



**OPEN MEETING**

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

**Wednesday, March 20, 2024 – 1:30 p.m.  
24351 El Toro Road, Laguna Woods, CA 92637**

**Board Room & Virtual with Zoom**

**ADDENDUM TO THE AGENDA**

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Please see attached document that was added after the agenda packet was printed and distributed.

9a. Proposed Solutions

James Hopkins, Chair  
Manuel Gomez, Staff Officer  
Telephone: 949-268-2380

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Submitted by: Alison Bok, United Board President

Concepts: **Move all Recreational activities into Clubhouses that have space that is minimally utilized.**

**Relocate VMS staff to vacated CC spaces.**

**Steps:**

1. Move Fitness center in CC to bridge tournament room, CL 7
2. Move Table Tennis courts to CL 6 theater/ball room
3. Move PC Club classrooms to CL 6 meeting room
4. Consolidate VMS staff of Management, Finance and Accounting, Compliance to 3rd floor of CC unused space, area vacated by Table Tennis and PC Clubs. Install Security for access. TV studio remains in place.
5. Locate VMS staff for Security to ground floor space of CC vacated by Fitness. Make necessary power, IT, access, privacy features.
6. Relocate remaining VMS staff into 2nd floor space vacated in step 4.

These concepts and steps meet all the Guiding Principles. They greatly improve Resident access to Recreational facilities, spread traffic to underused clubhouses, and maximize efficient management company functioning. Costs should be reasonable for relocating, improving, and adding better security and safety features/requirements.

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Submitted by: Sue Stephens, Mutual 50 Board President

# **GRF BUILDING E SPACE PLANNING AD-HOC ADVISORY COMMITTEE**

## **Proposed Solution**

**March 20, 2024**

## **ASSUMPTIONS:**

- 1. The Security Department, which was displaced by the elimination of Building E, provides essential daily services and critical services during emergencies, such as earthquake, flood and fire.**
- 2. Due to its “around the clock” 7x24 operation, the Security Department needs continuous and uninterruptible power supply, in addition to secure parking, and EV charging.**
- 3. On January 3, 2024, the Security Department identified its work space requirements:  
(Estimated to be a total of 4100 sq. ft. based on earlier studies):**
  - 7 Single Offices**
  - 1 Shared Office (Watch Commanders)**
  - 1 Dispatch Room (3 Work Stations)**
  - 4 cubicles (report writing)**
  - Briefing/Training Room**
  - Server/Storage Room**
  - Equipment/Safe Room**
  - Interview/Conference Room (can be shared)**
  - Break Room/Kitchen (can be shared)**
  - Men’s and Women’s Locker Rooms (can be shared)**
  - Parking for 17 GRF Vehicles and 20 Personal Vehicles**
  - EV Charging Capability for approximately 12 GRF Vehicles**

## **PROPOSED SOLUTION:**

- **Relocate all Security Department personnel, equipment, and vehicles to what is currently the Clubhouse 7 Bridge Room and associated parking.**
- **Relocate the Bridge Club to the 3<sup>rd</sup> Floor of Community Center and/or other unused or under-utilized location, or locations, which would satisfy the current needs of the Club.**
- **Consider giving the Bridge Club an annual “priority” (i.e., ahead of annual club “rollovers”) for reservation of a room(s) at Clubhouse 5 (or other suitable location) for tournaments in the upcoming year(s). Only implement this after the Clubhouse 1 renovation is complete due to the temporary shortage of available rooms.**
- **Because 4,100 sq. ft. of space would be adequate for the Security Department’s equipment and personnel, the additional 2400 sq. ft. of unused space at Clubhouse 7 could be configured for other department(s). Facilities such as kitchen, restrooms, conference room etc. could be shared with the other department.**

## **ADVANTAGES:**

- 1. The size of the Clubhouse 7 Bridge Room is more than adequate for Security personnel and equipment, and the location is central to Laguna Woods Village.**
- 2. Has all electrical and connectivity required for IT. IT server room in close proximity.**
- 3. Existing Kitchen Facilities and one Conference Room.**
- 4. Existing Separate Restroom Facilities, including Lockers and Showers, for men and women.**
- 5. Audio/Visual System present. Perimeter Cameras already present.**
- 6. HVAC System/Temperature Controlled facility.**
- 7. Has its own lobby and external access for members, plus multiple access points for staff.**
- 8. Security can use parking access road when responding to emergencies at the Community Center.**
- 9. A few enclosed offices already exist; however, some doors and access points would need to be reconfigured, and additional rooms/cubicles added (cost unknown).**



## DISADVANTAGES:

***1. Periodically, heavy Recreation traffic could limit sufficient parking for Security vehicles.***

**SOLUTION:** Consider converting some of the existing unused land at Clubhouse 7 (see map) for additional Recreation parking, if needed (cost unknown), and create a secure parking area for Security vehicles at the west end of the existing Clubhouse 7 parking lot. “Parking Study” needed.

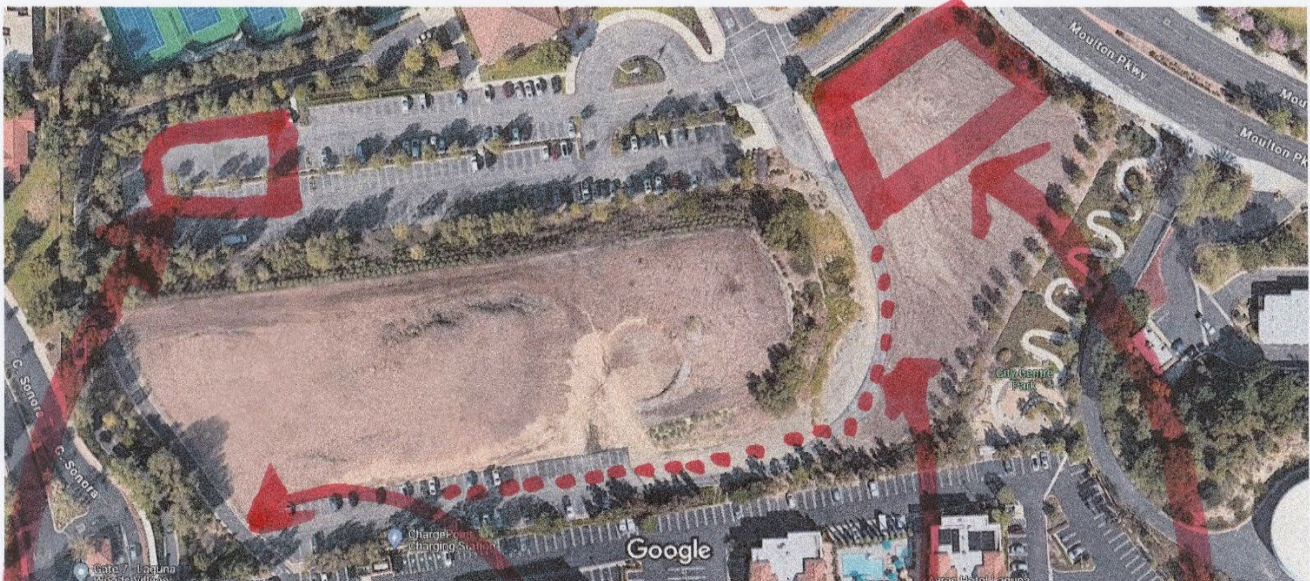
***2. No existing Electric Vehicle charging for Security Department vehicles.***

**SOLUTION:** Install "Fleet Charging", an inexpensive EV charging option that utilizes the existing electricity source of the GRF-owned building, for charging of approximately 12 Security vehicles.

***3. Emergency Back-Up Generator required. Cost = \$29,500***

***4. Only one way in and out of Clubhouse 7 parking lot onto Moulton Parkway with “No right turn on red” and extended light phasing.***

**SOLUTION:** Consider extending the “access road” (see map - - - -) to the Community Center parking lot to enable access to El Toro Road from Clubhouse 7. May require approvals by others.



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 50 ft

**SECURE PARKING FOR  
SECURITY VEHICLES**

**EXPAND "ACCESS ROAD"  
EXTEND TO COMMUNITY CENTER**

**ADD PARKING  
FOR RECREATION**

Submitted by: Nancy Carlson, United Boardmember

This responds to the GRF Ad Hoc Space Planning Chair's 3.7.24 post meeting email to committee members to draft proposed solutions for presentation at the next committee meeting March 20.

Pursuant to the Committee's 3.6.24 affirmed directive:

*"A plan be developed by GRF Ad Hoc Committee members Andy Ginnocchio and Nancy Carlson to utilize existing space in the Laguna Woods Community Center and Clubhouses to consolidate staff and functions within the village campus. This plan will be presented to full committee on April 10, 2024"*

this reports Andy and Nancy are in process of field inspections, gathering information/meeting with key department staff, reviewing studies and reports in fulfillment of the committee's directive and will be presenting proposed plan(s) April 10. 2024.

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On background....

The following proposed solutions were shared with chair and committee which may not presently be all inclusive of solutions.

NC

*"GRF Ad Hoc Space Planning & Building E Committee / 1.31.24 Mtg*

*Hi all,*

*Please note the following current Community Ctr office space. I provided this everyone on 1.31.....This should be useful during **GRF Discussion Agenda Item 9.d--- Committee Input for New / Other Relocation Options.***

**Comment**

*We have 3 computer labs that are generally vacant. Would be a good place to relocate Resident Service Call Center. All the hot phone/internet wiring is done I understand.*

*We could take the exisiting **Vacant** Space (2440 sq ft) and combined with **Ping Pong** open space (6400) and accomplish all space plan needs/requirements for Security, M&C etc in this building. (Kirk W. said Landscape doesn't need to be in this building.)*

*Potential Plan:*

*Ping Pong relocates to CH 1 Shuffleboard Court 1, which has bonus exterior area as well for outdoor play. And a locker room to shower near pool. That court has no structural posts, which makes it perfect for reutilization for ping pong set up. It has a recessed floor section which can be stick built to level and any incremental wiring if needed located there.*

*This is a not a temporary remedy plan. This is a substantive reutilization reconfiguration plan. And huge savings vs \$ 7.5 mm.*

*Note: 11 Security personnel cited in Rengel Study and Austin Co Study. Nunez confirms our Security personnel are spread over 3 shifts.*

<u>LWV Community Center</u>	<u>Current Occupancy Sq Ft</u>
Table Tennis/Ping Pong	6400
PC Room	1920
PC Classroom	1490
MAC Room	1440
Media / TV	2660
Security/Compl	960
<b>VACANT</b>	<b>2440 *</b>

*(\* Adjacent to 6400 sq ft / Ping Pong with no structural wall to impede conjoining.)*

Submitted by: Tom Tuning, United Boardmember

BUILDING E SPACE PLANNING SUMMARY OF POSSIBLE SOLUTIONS (3/20/2024)		
	POSSIBLE SOLUTION	REMARKS
1	Existing Community Center Space & clubhouse/GRF space	Multiple possibilities; May be most cost efficient; possible impacts to amenities
2	Recreation Center - new construction - Community Center space for VMS	New building + CC remodel costs; Multiple possibilities (Metal building, additional amenities, etc.) Analysis required.
3	Building E - new construction	Austin study pricing
4	Existing Community Center Space & leased space	Needs to be priced and analyzed.
5	Leased space	Austin study pricing
6	Purchase of existing building	Total expense, age of building, & distance from LWV; Wells Fargo Bldg.; \$7,500,000; 21,500 SF; \$349/SF; 1972; remodeling costs
7	New or existing building for staff & rental space	Analysis needed
8	Existing Community Center Space	Insufficient space available
ASSUMPTIONS & ITEMS OF NOTE		
	Building E is not office usable	
	Space needed: ~ 5,500 SF minimum -10,000 SF optimum per study information	
	Austin study did not look at a simplified plan.	
	Austin study did not look at a Recreation building and VMS use of CC.	
	Rengel study 5,500 SF to 9,990 SF.	