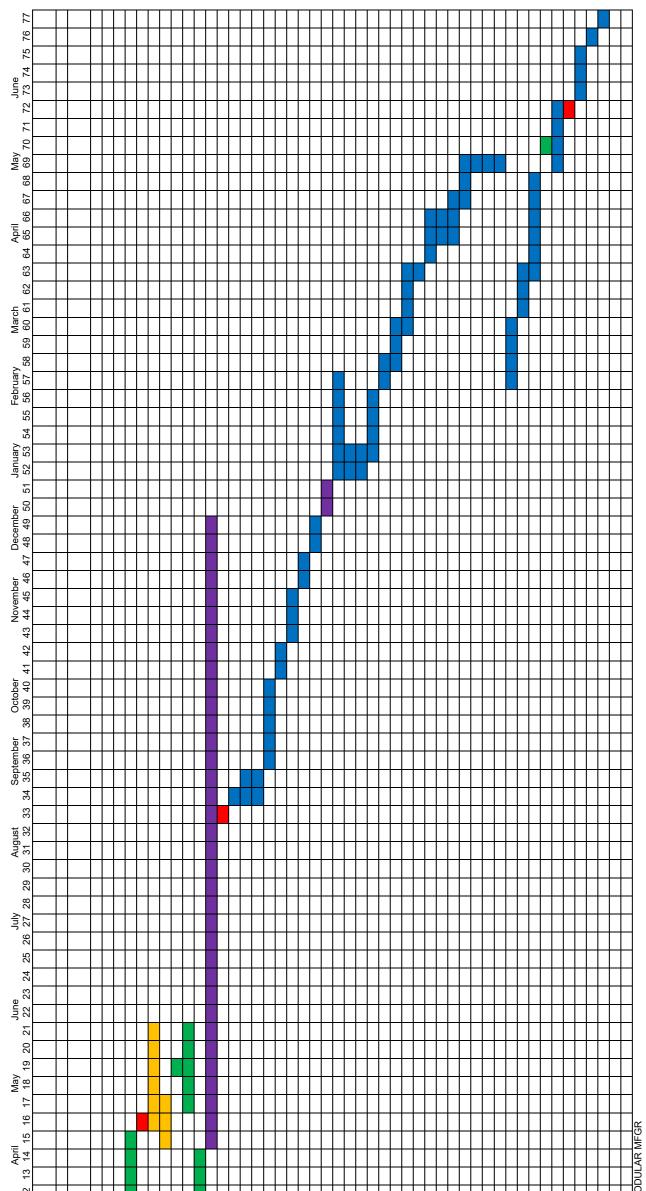
25-May-22 Month: Week:	h: January k: 1 2	ი ი	4	February 5 6		7 8	Marc 9	~	Ę	12
A&E RFP process of Design is provided in Feasiblity Study	sis									
Review A&E RFP and Award								\square		
SCHEMATIC DESIGN Assume floor/site plan in Feasibility, minor revisions	te									
60% Owner Keview, A&E revisions Des Dev Cost estimate update					_					
Construction Documents										
95% Owner Review, revise					_					
Plan Check Corrections								-		
Contractor Bidding/Negotiate					$\left \right $			+		
Contract for Construction Notice to Proceed Dre construction coordination/stacing	sed									
Fire Sprinkler design										
Erosion Control										
Site demolition, grading, utilities										
Site grading/recompaction Foundation excavation/rrading										
Foundation rough U/G, vapor barrier										
Foundation pour/finish/cure										
Structural steel/Framing/ ext glass										
Stucco/exterior finish										
Roofing										
Set HVAC units, roof penetrations										
Rough voice/data										
Insulation/Drywall					_					
Drywall finish									_	
Suspended Celling grid/lighting Finish MEP and Fire Sprinklers										
Set acoustical ceiling tiles										
Doors/Windows/finish carpentry				\square						
Set millwork										
Painting/Wallcovering/base Flooring					_					
Toilet accessories/Partitions									-	
Interior signage										
Window treatments									_	
Perimeter paving base/recompation Concrete curbs/cuitters/flatwork										
Asphalt paving/striping/signage										
Project punch list				\mathbf{F}						
Punch list completion										
Occupancy and Move-in					┝─┼	⊢				
Demolish old Building E					_					
Paving base and recompation	+								_	
Aspnait paving/striping										
			Г	⊢	+	\perp		┢	┢	
NOTES:		OWNER		 4 	ARCH/ENG	ENC:				1
*no allowance for weather delays		CITY		ບ 	SNO	TRU	CONSTRUCTION	_		
*no allowance tor material aqusistion										

*no allowance for weather delays *no allowance for material aqusistion delays

Timeline for the Modular construction is also broken down into multiple phases:

- 1. LWV request for proposal from design firm, evaluation and contract
- 2. Design process
- 3. City Review and Processing
- 4. Bidding and Negotiation with modular building suppliers
- 5. Order modular building (assumes 8-month lead time)
- 6. Bidding and Negotiation with general contractors for sitework and tenant improvements
- 7. Start sitework and foundation construction
- 8. Install modular building
- 9. Start tenant improvements, set HVAC, complete sitework
- 10. Relocation of staff to the new building
- 11. Demolition of old building, sitework and repaving.

The graphic schedule is as follows:



Proposed Project Schedule 25-Mav-22						
Month: Week:	January 1 2 3	February 4 5 6	_ر م	March 8 9 10	1	12
A&E RFP process of Design is provided in Feasiblity Study						
Review A&E RFP and Award						
SCHEMATIC DESIGN Assume floor/site						
DESIGN DEVELOPMENT						
60% Owner Review, A&E revisions Des Dev Cost estimate undate						
Construction Documents						
95% Owner Review, revise						
Plan Check/City Review State modular huilding review (hv mfor)						
Plan Check Corrections						
Contractor Bidding/Negotiate						
Modular Building Bidding/Negotiate Modular Building Order/manufacture						
Contract for Construction Notice to Proceed						
Pre construction coordination/staging						
Fire Sprinkler design						1
Erosion Control Site demolition grading utilities						
Site grading/recompaction						
Foundation excavation/grading						
Foundation rough fire/plumbing/electric						
Foundation pour/cure	_			_		
Rough MEP						
Set HVAC units, roof penetrations						
Rough voice/data						
Insulation/Drywall						
Urywalli IInisri Suspended Ceiling grid/lighting						
Finish MEP and Fire Sprinklers						
Set acoustical ceiling tiles						
Doors/Windows/finish carpentry						
Set millwork						
Painting/vvalicovering/base Flooring						
Toilet accessories/Partitions						
Interior signage						1
vvindow treatments Derimeter neving hese/recompation						T
Concrete curbs/gutters/flatwork						
Asphalt paving/striping/signage						
Project punch list						
Punch list completion						
Occupancy and Move-In Demolish old Building F						
Paving base and recompation						
Asphalt paving/striping						
NOTES:	OWNER		CH/EN	ARCH/ENG		MOD
*no allowance for weather delays	AHJ	S	NSTRU	JCTION		
*no allowance for material aqusistion delays	/s					

Laguna Woods Village Building E Modular Building Option Proposed Project Schedule

Respectfully submitted,

Ramplanc

Richard J. Rengel, AIA CA Architect C144199 CA Contractor B 480056







CONTACTS and REFERENCES

Construction Estimating Mark Thorpe, Thorpe Construction 4563 Eisenhower Circle, Anaheim, CA 92807 714-777-3811 <u>mark@thorpeconstruction.com</u>

Modular Building

Ken Kerper, President Modular Building Concepts 12580 Stotler Court, Poway, CA 92064 858-679-1185 x107 <u>ken@mbconcepts.com</u>

Mason Perryman, Regional Sales Willscot 562-445-9046 Mason.Perryman@Willscot.com

Josh Dean Vesta Modular 817-MODULAR x153 <u>JDean@VestaModular.com</u>

City of Laguna Woods 24264 El Toro Road, Laguna Woods, CA 92637

Rebecca Pennington, Development Programs Analyst 949-639-0561 rpennington@cityoflagunawoods.org

Bill Hayes, Chief Building Official 949-639-0521 <u>buildingofficial@cityoflagunawoods.org</u>

APPENDICIES

- A. SPACE PROGRAM
- B. FLOOR PLAN
- C. SITE PLAN
- D. ELEVATION, FRAMING PLAN
- E. ROOF PLAN
- F. REFLECTED CEILING PLAN
- G. OUTLINE SPECIFICATIONS
- H. MODULAR SHELL LAYOUT
- I. CONSTRUCTION COST ESTIMATE
- J. MODULAR BUILDING CONSTRUCTION COST ESTIMATE

MARCH 2022

		2022	2024	2024	2026	2026	2028	2028	2030	2030	2032	2032	Space
		Emp	Emp	Sq. Ft.	Emp	Sq. Ft.	Emp	Sq. Ft.	Emp	Sq. Ft.	Emp	Sq. Ft.	per ws
07	SUMMARY												
2	Main Lobby	-	-	690	-	690	-	069	-	690	-	069	
	-andscape	9	6	1,350	ი	1,350	б	1,350	6	1,350	0	1,350	
	Maintenance & Construction	9	20	1,438	20	1,438	20	1,438	20	1,438	20	1,438	
0)	Security	5	11	4,100	11	4,100	11	4,100	11	4,100	1	4,100	
ш	Employee Area/Auxiliary	,	•	2,113		2,138		2,138	•	2,138		2,138	
ш	Building Core			300		300		300		300		300	
	SUMMARY Total:	24	41	9,990	41	10,015	41	10,015	41	10,015	41	10,015	
	Existing facility:	24		5,400									

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Floor Plan

Floor Plan	Plan												
		1											
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1.01	Main Entry/Vestibule		'	200	•	200	•	200	•	200		200	200
1.02	Receptionist	-	-	100	-	100	-	100	~	100	.	100	100
1.03	Main Conference			300		300		300		300		300	300 seats 14-16
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1.04	Landscape Manager	2	2	360	2	360	2	360	7	360	2	360	180 Bob, Angel
1.05	Landscape Coordinator	-	-	120	~	120	~	120	-	120	-	120	120 Maribel
1.06	Landscape Supervisor	С	5	600	5	600	5	600	5	600	5	600	120 Jay, Luis, Jose
1.07	Analyist		-	Field	-	Field	-	Field	-	Field	1 Field	ш	Field
1.08	Landscape crew											ш	Field
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	Circulation			270		270		270		270		270	
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	:												
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1.10	Operation Specialists	ю	5	650	5	650	5	650	5	650	5	650	130
1.11	Manager/Supervisor	-	ო	130	e	130	e	130	ю	130	ю	130	130
1.12	Admin Specialist	-	11	130	11	130	1	130	1	130	11	130	130
1.13	Work/Copy Area			60		60		60		60		60	60
	Subtotal	6	20	1,150	20	1,150	20	1,150	20	1,150	20	1,150	

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Circulation Maintenance & Construction Total

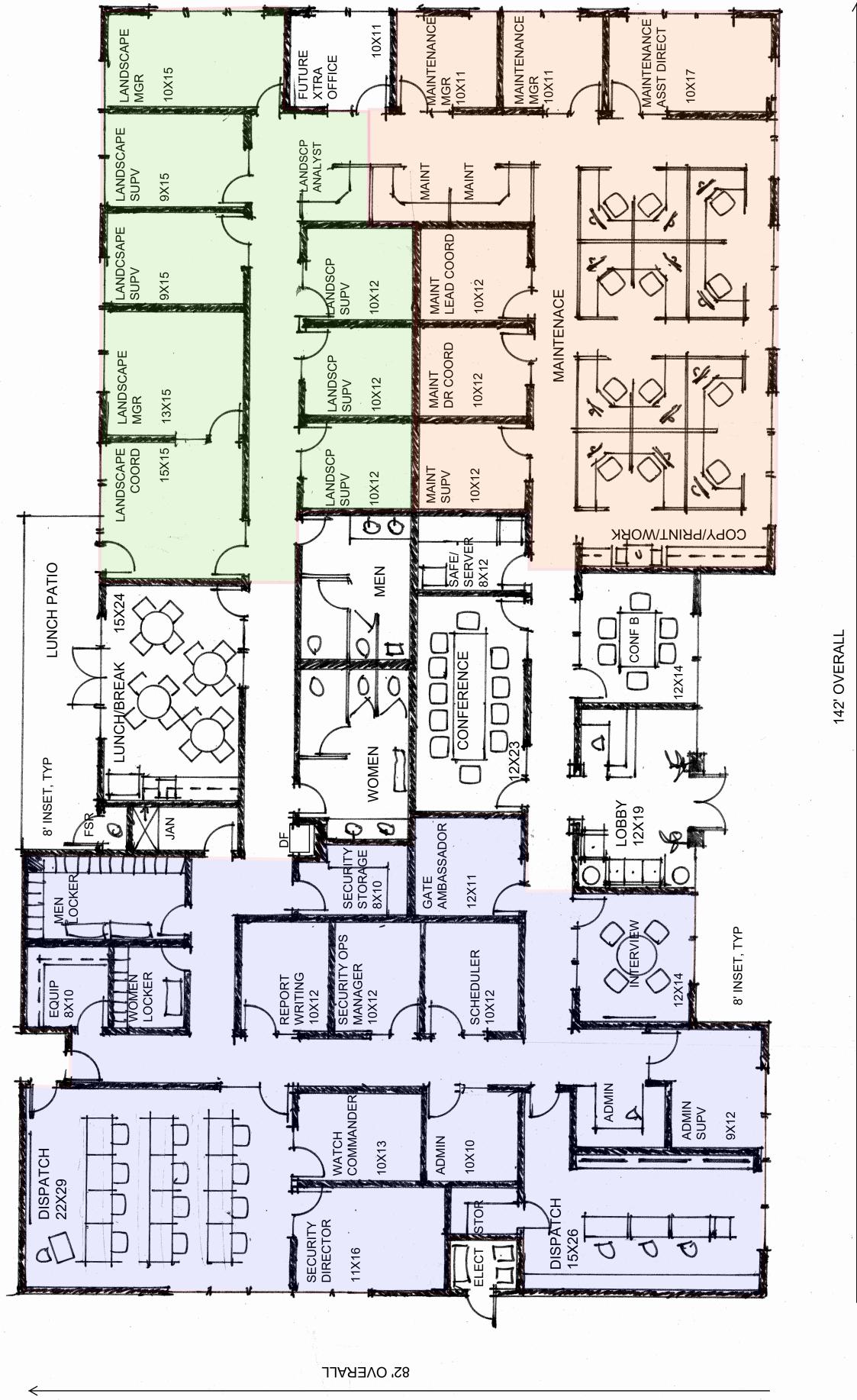
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Laguna Woods Village PERSONNEL REQUIREMENTS - Security/Landscape/Maintenance

MARCH 2022

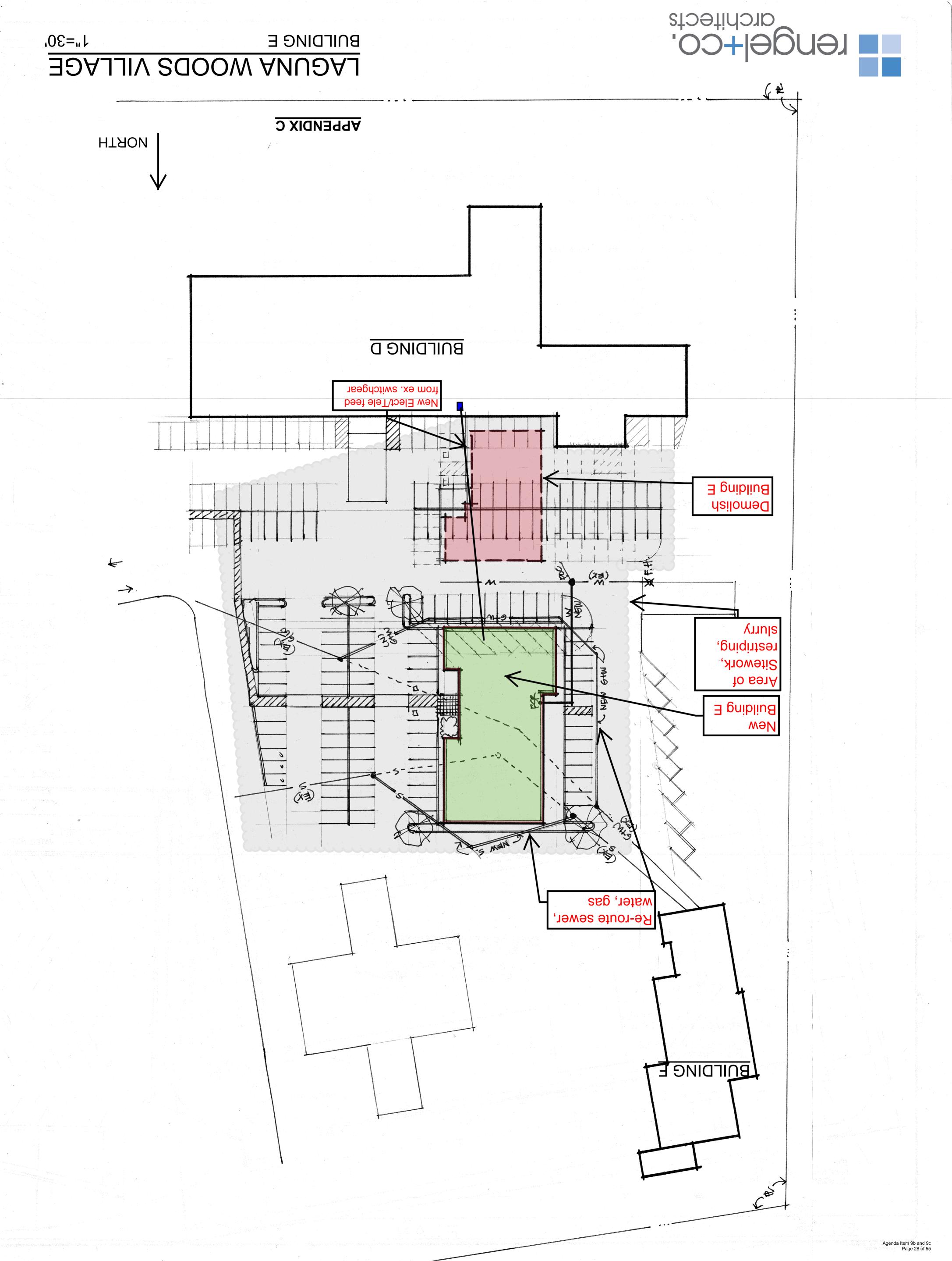
1/8"=1'0" Laguna Woods Village 10,000 sq.ft. Building E

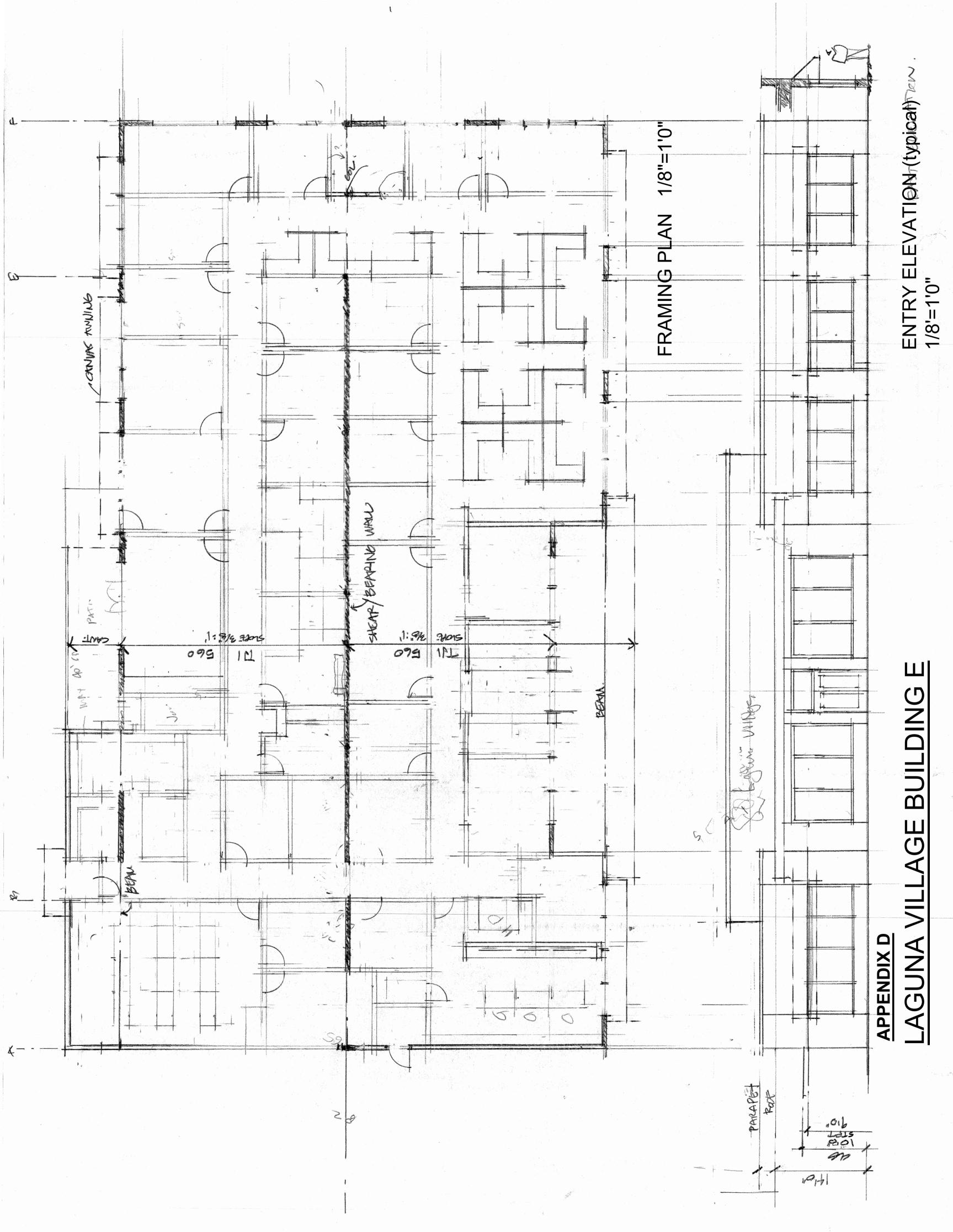
APPENDIX A



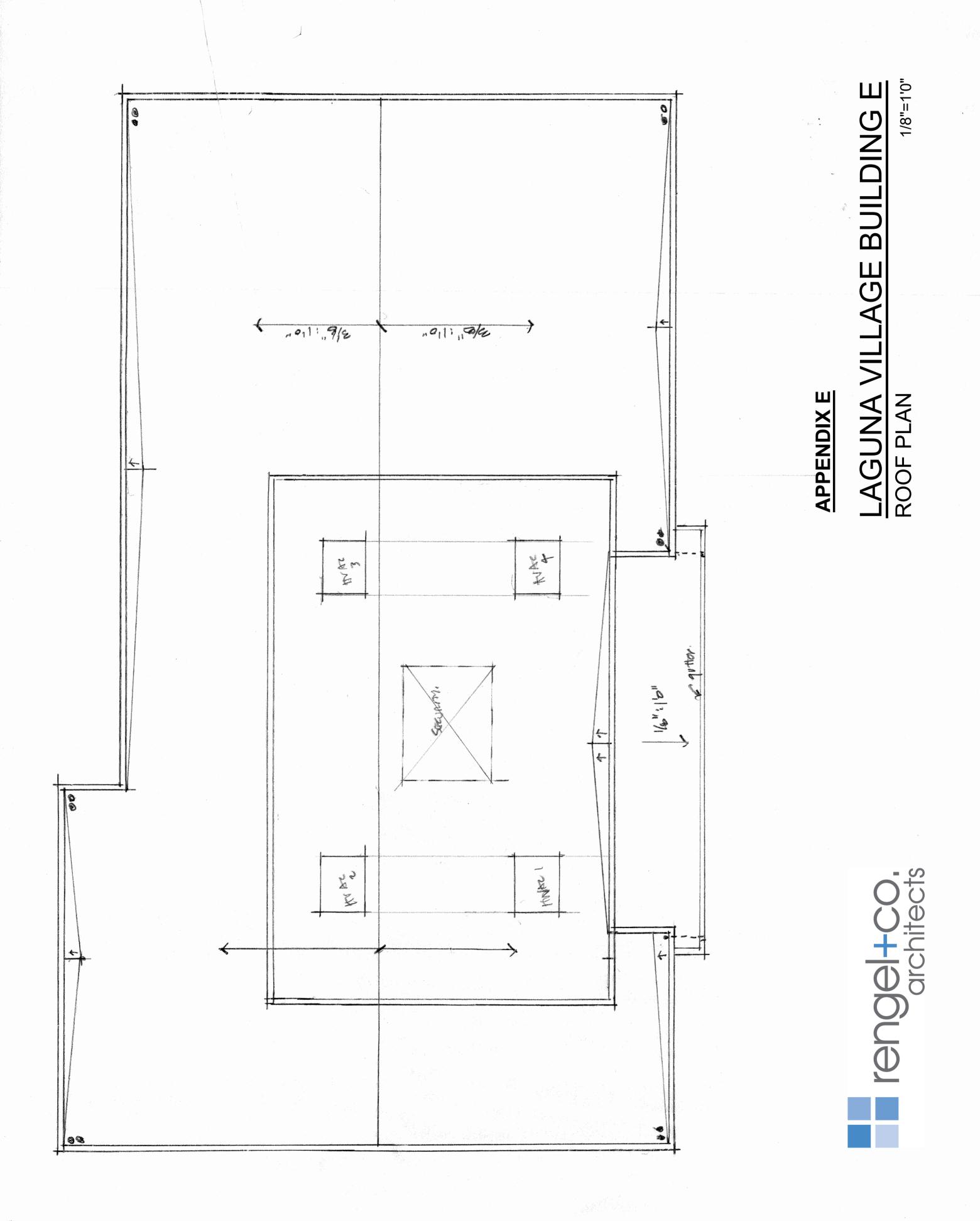
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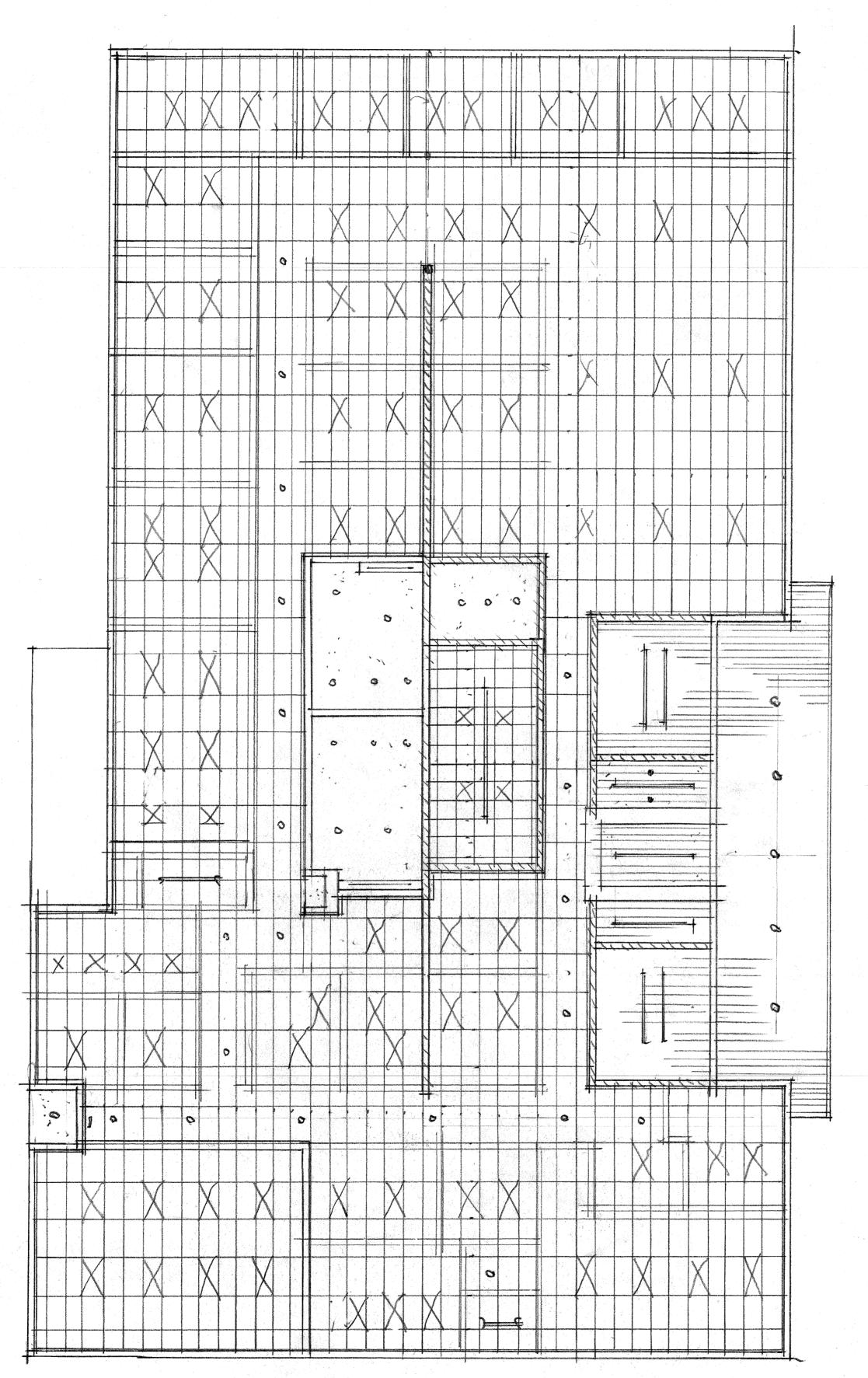


Agenda Item 9b and 9c Page 29 of 55



LAGUNA VILLAGE BUILDING E Reflected ceiling 1/8"=1'0"

APPENDIX F



rendet-co.

Laguna Woods Village Building E

23081 Campo Verde, Laguna Woods, CA

OUTLINE SPECIFICATIONS:

General Scope of Work: The Project for Laguna Woods Village is the demolition of the existing 7,500 square foot building and replace with a new 10,500 square foot building. Refer to the Floor Plan for additional detail and specifications.

Shell Construction:

- A. DEMOLITION: Completely demolish the existing one-story, 7,500 square foot Building E, located at 23081 Via Campo Verde, Laguna Woods. Cap existing utilities and locate for future connection to the new building
- B. FIRE SPRINKLERS: Provide new fire sprinkler line to building from existing hydrant to FSR (see plan). *Assumes current water flow capacity meets OCFD requirements.
- C. GRADING: From a 2-location soil boring, the existing soil condition was labeled "sandy fat clay" with an expansion potential of "high" and an assumed soil bearing pressure of 1500 psi. Existing foundations were noted to have uplift and cracking. Assume grading an engineered fill pad and remove 36" native soil or 12" below footings, whichever is greater and over-excavate 5'0" around the perimeter. The exposed surface should be scarified 12", moisture conditioned and compacted to 90%. Process over-excavated material as engineered fill.
- D. SITE: provide 2 van accessible parking stalls at building entry and truncated domes at 3 exits.
- E. FOUNDATIONS:

Footings: 24" wide x 36" deep with #4 rebar top, bottom, middle Slab: 8" concrete slab with #4 rebar, each way, 24" on center over 12" course gravel base with sealed moisture vapor barrier

F. FRAMING/INSULATION:

Wall: 2x6 at 16" on-center wood frame walls, 12'0" to underside of roof (optional metal stud framing at contractor's discretion) structure, 42" parapet walls. Window header openings 9'0"AFF. R19 faced insulation batts exterior walls, all interior walls R11 unfaced batts.

Roof: 560 TJIs at 16" on-center, maximum 40' span, framing support at HVAC units. Slope at ½" per 1'0". Rigid roof insulation, two layers, staggard joints. R19 above all ceiling at all attic spaces. 3-1/2" un-faced acoustical batt insulation above restrooms, lunch room and conference/interview rooms.

- G. ELECTRICAL: Provide new 400 amp switchgear.
- H. HVAC: Electric (4) 10-ton roof-mounted HVAC units, self-flashing, leveled, factory curb. Digital thermostat. Smoke detector, keyed reset switch located in ceiling. All Conditioned Areas shall have a 2x2 white baked enamel with perforated face, flush mounted supply register and a ducted return register. No transfer grills at restrooms. Supply air 4-way distribution. Filters located at HVAC unit, NOT at return register.

- I. PLUMBING: Provide Sewer/Water from existing capped lines during demolition to new Bar counter, M/W restrooms, janitor sink, and drinking fountain locations. Provide (4) downspouts at each building corner and condensate drains at each HVAC unit. All domestic water, overflow or condensate pipe to be copper, no below-slab piping. Provide access doors for all water and fire valves. All underground sewer Schedule 40 PVC or ABS, above slab cast-iron.
- J. ROOFING: Single-ply 80 mil PVC by Sarnafil. Cant strip all corners, extend up parapet wall and cap with GI metal flashing.
- K. Exterior Finish: Smooth cast plaster finish with Fry Reglet field joints. 1x8 plastered foam trim along parapet. Exterior acrylic paint, Sherwin Williams.
- L. GLAZING: Kawaneer TriFab 451T 2"x4.5" Thermally Broken flush glazing system. Concealed fasteners, Class II clear anodized. PPG Commercial 1" low-E insulating glass "Sungate 100 Low-E glass Atlantica."
- M. Asphalt Paving: sawcut and remove areas for new construction and haulaway. New pavement with stabilized Class 6 road base, match existing depth. Install in 2 separate lifts, finish to be smooth and without loose material or honeycombing. Install rubberized crack sealant (Crafco 532) and building junction. Slope minimum 1.5% away from building at entrances and 2-5% at perimeter.

Tack coat material to adjacent paving surfaces and/or structures to which the new asphalt paving comes in contact. Stripe or re-stripe in accordance with the site plan scheme, 2 coats, striping to match existing.

N. CANVAS AWNING: Provide allowance for (7) 42"x42"x 16' canvas awnings over storefront glass.

Interior Improvements:

- <u>Reception/Conference B/Interview</u>: Reception counter with desk: 42" high pony wall with wood panel face and 16" wide soldi surface countertop with 1" bullnose. Cabinetry: (see standard millwork spec below) Ceiling: Drywall with soffits, (3) 1" linear LED cable-hung 8' lights (Architectural Lighting Works Moonring 1" or equal), prefinished folded metal attached to underside of TJIs. Pendant lights (2x\$200) over reception counter. Flooring: porcelain tile, brick pattern. 2 walls with plaster finish to match exterior plaster, no color. Provide additional \$20,000 allowance for tenant interior features at Lobby.
- <u>Restrooms: Multi Occupancy</u> (see finish specifications) Flooring: Porcelain Tile, stack pattern, Schluter dilex metal cove base. Walls: All walls: Porcelain Tile up wall to 48", Carnegie Torrent 7294A vinyl wallcovering above to ceiling.

Countertops: Solid surface with 4" face, 4" backsplash Toilet Partitions: Global floor anchored stainless steel, textured finish. Ceiling: Gyp Board ceiling, continuous light soffit along wet wall, downlights. Floor drain, minimal slope to drain.

Lavatory: counter-mounted sink and deck faucet, ¼" thick plate glass mirrors, two coats silver and electroplated copper backing, wiped edges at lavatories, from top of splash to bottom of light soffit.

Tie occupancy sensor to fan and lighting

Accessories:

Napkin Disposal: *Bobrick B-270 sanitary napkin disposals* in each woman's toilet stall unless otherwise noted.

Paper Towel Dispenser: *Bobrick B-3944* recessed paper towel dispenser with a waste receptacle unless otherwise noted.

Electric Hand Dryer: Bobrick Trimline No. B-7128.

Seat Cover Dispenser: *Bobrick B-221* seat cover dispenser each stall. Toilet Paper Holder: *Bobrick B-686* double toilet paper holder.

Grab Bars: *Bobrick B-6897*, 42"x52" x 1-1/2" diameter, with *Bobrick B-2583* concealed anchor plates.

Waste Receptacle: *Bobrick B-3644*. Framed Mirror: *Bobrick B165-2436*.

Contractor is responsible for all blocking and framing requirements, as well as any additional requirements for powered accessories

- 3. <u>Work areas</u>: Printer/fax/copy area, solid surface work counter with plastic laminate cabinets below and cabinets above, LED task light at all upper cabinets.
- 4. Break/Lunch Room:

Flooring: LVT, see finish specifications.

Wallcovering: allowance for vinyl wallcovering, all walls

Lighting: Allowance for 6 pendant lights (\$250 each), 10 downlights, dimmable, fluorescent task light at all upper cabinets.

Cabinetry: countertop: Krion Nature Series solid surface White Nature 0101-G3 with 4" face, 4" backsplash. Cabinetry: plastic laminate flush overlay fronts, melamine interiors.

Sink: 24"x24" with garbage disposer, apron front for knee clearance. Appliances: 18" dishwasher, garbage disposer. Dedicated outlets and space for 36" refrigerator, microwave, coffee maker. Water outlet to refrigerator. Appliances (vending/refrigerator/icemaker/microwave) by tenant.

- 5. <u>Private Office Standard</u>: Walls: eggshell finish paint, accent color one wall. Standard carpet: plank carpet tiles, rubber base, see finishes specification.
- 6. <u>Server/Computer room</u>: (3) 20amp dedicated electrical outlets, VCT static dissipative tile, dedicated 24-hour HVAC split system.
- 7. <u>Open Office area</u>: Walls: eggshell finish paint, accent color one wall. Standard carpet: plank carpet tiles, rubber base, see finishes specification.
- 8. <u>Conference Room A</u>:

Flooring: standard plank carpet tiles, rubber base
Ceiling: standard ceiling with Focal Point "Seem 1 Acoustic" cable-hung fixture, gray finish and (4) 2x2 standard LED
Walls: all full-height sound walls, polyolefin wallcovering, 2 walls
Floor outlet below conference table Building Standard Specifications, typical unless noted otherwise in above specifications or Schematic floor plan:

- Interior Doors: 3'x8'x1-3/4" solid core, oak, stained, prefinished Mahogany color. Timely pre-finished "Alumitone." Typical hardware: US 630 satin stainless steel finish, lever-type to comply with accessibility code. 1-1/2 pairs of butt hinges. Full mortise McKinney, Passage Latch Yale AU 5401LN, Yale 4400 closer (restrooms, locker rooms), Rockwood door stop and silencers. All offices and computer room to have 7-pin locking hardware. Norton closers at restroom, lunchroom.
- 2. Walls: 5/8" gypsum board, minimum level 4 drywall finish, taped and sanded smooth finish, over 3-5/8" metal or wood studs and unfaced R13 batt insulation, painted with drywall primer and 2 coats eggshell finish Sherwin Williams paint. Level 4 finish.
- Carpet: Carpet tiles Bentley plank carpet tiles, Suitable 4UVT4 Legit 411450 18x36 field plank ashlar pattern. Tarkett rubber base coved 2-1/2".
- 4. Heating/Ventilating/Air Conditioning: Existing system, allowable cooling ratio of approximately 1 ton per 300 square feet of office area. Thermostat to be located away from architectural features and not centered in walls.
- Ceiling tiles: Armstrong Cortga #769 non-directional fissured, class A fire rating, berc-2 clips as required by code. Ceiling grid: Class A 15/16" exposed T grid system with 1-1.2" main tee, 1-1/2" cross tee, 7/8" x 7/8" wall mold by Donn, factory white finish at 10'0" elevation.
- 6. Windows coverings: non-motorized Mecho/5 standard bracket regular roll with fascia, Soho 1600 Series, 3% open cloth in Sullivan color. Surface mounted. (no shades at storefront doors)
- 7. Fire Sprinklers: heads to be chrome, fully-recessed with white escutcheons, center on ceiling tile. Schedule 10 pipe (6" or larger), schedule 7 Dyna-flow 'lined pipe' branch lines less than 6". No schedule 5 pipe permitted.
- 8. Fire Accessories: Semi-recessed extinguisher enclosure, estimated 8 enclosures.
- 9. Lighting:

See lighting notes for specific areas listed above Standard: Cooper Light Solutions Metalux Cruze ST 24CZ2 (2'x4') or 22CZ2 (2'x2') LED Spec grade troffer recessed light fixture. Undercabinet "Thinlight" fluorescent lights at all overhead cabinetry. Corridors areas: Recessed 'can' lights Rayon Lighting 6" diameter LED. Exit signs: (10) w/90-minute battery backup Emergency Lighting: battery-backed emergency lighting in selected 2x4 fluorescent lights. Exterior lighting: (10) wall-mounted exterior pendant lights, allow \$150/fixture cost 10. Power:

Occupancy sensors at all rooms. Offices (3) 110v outlets and one data 'ring and string' each office. GFI outlet each restroom.

Computer Room: provide 3 GFI dedicated 20 amp 110v outlets

Branch wiring #2 and smaller to be copper. All conduit to be EMT and run parallel/perpendicular to building lines. Concealed conduit metalclad. No conduit on roof or below slab.

Standard electrical decora duplex outlets, 3 per office, average one outlet every 12', fourplex at desk location.

Data box and ceiling conduit for voice/data provided at each office and workstation.

Switches: standard decora

CATV at lunch room, Board Room, Briefing and Dispatch Desk/work counters: ½ outlets at countertops above counter, ½ outlets grommet thru countertops to outlets below desk/counter height.

- 11. Interior required signage: Exit/ADA, Exit/electric Selected plastic color and contrasting lettering from standard color palette. \$1000 allowance for Lobby sign.
- 12. Millwork:

Base Cabinets 34" high, 24" deep, accessible toe kick where required, minimum one row of drawers over doors. Upper cabinets 36" high, 14" deep. Cabinet finishes: plastic laminate on all exposed horizontal and vertical surfaces, ³/₄" melamine box carcass with ¹/₄" melamine backs installed on French cleat system. All doors 11/16" laminate on the exterior side and white liner on the interior side. Hardware: European sytle concealed self-closing Blum hinges or equal, 120 degree at standard cabinets, 170 degree at Accessible cabinet doors, drawer slides Grass 6036 Zargen System or equal. Drawer boxes ¹/₂" melamine with full extension 100 lb ball bearing slides, soft close. Pulls; 4" wire US26D, adjustable shelf hardware. Countertops: solid surface in areas with sinks, laminate without sinks, 4" splash, typical.

13. Plumbing Fixtures

Lavatories: Lavatory faucets should have maximum 0.5 GPM flow rate. Lavatory for Vanity: American Standard, "Aqualyn", model #0476.028, white, self-rimming or equal. Sloan Model #EAF200-LT CP Optima Hardwired-Powered Deck-Mounted Mid Body Faucet. Furnish and install a Handy-Shield Drain Cover #3011 White by Plumberex Specialty Products under each lavatory.

Watercloset: American Standard 'Cadet' elongated pressure-assisted toilet for non-handicapped applications: Model #2333.100 or approved equal (white), Olsonite #64 SSTL toilet seat (white). American Standard 'Cadet' Right Height Elongated pressure-assisted toilet for ADA applications: Model #2377.100 (white), Olsonite Model #64 SSTL toilet seat (white).

- Urinal: American Standard, Model #6540.017, or approved equal, white, Sloan Model #180-1.5 flush valve.
- Coffee Bar/Lunch Room Sink: **Elkay Model PSR-1918; stainless steel,** Delta Model #100 faucet (Sink faucets should have maximum 1.5 GPM flow rate). Furnish and install a Handy-Shield Drain Cover #3011 White by Plumberex Specialty
- Products under each sink: Garbage Disposal: Emerson Model #BGR 5 Badger 5 ¹/₂ HP Garbage Disposal.
- Tankless Water Heater: 1) *Eemax Spec Advantage* model, or equivalent, including cabinet accessories, sized to meet the demand. Under Sink On-Demand Tankless Water Heater: *Eemax Series One Non-Thermostatic*, or equivalent, with single lavatory/sink.

All plumbing connections shall be made with dielectric unions.

- Water Cooler/Drinking Fountain: *Elkay Model #LZODS* for the high-low drink fountain.
- Janitor's Mop Service Basin: *Mustee Model # 62M 24" x 24" x 8 ¼". Mustee Service Faucet Part No. 63.600A* chrome plated brass service sink faucet, ½" pipe eccentric inlets on 8" centers, or equal. Install white FRP on wet walls to 8' AFF.
- Condensate Drains: Furnish and install copper condensate drainage lines with proper venting for all
- HVAC equipment plumbing, as allowed by code, insulated per code requirements. The lines shall be no smaller than 3/4" diameter and shall be located under the roof unless prohibited by code. Drains shall tie into nearest hub drain or dry well or where allowed by code.
- Shut-off Valve: Furnish and install a main water line shut-off valve for the restrooms in the handicapped stall in the men's restroom, not above the ceiling. Provide 8" x 8" stainless steel access panel. Provide a typed label "Main Water Valve" on the access panel.
- Exterior frost-free hose bibs, with vacuum breaker and isolation valve for freezeprotection, shall be provided as follows: At roof HVAC equipment as required by code. At roof, above office nodes.

Exclusions:

- 1. Furnishings, fixtures, open office systems furniture
- 2. Computer, copier, and audio/video equipment
- 3. Security alarm systems
- 4. Data, Cable and Telephone systems and system wiring. Data conduit to ceiling and junction boxes provided.
- 5. Equipment and installation of Security Department radio, uplink, satellite, etc. specialty systems
- 6. Exterior building signage
- 7. ADA and Accessibility at existing interior, common area, or exterior site features have not been addressed in these specifications. Any code enforcement at existing features shall be borne by the Owner.

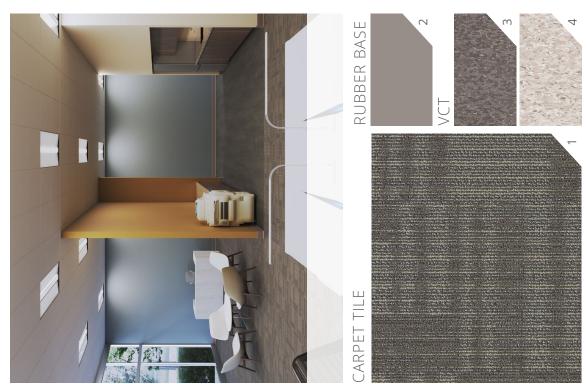
Attachments: Floor Plan, Site Plan, front typical elevation, reflected ceiling plan, roof plan.

Pewter Spice Finishes

QUARTZ

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- Imperial Smokey Armstrong Imperial Taupe **Patcraft** Platinum LVP Pewter Spice Armstrong Patcraft Patcraft Modern 24"x24" Smokey Brown 51868 801G5 00760 S042V 00550 1431V Nickel 51901 -Ч. . . 4 <u>ں</u>
- **Sherwin Williams** 4877-38 *to be used as countertops 7966K-12 *to be used as cabinets Wilsonart 5th Ave Elm **Wilsonart** Grey Mesh **Cambria** Berwyn ۲. ن ە ø
 - Antiquity SW6402
- Sherwin Williams Taupe Tone SW7633 10.
- 11. Sherwin Williams Steely Gray SW7664
- **12. Sherwin Williams** White Duck SW7010

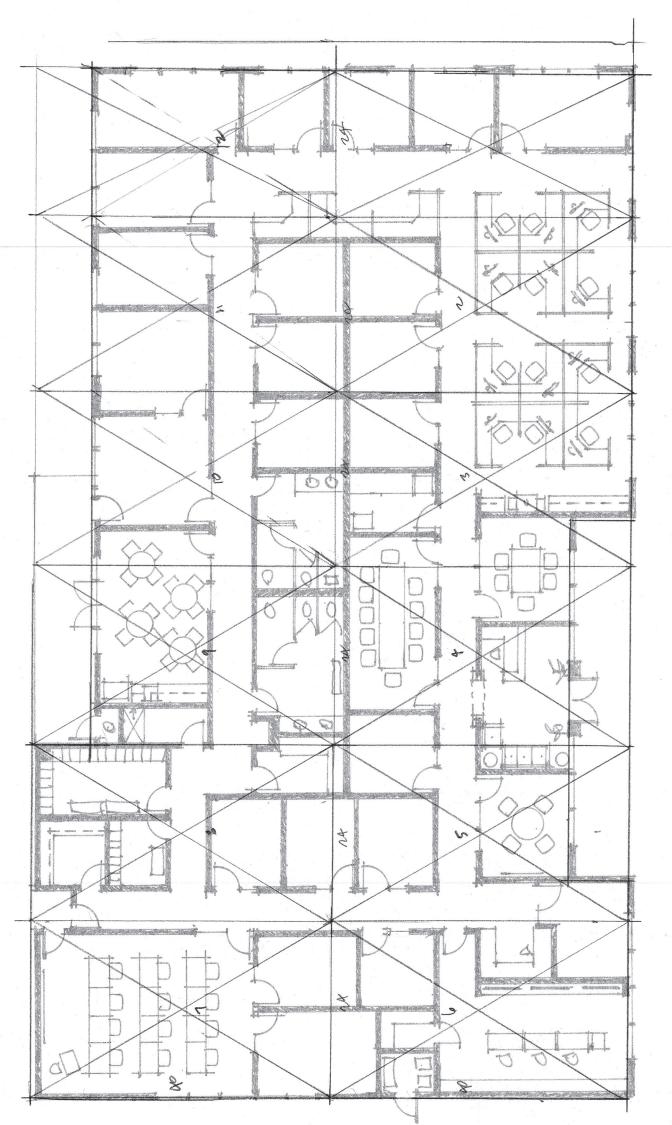
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(6"x36") Walk in the Park P238V, Oat 200 Porcelain Tile





APPENDIX H



Agenda Item 9b and 9c Page 39 of 55

Line Item Bid:		Remarks:
Demolition	104 750	site demolition for new building, demolish old Building E
Demonition	194,750	water meter, grading, import/export allowance,
Site Grading	231,800	SWPP survey, erosion control
Site Survey		staking and boundaries
		Fire service/DCDA, water/gas joint trench,
Site Utilities	175,000	backflows, sewer service, storm drain
		4" asphalt over 6" base, patch back utility
Asphalt Paving/Striping	240.002	trenches, slurry coat 72,500SF, striping/bumpers
		irrigation, controls, plant materials
Landscaping Drainaga	41,400	included in grading and asphalt
Drainage	-	
Temp construction fencing	27,000	no notoining wells opticingtod
Retaining Walls	-	no retaining walls anticipated
Structural Steel	-	no structural steel anticipated
Concrete Flatwork	57,685	site walkway, drainage swales, entry/lunch patio
Concrete Footings	315,000	
Masonry	_	no masonry anticipated
Rough Carpentry	233,940	
Wood trusses/TJIs/beams	130,000	
		R19 ext walls, R11 all interior walls, R11
Insulation	36,000	ceilings, R11 t-bar
Desfine		80mil single ply, tapered insulation, roof hatch,
Roofing	380,585	walk pads Parapet cap, misc sheet metal flashing, roof
Sheet Metal/Flashing/waterproof	76,100	ladder, equipment screen
Caulk/Sealants	5,000	
Skylights		no skylights anticipated
		exterior lath and plaster w/reveals, foam
Stucco/lath/plaster	171,045	parapet
NATI I		110FL base cabs, 9021LF upper cabs, 400SF
Millwork	99,000	countertop
Finish Carpentry		
Doors/Frames/Hardware	,	see Outline Specifications
Framing and Drywall	111,570	
Glass/Glazing	10E 010	ext storefront metal/glass, ext storefront doors, interior sidelites
Glass/Glazing	,	
Fire Supression/Sprinklers	,	sprinklers and extinguisher cabinets
Ceramic Tile/Stone	· ·	Lobby flooring and restrooms
Acoustic Ceiling	97,150	see Outline Specifications exterior/interior, sound fabric at conference
Painting/Wallcoverings	55,530	rooms, FRP jan closet
Flooring	56,532	carpet tiles, VCT, moisture testing, base
Toilet Accessories		toilet partitions

Plumbing	90,513	
HVAC	180,368	(4)10 ton electric HVAC units, (2) exhaust fans, distribution, registers, grilles and air balance
Electrical	442,834	temp power, cap ex bldg E, fixtures, power distribution, HVAC power, site electrical/new
Window Treatments		see Outline Specifications
Specialty Equipment	21,707	
Required accessible signage	750	exit signage, restroom signage
(26) Security Dept lockers	36,400	
(7) canvas ext awnings	17,500	
Fire flow monitoring device	7,900	
kitchen dishwasher	1,575	
Site final cleanup/detail	2,310	
Allowances:		
features at public lobby/conference	21,000	ceiling upgrade, lobby sign, light fixtures
exterior sign	15,000	
Excluded:		
ADA/site accessibility repairs or noncor	formance at existir	ng site and buildings
New furnishings, fixtures or equipment		
Construction SubTotal:	\$ 3,912,318	
General Conditions: 1.5%		toilets, trash, temp power/tele, misc labor
Superintendant	75,600	
Overhead+Profit: 5%	191,260	
Insurance:	40,200	National advise if Ourser requires a band
Bond:	-	Not included, advise if Owner requires a bond
Total estimated construction:	\$ 4,270,738	
Architecure/Engineering		
Soils Report	25,000	
Civil Engineering	185,000	
Use Permit Processing	48,000	application, notices, WQMP
Architect/MEP/Structural Engineering	300,000	
Landscape Architect	10,000	
Misc Reimbursables allowance	20,000	
Total Estimated Arch/Eng:	\$ 588,000	

Additional anticipated Owner costs	S:		
City Use Permit fees		7,500	application, public notice
City Permits, fees, plan check		15,000	shell+interiors+grading
Special Inspections		15,000	
Security Department equipment		40,000	satellite systems
Data/Telephone/alarm cabling		45,000	
Moving cost		58,000	relocate from existing building to new building.
Total Owner Additional Costs:	\$	180,500	
Subtotal:	\$	5,039,238	
Contingency allowance: 10%		503,924	
Total:	\$	5,543,162	



APPENDIX I

Laguna Woods Blo	lg. E- R	OM Co	onstruction Buc	lget
Description	Qty	Unit	Cost/Unit	Total
Civil Engineering-Const. staking	1	ls	\$20,000.00	\$20,000.00
Architectural & Engineering			Total	\$20,000.00
Superintendent	36	wk	\$2,100.00	\$75,600.00
Project Offices 8x20 6 months	9	mo	\$235.00	\$2,115.00
Delivery and pickup	1	ea	\$200.00	\$200.00
Temporary toilets (2ea)	9	mo	\$400.00	\$3,600.00
Pick up & delivery of toilets	1	ea	\$85.00	\$85.00
Temporary wash station	9	mo	\$175.00	\$1,575.00
P & D charges for wash station	1	ea	\$85.00	\$85.00
Telephone and Internet service	9	mo	\$300.00	\$2,700.00
Dumpster/trash	20	ea	\$900.00	\$18,000.00
Course of constructions labor	560	hrs	\$40.00	\$22,400.00
General Requirements			Total	\$126,360.00
Detail clean bldg. upon completion	10500	sf	\$0.22	\$2,310.00
Final Clean			Total	\$2,310.00
Water meter rental	1	ls	\$2,000.00	\$2,000.00
Grading	1	ls	\$139,800.00	\$139,800.00
Import / Export Allowance	1000	yd	\$60.00	\$60,000.00
SWPP Survey	1	ls	\$10,000.00	\$10,000.00
Erosion Control	1	ls	\$20,000.00	\$20,000.00
Site Grading			Total	\$231,800.00
Bldg. demo & tree removal	1	ls	\$82,500.00	\$82,500.00
Site demo	1	ls	\$112,250.00	\$112,250.00
Demolition			Total	\$194,750.00



Description	Qty	Unit	Cost/Unit	Total
New 4" asphalt over 6" base	40281	sf	\$5.23	\$210,670.00
Solid depth patch back at utility trenches	1362	lf	\$13.43	\$18,292.00
Slurry (2) coat	72417	sf	\$0.26	\$18,828.00
Lines, bumpers and signage (Excludes stenciling & #s)	1	ls	\$2,202.00	\$2,202.00
Asphalt Paving			Total	\$249,992.00
Fire service & DCDA	1	ls	\$88,000.00	\$88,000.00
Water & Gas (joint trench) service	1	ls	\$28,000.00	\$28,000.00
Domestic & Landscaping backflows	2	ea	\$5,500.00	\$11,000.00
Sewer service	1	ls	\$18,000.00	\$18,000.00
Storm Drain	1	ls	\$30,000.00	\$30,000.00
Site Utilities			Total	\$175,000.00
Temporary Construction fence w/ privacy cloth	1500	lf	\$18.00	\$27,000.00
Fences and Gates			Total	\$27,000.00
Irrigation, controls and plants for planters	1800	sf	\$23.00	\$41,400.00
Landscaping			Total	\$41,400.00
Building footings and slab	10500	sf	\$30.00	\$315,000.00
4" thick sidewalk around bldg.	3500	sf	\$9.71	\$33,985.00
6" "A" curb	1000	lf	\$18.70	\$18,700.00
Misc concrete patch (v-gutter & curbs)	1	Is	\$5,000.00	\$5,000.00
Concrete			Total	\$372,685.00
Exterior walls, shear wall and roof framing	10500	sf	\$22.28	\$233,940.00
Truss and beam allowance	1	allow	\$130,000.00	\$130,000.00
Rough Carpentry			Total	\$363,940.00
P-lam base cabient	110	lf	\$175.00	\$19,250.00
P-lam upper cabinets	90	lf	\$175.00	\$15,750.00
Solid surface countertop at base cabinet & RR	400	sf	\$160.00	\$64,000.00
Millwork			Total	\$99,000.00



Description	Qty	Unit	Cost/Unit	Total
R-19 at exterior walls	1	ls	\$11,800.00	\$11,800.00
R-11 at interior partitions	1	ls	\$10,000.00	\$10,000.00
R-11 at ceilings	1	ls	\$2,700.00	\$2,700.00
R-19 at T-bar	1	ls	\$11,500.00	\$11,500.00
Insulation			Total	\$36,000.00
80mil single ply	12600	sf	\$26.00	\$327,600.00
Taperd insulation	10500	sf	\$4.50	\$47,250.00
Roof hatch	1	ea	\$735.00	\$735.00
Walk pads at HVAC	1	ls	\$5,000.00	\$5,000.00
Roofing			Total	\$380,585.00
Parapet cap	700	lf	\$18.00	\$12,600.00
Misc sheet metal flashing	1	ls	\$15,000.00	\$15,000.00
Roof ladder	1	ea	\$2,500.00	\$2,500.00
Equipment screen	230	lf	\$200.00	\$46,000.00
Miscellaneous Metals			Total	\$76,100.00
Doors, frames and hardware	43	ea	\$1,976.74	\$85,000.00
Door, Frames & Hardware			Total	\$85,000.00
Exterior s/f frames and glass	1590	sf	\$52.00	\$82,680.00
Exterior s/f doors (2) 6080 and (1) 3080	5	ea	\$2,650.00	\$13,250.00
(31) 2070 1/4" clear tempered sidelights	434	sf	\$23.00	\$9,982.00
Glazing			Total	\$105,912.00
Lath and plaster w/ reveals and foam at parapet	10500	sf	\$16.29	\$171,045.00
Lath and Plaster			Total	\$171,045.00



Description	Qty	Unit	Cost/Unit	Total
Layout	10500	sf	\$0.15	\$1,575.00
Full ht. walls	50	lf	\$91.63	\$4,582.00
Interior partitions	883	lf	\$67.74	\$59,814.00
Perimeter bath walls	103	lf	\$72.35	\$7,452.00
Plumbing walls	13	lf	\$94.13	\$1,224.00
Low wall	13	lf	\$84.03	\$1,092.00
Column furring	12	lf	\$81.45	\$977.00
Drywall at wood framing	732	lf	\$22.48	\$16,455.00
XP Drywall at wood framing	36	lf	\$24.00	\$864.00
Metal	882	lf	\$5.13	\$4,525.00
Drywall ceilings	512	sf	\$7.92	\$4,055.00
Soffits in baths	40	lf	\$69.12	\$2,765.00
Soffits in Lobby	37	lf	\$99.71	\$3,689.00
Misc patch in Bldg D	1	ls	\$2,500.00	\$2,500.00
Framing & Drywall			Total	\$111,569.00
RR & Lobby Floor tile	925	sf	\$30.00	\$27,750.00
RR Wall Tile to 4' aff	485	sf	\$30.00	\$14,550.00
Tile			Total	\$42,300.00
Armstrong Cortega 769 and Prelude XL 15/16" grid	8880	sf	\$5.49	\$48,751.00
Alcan ceiling at Lobby, Interview Rm and Conf "B" and Entry	1210	sf	\$40.00	\$48,400.00
Acoustical Ceilings			Total	\$97,151.00
Bently Carpet tiles	1011	sy	\$41.97	\$42,432.00
LVT at Breakroom	406	sf	\$7.99	\$3,244.00
Static Dissipative tile at Server Rm	96	sf	\$20.01	\$1,921.00
VCT at Janitor's closet	995	sy	\$2.49	\$2,478.00
2.5" Rubber base	2466	lf	\$1.99	\$4,907.00
Moisture tests	11	ea	\$140.91	\$1,550.00
Floor Covering			Total	\$56,532.00



Description	Qty	Unit	Cost/Unit	Total
Roof hatch & access ladder	1	ls	\$200.00	\$200.00
Flashing	708	lf	\$3.05	\$2,159.00
Soffits plaster	762	sf	\$0.87	\$663.00
Wall plaster	10802	sf	\$0.60	\$6,481.00
HM door & frames	4	ea	\$200.00	\$800.00
Drywall ceilings	1325	sf	\$0.87	\$1,153.00
Soffits	85	lf	\$3.00	\$255.00
Interior partitions	26962	sf	\$0.48	\$12,942.00
Accent color	1	ls	\$1,450.00	\$1,450.00
Sound fabric at Conf Rm "A" and wall covering at RR	1	ls	\$25,426.00	\$25,426.00
Equipement rental	1	ls	\$2,650.00	\$2,650.00
Painting and Wallcovering			Total	\$54,179.00
FRP at Janitor's closet	1	ls	\$1,350.00	\$1,350.00
Fiberglass Reinforced Paneling			Total	\$1,350.00
Tactile signage	1	ls	\$750.00	\$750.00
Signage			Total	\$750.00
Partitions and accessories	1	ls	\$15,409.00	\$15,409.00
Lockers	26	ea	\$1,400.00	\$36,400.00
Toilet Accessories			Total	\$51,809.00
Non-motorized Mecho Sades 6' x 6'	42	ea	\$475.32	\$19,963.00
Non-motorized Mecho Sades 4' x 9'	4	ea	\$451.12	\$1,804.00
Window Blinds			Total	\$21,767.00
Fire Sprinkler System	10500	sf	\$5.53	\$58,065.00
Semi-recessed FE cabinet with FE	8	ea	\$330.00	\$2,640.00
Fire Protection			Total	\$60,705.00
Underground, rough in, fixtures and HVAC condensates	1	ls	\$90,512.62	\$90,513.00
Plumbing			Total	\$90,513.00
(4) 10 ton electric HVAC units, (2) exhaust fans, distirbution, registers, grilles and air balance	1	ls	\$180,368.00	\$180,368.00
H.V.A.C.			Total	\$180,368.00



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Description	Qty	Unit	Cost/Unit	Total
Temp Power	1	ls	\$10,000.00	\$10,000.00
Safe off existing building	1	ls	\$10,000.00	\$10,000.00
Light fixtures and controls	1	ls	\$200,415.00	\$200,415.00
Office power and data stubs	1	ls	\$72,116.85	\$72,117.00
HVAC power	1	ls	\$19,100.61	\$19,101.00
Electrical service and distribution	1	ls	\$52,950.92	\$52,951.00
Site electrical & new bldg feed	1	ls	\$74,750.00	\$74,750.00
Conduits for fire alarm	1	ls	\$3,500.00	\$3,500.00
Electrical			Total	\$442,834.00
(7) Canvas awnings 42" x 42" x 16'	7	ea	\$2,500.00	\$17,500.00
Awnings			Total	\$17,500.00
Monitoring device for fire sprinkler flow	1	ls	\$7,900.00	\$7,900.00
Fire Alarm			Total	\$7,900.00
Allowance for tenant interior features at Lobby	1	allow	\$20,000.00	\$20,000.00
Allowance for Lobby sign	1	allow	\$1,000.00	\$1,000.00
Allowance for 18" dishwasher	1	allow	\$1,575.00	\$1,575.00
Allowances			Total	\$22,575.00
Sub Total				\$ 4,018,681.00
Liability Insurance				\$40,187.00
Contractors Fee				\$191,256.00
LAGUNA WOODS-BUILDING "E" TOTAL ROM CONSTRUCTION BUDGET				\$ 4,250,124.00

Line Item Bid:		Remarks:
Demolition	194.750	site demolition for new building, demolish old Building E
Site Grading		water meter, grading, import/export allowance, SWPP survey, erosion control
Site Survey		staking and boundaries
Site Utilities		Fire service/DCDA, water/gas joint trench, backflows, sewer service, storm drain
		4" asphalt over 6" base, patch back utility trenches, slurry_coat 72,500SF,
Asphalt Paving/Striping	,	
Landscaping	41,400	irrigation, controls, plant materials
Drainage	-	included in grading and asphalt
Temp construction fencing	27,000	
Retaining Walls	-	no retaining walls anticipated
Structural Steel	-	no structural steel anticipated
Concrete Flatwork	57,685	site walkway, drainage swales, entry/lunch patio
Concrete Footings	185,000	perimeter stem footing, piers
Masonry	-	no masonry anticipated
Modular Building	2,300,000	modular building, delivery and install on owner's foundations
Insulation	36,000	R19 ext walls, R11 all interior walls, R11 ceilings, R11 t-bar
Roofing	-	in Modular cost
Sheet Metal/Flashing/waterproof	62 000	misc sheet metal flashing, roof ladder, equipment screen
Caulk/Sealants		by modular installer
Skylights		no skylights anticipated
Stucco/lath/plaster		standard modular FRP finish
Millwork	99,000	110FL base cabs, 9021LF upper cabs, 400SF countertop
Finish Carpentry	00,000	
Doors/Frames/Hardware	85 000	interior, see Outline Specifications
Framing and Drywall	,	interior, see Outline Specifications
Glass/Glazing	,	interior sidelites
Fire Supression/Sprinklers		sprinklers and extinguisher cabinets
Ceramic Tile/Stone		Lobby flooring and restrooms
Acoustic Ceiling	97,150	see Outline Specifications exterior/interior, sound fabric at conference
Painting/Wallcoverings	55,530	rooms, FRP jan closet
Flooring	56,532	carpet tiles, VCT, moisture testing, base
Toilet Accessories	15,410	toilet partitions
Plumbing		Underground, rough-in, fixtures, HVAC condensates
HVAC		(4)10 ton electric HVAC units, (2) exhaust fans, distribution, registers, grilles and air balance

			temp power, cap ex bldg E, fixtures, power
Electrical		442 834	distribution, HVAC power, site electrical/new bulding feed, fire alam conduits
Window Treatments		,	see Outline Specifications
Specialty Equipment		21,707	
Required accessible signage		750	exit signage, restroom signage
(26) Security Dept lockers		36,400	
(7) canvas ext awnings		17,500	
Fire flow monitoring device		7,900	
kitchen dishwasher		1,575	
Site final cleanup/detail		2,310	
		2,310	
Allowances:			
features at public lobby/conference		21,000	ceiling upgrade, lobby sign, light fixtures
exterior sign		15,000	
Excluded:			
ADA/site accessibility repairs or noncor	form	nance at existir	ng site and buildings
New furnishings, fixtures or equipment			
Construction SubTotal:	\$	5,029,936	
General Conditions: %		42,000	toilets, trash, temp power/tele, misc labor
Superintendant		60,000	
Overhead+Profit: %		136,497	
Insurance:		35,000	
Bond:		-	Not included, advise if Owner requires a bond
Total estimated construction:	\$	5,303,433	
	Ψ	0,000,100	
Architecure/Engineering			
Soils Report		25,000	
Civil Engineering		185,000	
Use Permit Processing		56,000	
Architect/MEP/Structural Engineering		225,000	
Landscape Architect		10,000	
Misc Reimbursables allowance		20,000	
Total Estimated Arch/Eng:	\$	521,000	
Additional anticipated Owner cost	S:		
City Use Permit fees		7,500	

Total:	\$	6,605,426	
Contingency allowance: 10%		600,493	
Subiolai.	φ	0,004,933	
Subtotal:	\$	6,004,933	
	Ψ	100,000	
Total Owner Additional Costs:	\$	180,500	
Moving cost		58,000	relocate from existing building to new building.
Data/Telephone/alarm cabling		45,000	
Security Department equipment		40,000	satellite systems
Special Inspections		15,000	
City Permits, fees, plan check		15,000	



Modular Building Concepts, Inc. 12580 Stotler Court Poway, CA 92064 (858) 679-1185 -- Fax: (858) 679-6804 www.mbconcepts.com

Quote Date:	5/12/2022
Quote/Agreement #:	19921
Quote Expires:	6/11/22
Acct Rep	Kerper

ESTIMATE

Purchaser	
Rengel + Co. Architects	Delivery Location
C/O Richard Rengel	-
	Project: Laguna Woods
	Address: Laguna Niguel

Build	ing			Prevailing Wage: I	No				
Qty	Description	Size	Unit ID	Serial #		Price	Est	imated Tax**	Total Price
1	Modular building	10,500 sf	New	TBD	\$	2,119,293.00	\$	164,245.00	\$ 2,283,538.00

Delivery and Set-Up

Qty	Description	Each	Total	Estimated Tax**	Total Price
Delivery to Laguna Niguel				Included	Included
	Installation on client provided concrete foundation			Included	Included
	Crane rental			Included	Included

Options					
Qty	Description	Each	Total	Estimated Tax**	Total Price
None					

** Estimate Only, some items may not be subject to tax. Payment terms and deposits subject to change based on final credit approval from Modular Building Concepts, Inc. 25% Deposit required prior to ordering buildings. Quotation is subject to Terms and conditions. Pricing is based on NON-PREVAILING WAGE unless otherwise stated. Pilot cars and/or transportation permits (if required) will be an additional charge and billed to client. Tax amount subject to change based on rates in effect when billed. On Armed Forces Bases where "Rapid Gate" is required, the total cost will be billed to customer. By signing this document, customer accepts attached Terms and Conditions. (Attached 2 pages)

Sales Tax Rate Applied** 0.00%

Purchaser Signature: _

_____ Date Signed: _____ Title: _____





Modular Building Concepts, Inc. 12580 Stotler Court Poway, CA 92064 (858) 679-1185 - Fax: (858)679-679-6804 Certified CA Small Business #8480 www.mbconcepts.com

Quote Date:5/12/2022Quote #:19921Acct Rep:Kerper

EXCLUSIONS AND CLARIFICATIONS

Primary Exclusions

Furniture Cubicles Ramps, decks, steps Site work Permits Utility connections Construction or design of concrete foundation Prevailing wages

Primary Clarifications

This is an <u>estimate only for building E</u>. MBC has not solicited prices from any suppliers or vendors for this project.

Installation estimate includes labor and crane rental to lift 15 modules onto client provided foundation and weld down.

Estimate based roughly on the attached AIA floor plan with revisions to make the structure transportable and modular

With steady price increases in the prior months and more expected we suggest adding a buffer for future price increases.

TERMS:

"MBC" - Modular Building Concepts Inc.

"DOH" - California Department of Housing "Floor" A single unit, single wide or "module"

"Unit" - Commercial coach, modular building or trailer

1. CONSTRUCTION STANDARDS

Proposal based on a California Department of Housing approved Type V, non-rated, B-2 occupancy, Title 25 commercial coach and MBC standard construction finishes and colors unless otherwise stated. Each structure will bear the California D.O.H. insignia certifying State compliance. Design and construction will be in accordance with typical industry standards and the most recent version of the Uniform Building Code (U.B.C.), Uniform Mechanical Code (U.M.C.), Uniform Plumbing Code (UPC) and the National Electric Code (N.E.C.) as adopted by D.O.H. Specifications, floor plan, method of installation, and pricing, subject to change according to D.O.H. and local Building Department requirements. Sprinkler systems (if required) not included. Fire protection systems (when requested) will be in conformance with D.O.H. standards only.

2. CODES and CODE COMPLIANCE

MBC is not responsible for code compliance with any regulatory agency other than the California Department of Housing. Compliance with special codes or requirements due to occupancy or use of unit will not be the responsibility of MBC without prior knowledge in writing. If unit must comply with any other code(s), client shall provide MBC complete information or specifications in writing prior to submitting a proposal. Compliance with local Fire Marshal shall be the client's responsibility. Building is not Title 24 compliant.

3. PERMITS

MBC does not provide building permits or permits for electrical, sewer or water system. Requirements resulting from permits shall be the client's responsibility. MBC highly recommends that client consult with building department prior to ordering unit to determine local requirements. Client assumes all responsibility for obtaining and paying for any permits, onsite inspection fees by the DOH or licenses that may be required by law to possess or occupy unit. MBC shall be responsible for obtaining State of California approval to manufacturer unit only. Fees for transportation permits and pilot cars (if required) will be billed to client.

4. MBC RESPONSIBILITY

MBC shall provide and install a State of California DOH approved unit on a steel pier and wood pad "foundation" only, unless otherwise noted.

5. CLIENT RESPONSIBILITY

Client shall be solely responsible for: providing flat, level, accessible, and stable pad for unit, make all utility connections, determine local building, zoning, fire and health department requirements, and any other requirements affecting the use or construction of unit; secure building permits and pay all permit fees or any other fees associated with acquiring unit. Pad shall be minimum 1000 PSF with minimum 90% compaction.

6. DRAWINGS

Standard drawings will be provided with each new unit if required. Additional drawings, "wet stamped" drawings or engineering for unit will be extra. Drawings or engineering for ramps, decks, steps, foundation, or tie downs will be an additional charge.

7. SITE PREPARATION

Client assumes all responsibility for preparing site. Site must be flat and <u>level within 3" in all directions</u>, accessible by truck and unit without special handling, free from all obstructions (i.e. buildings, cars, trees, fences, etc.) and capable of adequately supporting unit without settling. Additional equipment or labor to install unit due to non-standard or unleveled site conditions will be billed to client. Minimum soil compaction is 1000 PSF. Settling of unit is not covered under warranty. Finished grade must be sloped to prevent "standing water" under unit. Client responsible for Tetras and the site of 2 Initials:

8. INSTALLATION/FOUNDATION

Installation includes placing the unit on a "temporary" steel pier and pressure treated wood pad "foundation" system. Piers shall be placed under frame approximately 6'-8' apart and without "tie downs". Seismic tie downs are strongly recommended and available from MBC at an additional charge. Unless otherwise requested, foundation is not DOH approved or engineer approved. Installations requiring DOH or engineer approval must be known prior to installation and will be billed to client. Client is responsible for determining building department requirements, local ordinances and "set-back" requirements. Exclusions: Skirting, tie downs, concrete foundation, jacking unit into position, use of forklift or crane, removal of tires, wheels, axles or hitch, raising or lowering of unit, setting unit below grade, prevailing wages, stand-by time, on site inspection fees, state approved foundation, returning tires, wheels, axles, or hitch to MBC, overtime, weekend or holiday work. Maximum floor height above grade is typically 34"-36". Minimum floor height above grade is typically 28"-30". Installations exceeding 36" or less than 28" may be an additional charge. NOTE: If local building department requires a change from MBC standard installation, costs will be based on scope of work and billed to client. Engineered foundation plans are an additional charge. Settling of unit is not covered under MBC warranty.

9. SEISMIC TIE DOWNS

Unless otherwise noted, tie downs are not included. If tie downs are required, prices shall be based on installation in dirt with acceptable subterranean conditions (no rocks or excessively hard soil). Exclusions - engineered plans, or calculations, pull out tests, soils tests, removal of tie downs or patching of asphalt or concrete after removal. Client is responsible to determine location and depth of all underground utilities. MBC highly recommends contacting "Dig Alert" at least 3 days prior to tie down installation to determine existence of underground gas, water, electric, phone, data or irrigation lines. MBC or their contractor will not be responsible for any damages to or liability from hitting utility lines Quantity of tie downs based on manufacturer recommendation and local building code. Installation in concrete or asphalt will be extra

10. ADDITIONAL CHARGES FOR INSTALLATION

Determining additional installation in advance due to "non standard" conditions is impractical. Therefore, all quotes are based on "normal" conditions where site is flat and level within 3" in all directions, and accessible by truck. The following minimum estimated charges might be used as guidelines: Actual costs will be based on scope of work and time and materials. Remove or install tire: \$25 ea., Remove or install axle: \$75 ea., Remove or install hitch: \$75 ea., Lower or raise unit (single wide) 6"-18": \$125 per "floor", Lower or raise unit (complex) 6"-18": \$200 per "floor". Jack and/or roll unit into position (driver only): \$100-\$200 per hour per "floor", Jack and/or roll unit into position (driver and crew): \$100-\$200 per hour per "floor". Rental of forklift and operator: \$350-450/day, Downtime on site \$100 per hour per "floor", Install seismic tie downs: \$80 ea. Pilot car: \$2.50/mile ea. vehicle (Min. \$200), Transportation permit: \$75-\$305 per "floor". Engineer approved "wet stamped" foundation plans utilizing steel piers, wood pads & seismic tie downs: \$250 ea., DOH approved plans for new units: \$500 ea. Building installations outside San Diego County subject to per diem.

11.UTILITIES

PLUMBING – Connection of sewer and water lines excluded. All lines stubbed below floor only. Client is responsible for labor and materials to manifold and connect to source on site. Incorrect service, improper connection or excessive pressure may damage plumbing or fixtures. Client is responsible for damages and repairs.

ELECTRICAL – Connection of electrical sub-panels to source excluded. Multi-unit structures require interconnecting of sub-panels by client. Subpanels by MBC, main panels by client. Incorrect service, "power surge", use of faulty generator or improper connection to panel may damage HVAC, lighting or electrical system. The use of a generator may void Applied free of a generator may void Applied free of a generator may damage and repairs.

Modular Building Concepts, Inc. Terms & Conditions (Continued) - Sale

WATER PRESSURE – Client responsible for maintaining appropriate water pressure to unit. Damages or service calls resulting from water pressure exceeding the unit's normal operating range is not covered by MBC warranty.

Client is responsible for all damages and repairs.

HOLDING TANKS – Water damage resulting from the use of a holding tank is not covered under MBC warranty. Tanks that "back up" for any reason (i.e. debris in the lines, fixtures that are left on or continue to run) thereby flooding unit are the client's responsibility. All costs associated with repairs including service calls, water extraction, cleaning, removal or replacement of water-damaged materials are client's responsibility.

SPRINKLER SYSTEM - Not included. If sprinkler system is provided by MBC, the price shall be based on a "light duty" system only. MBC recommends client meet with local fire department to determine specific requirements and provide MBC with written specifications prior to constructing unit. Unit sprinkled above and below ceiling only with piping stubbed out at end wall on each unit. Exclusions: connecting sprinkler stub outs to water source on site, manifolding stub outs, permits, risers, hydraulic calculations, on site testing, underground piping, below floor sprinkler, smoke detectors or fire alarm system.

12. STEPS / RAMPS

STEPS – Not included on purchase transactions unless otherwise noted. NOTE: Standard MBC steps are available in one size only and are not OSHA approved. Client is responsible for meeting all ADA, OSHA and local building requirements for entrance/exits. If site is unlevel and MBC steps are too high, too low or unstable, client must provide safe access to unit. MBC cannot guarantee steps will meet all codes. If after delivery of unit steps must be returned or exchanged due to site conditions, there will be a minimum \$75 pick up or delivery fee (San Diego County only). Client shall not attach step to unit or paint step.

RAMPS – Not included. If ramps are requested, costs will be determined <u>after</u> unit is in place and site is inspected. Any prices quoted prior to delivery of unit are estimates only.

13. TAX and LICENSE FEES

Client agrees to pay for all City, County, State or Federal sales and use tax and license fees where applicable. Rental agreements are subject to California sales tax.

14. DELIVERY (New Units Only)

Quoted delivery dates on new units is an estimate only and subject to change. Actual delivery will be based on manufacturers production level at time of plan approval. MBC will not be responsible for any liability or liquidated damages caused by circumstances beyond their control including weather delays, material shortages or production scheduling.

15. WARRANTY

NEW PURCHASED UNIT - MBC shall warrant unit against manufacturer's defects in workmanship for one year. Warranty period begins 10 days from completion of unit at the factory, or installation on site, whichever occurs first.

USED SOLD UNITS - Used units sold "as is where is" with no warranty expressed or implied.

Settling of unit not covered under warranty.

16. PURCHASE CANCELLATION

NEW UNIT - If client cancels and the unit has not been manufactured, MBC shall be reimbursed for all expenses incurred prior to Terms lation of clinic same and the unit has already been built, the

17. LEGAL USE OF UNIT / HOLD HARMLESS

Client agrees to comply with all State, Federal, and local laws and regulations, and to indemnify and hold harmless MBC from any and all fines, penalties or liabilities that may arise from violation of such law or regulation. Client further agrees to indemnify and save harmless MBC from any claims, liens, demands or liability whatsoever arising from any work done by client or their designated party.

Client will indemnify and save MBC harmless from any loss, cost or expense from liability to any person on account of damages to person or property arising out of failure of client to comply with the requirements and provisions of the Rental.

18. PRICE INCREASES

NEW UNITS - Prices effective for 30 days from date of quotation. Due to possible labor and material cost increases, MBC reserves the right to increase prices if; 1) Signed agreement is received later than 30 days from date of quotation 2) Production of unit does not proceed within 60 days of receiving signed agreement.

19. TERMS

PURCHASE - 25% on order, balance within 10 days of "beneficial occupancy" or completion of unit at factory, whichever occurs first. Punch list items, if any, will be remedied under warranty. Under no circumstances shall client withhold payment for warranty items or retention. If a building permit is being secured for installation of the modular unit, MBC must receive a copy of the permit before factory construction can be authorized.

20. WILDLIFE URBAN INTERFACE (WUI) COMPLIANCE

Certain areas of California are subject to "WUI" standards for fire resistant materials on buildings and structures. Unless otherwise requested and agreed upon in writing, MBC cannot guarantee that the unit being rented or purchased meets this standard. MBC highly recommends that client consult with their local building department prior to ordering unit to determine their requirements. Meeting all necessary WUI standards are the client's responsibility.

21. MISCELLANEOUS

A) MBC shall have the right to place upon unit their name and phone number and inspect unit unless requested in writing (prior to ordering).

B) MBC is a licensed dealer of DOH approved commercial coaches

C) Each person signing this agreement warrants and declares under penalty of perjury that they have the authority to make this transaction on behalf of their respective corporations or companies.

22. PENDING CODE CHANGE

The California Department of Housing and Community Development (HCD) has modified existing regulations governing the design and construction of Commercial Modulars and Special Purpose Commercial Modulars for units manufactured ON or AFTER March 31, 2012. The changes primarily involve measures to improve energy efficiency of mobile and modular structures. Any quotes, sales agreements, purchase orders or contracts of any kind currently signed or outstanding for new equipment (lease or sale) are now subject to this requirement and any pricing previously provided is subject to change as well.

23. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between client and MBC. No other agreements, representations or understandings shall bind MBC unless agreed upon in writing by an authorized MBC official. The provisions of this agreement may hereafter be changed only in writing and signed by both parties.

Agreement # #REF!

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