



OPEN MEETING

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

**Wednesday, May 1, 2024 – 12:30 p.m.
Clubhouse 5, 24262 Punta Alta, Laguna Woods, CA 92637**

In Person & Virtual with Zoom

ADDENDUM TO THE AGENDA

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

9a. Continue Discussion of Options Presented on April 10, 2024

- i. Nancy Carlson/Andy Ginocchio
- ii. Jim Hopkins

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

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Ad Hoc Advisory Committee

Bldg E & Space Planning

Meeting May 1, 2024

Agenda Item 9 a: Addendum: Presentation Slides
Ad Hoc Subcommittee Proposed Options

Presentation by Director Carlson (United Mutual) and
Director Ginocchio (Thrid Mutual)

GRF Committee on Bldge E and Space Planning

Ad Hoc Advisory Committee

Affirmed Motion & Directive

March 6, 2024

Assignment

A plan be developed by Ad Hoc Committee Members to utilize existing space in the Laguna Woods Community Center and Clubhouses to consolidate staff and functions within the village campus.

Designees: Directors Carlson & Ginocchio

The Proposed Plan

- Satisfies all Guiding Principles,
- Most Cost Effective & Efficient Plan ,
- Immediate Solutions vs Two Year Event,
- Leaves Millions of \$\$ for Recreation Expansion !!



Guiding Principles

- Service life of 15-30 years .
 - Enhance residents recreation & activity experience.
 - Enhance department efficiency & function.
 - Optimize security /protection of systems, staff & community.
-

Planning Assignment

Relocate 3 Displaced Depts & Staff

Temporarily Located in Leased Office Space @ \$ 230 k per yr

	<u>Dept.</u>	<u>Shift Staff</u>	<u>Space</u>	
■	Landscape	12	1990	1 Shift Dept
■	M & C	20	2369	1 Shift Dept
■	Security	20	4483	3 Shift Dept
			<u>8842</u>	SF

Source: Austin Study & 2024 Staff Est.

The Study Revealed Abundant Available Options

Vacant Space

Under-utilized Space

Better Use of Space

Today's Presentation

An Exciting & Efficient Plan that Provides Long Term Solutions

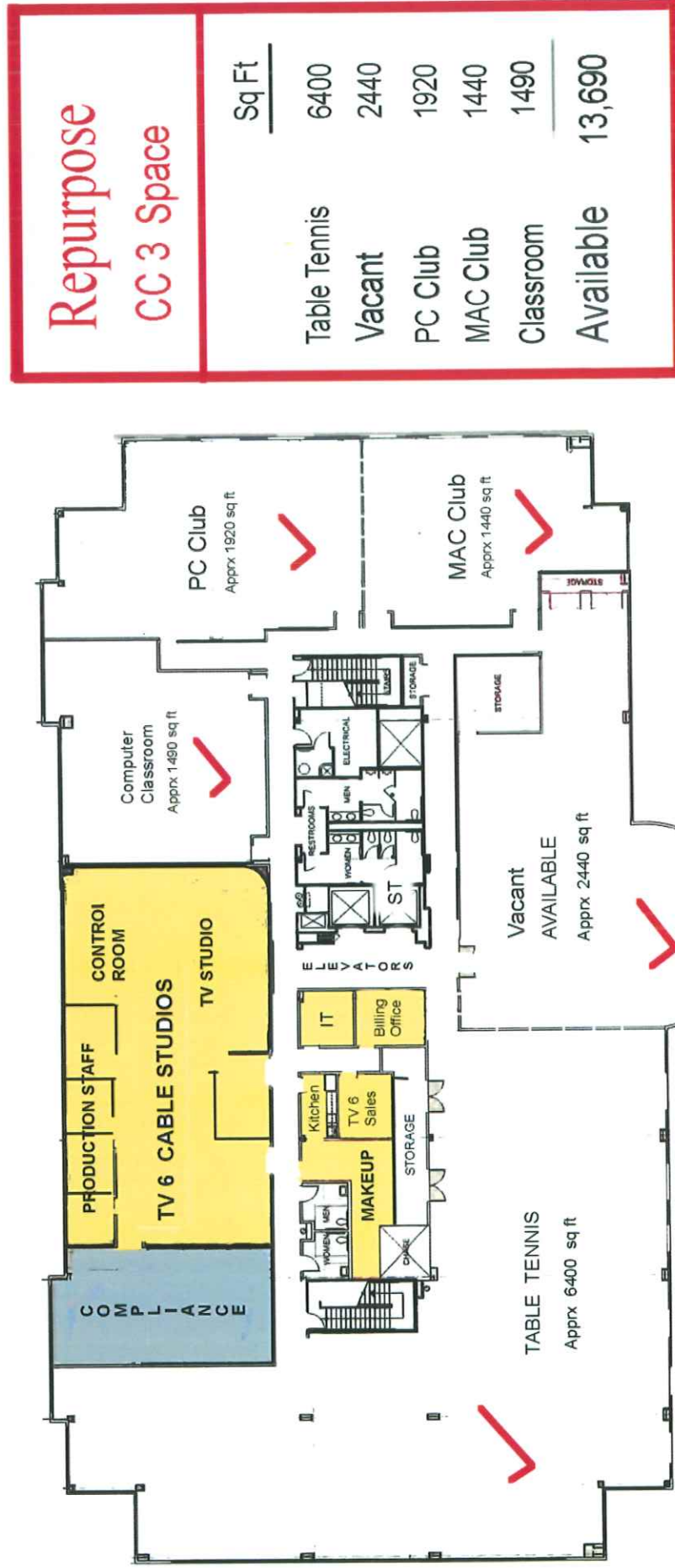
- ✓ 1. Consolidates Depts & Functions as Requested
- ✓ 2. Saves \$ 230 k / year in office rent
- ✓ 3. Creates Preferred Secure Central Command Center
- ✓ 4. Increases Table Tennis Recreation Space & Secures Access
- ✓ 5. Expands Resident Computer Facilities & Locations
- ✓ 6. Relocates Shuffleboard & Archery to contemporary standards.
- ✓ 7. Provides Immediate Solutions...Not a 2 Year Plan



Community Center Key to Solutions

Community Center -3rd Floor

✓ Space Opportunities



Community Center

Plan Recommendations

Separate	
Public & Resident Functions	Managment & Operation Functions

	1st Floor	Public & Resident Functions	Open Access
	2nd Floor	Management & Operations	Staff: Electronic Badge Access Guests: Escort Access
<u>Current ></u>	3rd Floor	Mixed Use	<u>NOT SECURE</u>

	3rd Floor	Relocated Staff/Operations	Staff: Electronic Badge Access Guests: Escort Access
<u>Proposed ></u>			

Proposed Plan

Currently in Leased Offices			New Location	
<u>Dept.</u>	<u>Staff</u>	<u>Space</u>	<u>Option 1</u>	<u>Option 2</u>
Landscape	12	1990	CC 3	CC 3
M & C	20	2369	CC 3	CC 3
Security	20	4483	CC 3	CC 1 Field Ops
		<u>8842 SF</u>		CC 3 Admn

4 Activities Would Be Relocated



Table Tennis (CC3)



Computer Education (CC3)



Shuffleboard (CH1)



Archery (CH1)

Table Tennis

CC 3 Poor Location

Crowded into Office Bldg.

Low Ceilings / Hot

Excess A/C / Electricity Demand

Open Access / Gate Crashers

12 Tables Insufficient for Growth & Demand

Access / Use Hours Limited CC3

Restrooms Used for Bathing

Proposed Plan: Relocate to CH 1 Courts B & C

6400 sf to 10,200 sf

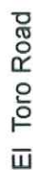
12 Tables to 21 Tables

Large Tournament & Revenue Opportunities

Secure Gated Access

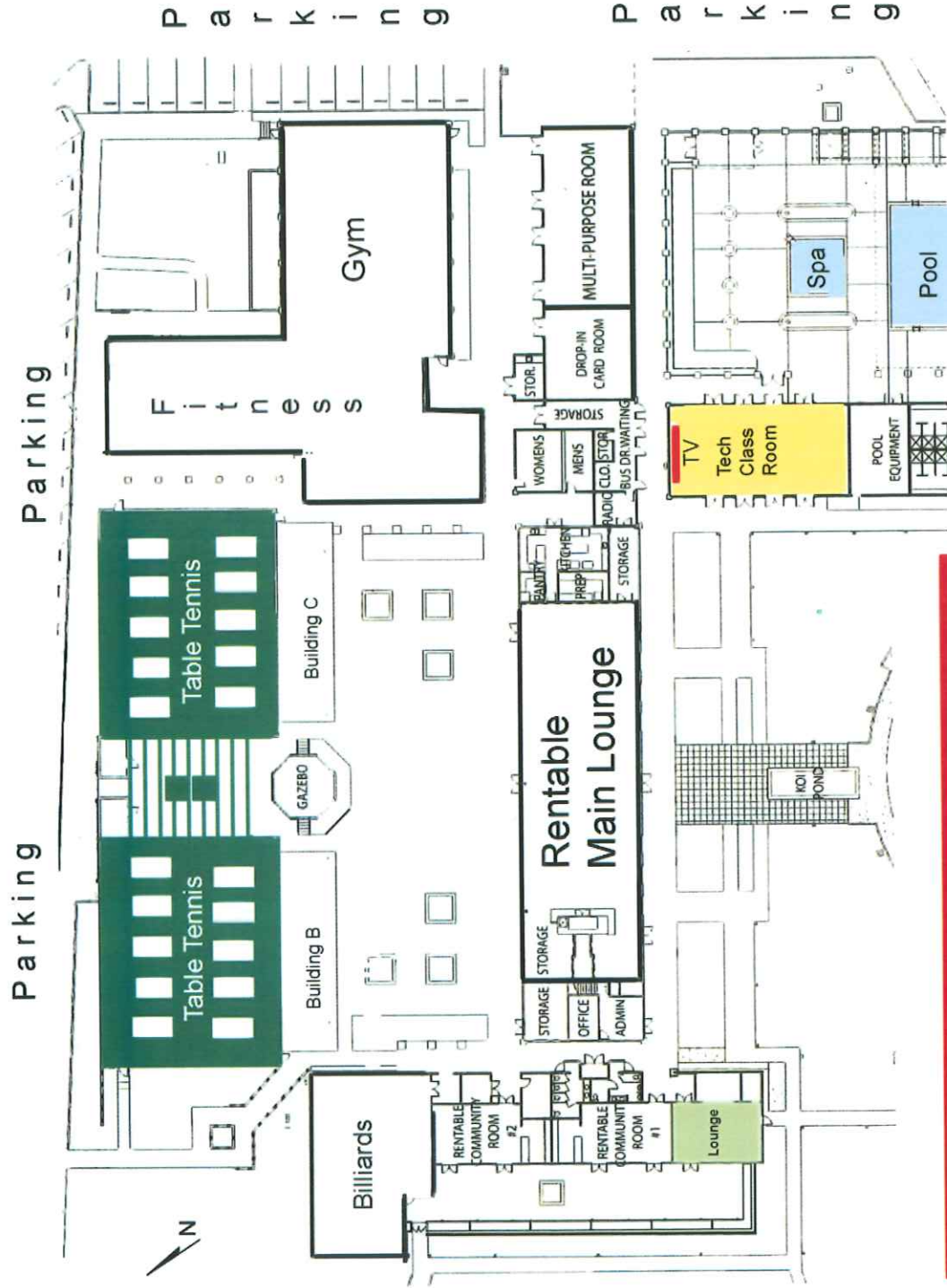
Site Plan

1. H



Clubhouse 1 North Section

Gate 1 = Secure Access



Proposed
2nd Tech Classroom Etc

Closed for Six Month Remodel

Proposed



Table Tennis

- Bldg B 4500 sf
 - Between 1200 sf
 - Bldg C 4500 sf
- Courts:
Tourney Play Area
15 x 30
20 + Tables
Rentable Space Tournaments

Features:

- High Volume Ceiling
- Improved Ventilation
- New Windows
- CH 1 Remodel

Enhancing Amenities

- Lockerrooms
- Spa & Pool
- Fitness Center
- Gym
- Drop-in Lounge

Improvements

- Flooring to Spec
- Additional Lights

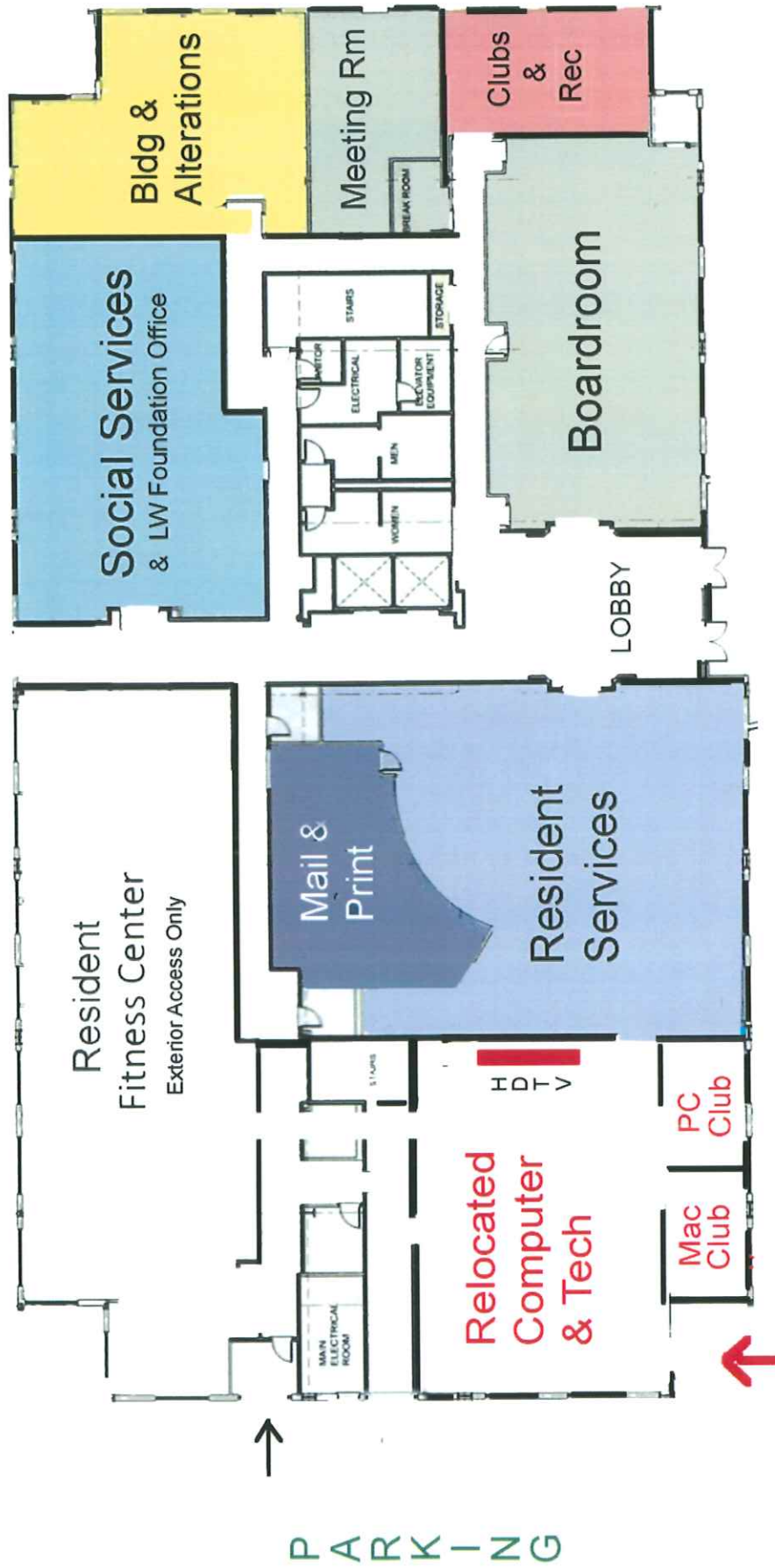
CH 1

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		<u>8842 SF</u>	CC 3 Admn	

Relocated Computer/Tech Center

Community Center - 1st Floor

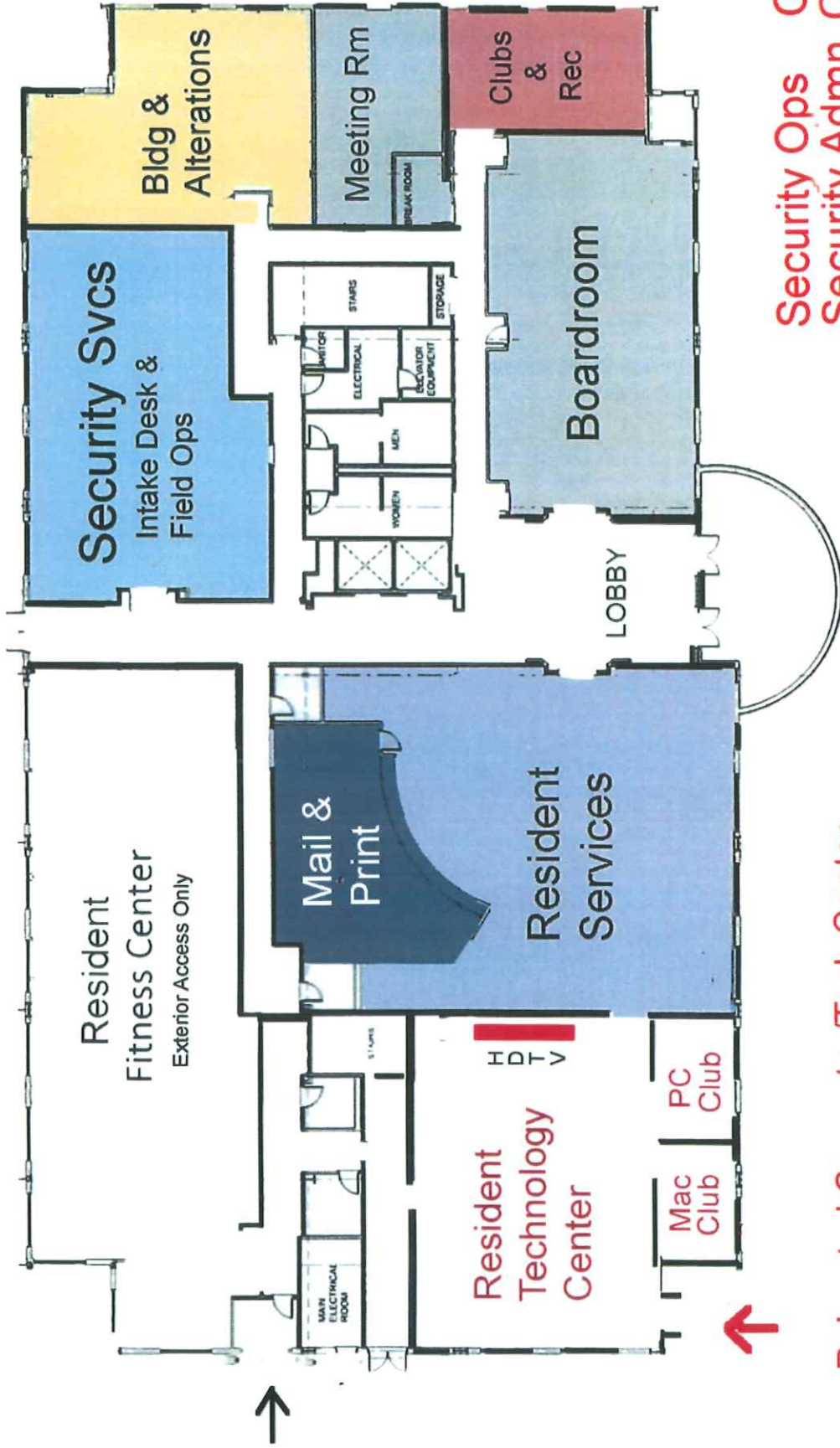


Relocated Computer/Tech Center
 Exterior Access
 For Extended Hours & Days of Use

Proposed
 -Option One-

CC 1

Community Center – 1st Floor



Security Ops CC1
Security Admin CC2

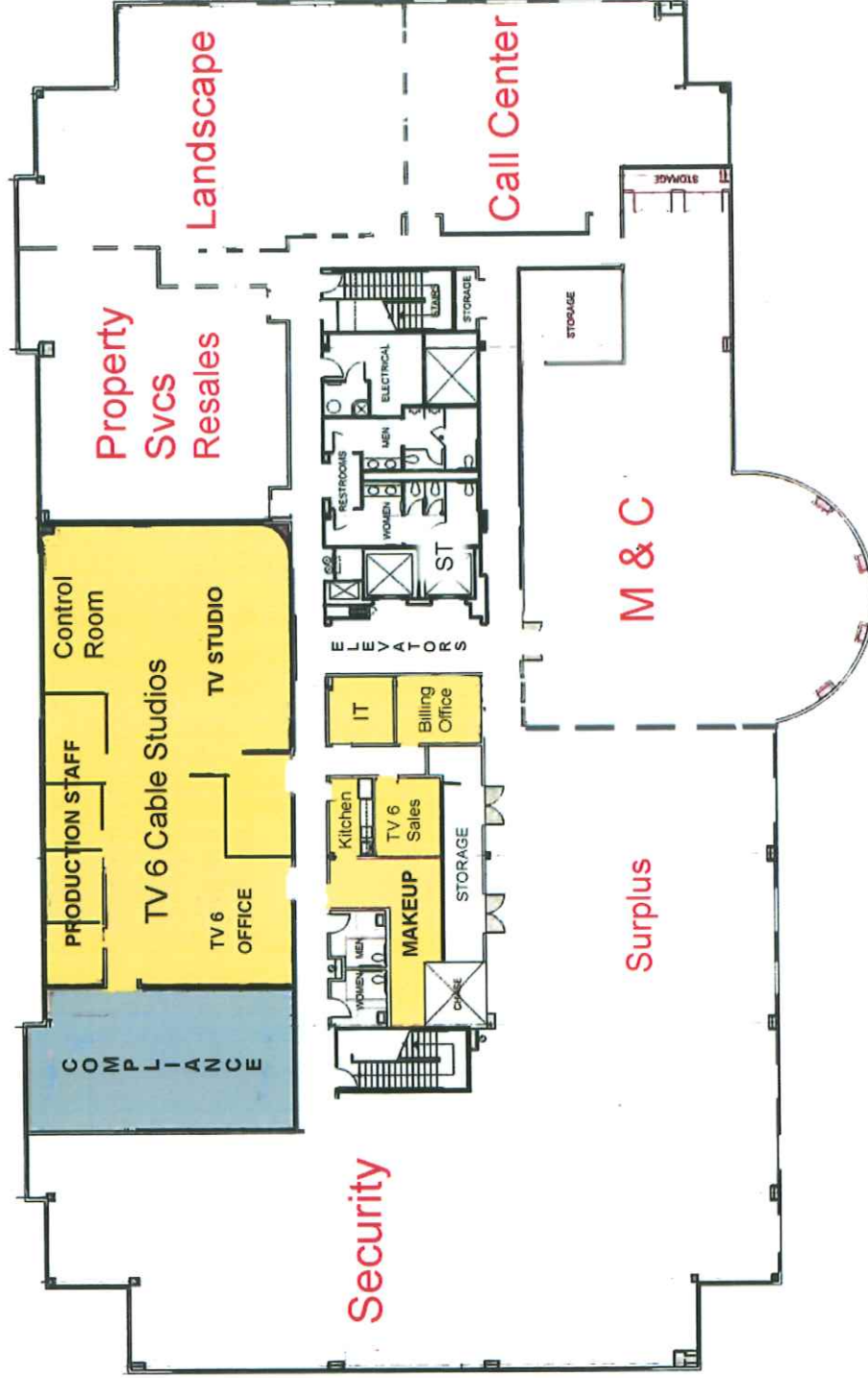
Proposed CC 1
Option Two

Relocated Computer/Tech Center

Exterior Access
For Extended Hours & Days of Use

Community Center -3rd Floor

Conceptual



Freed Up Space
13,690 sf

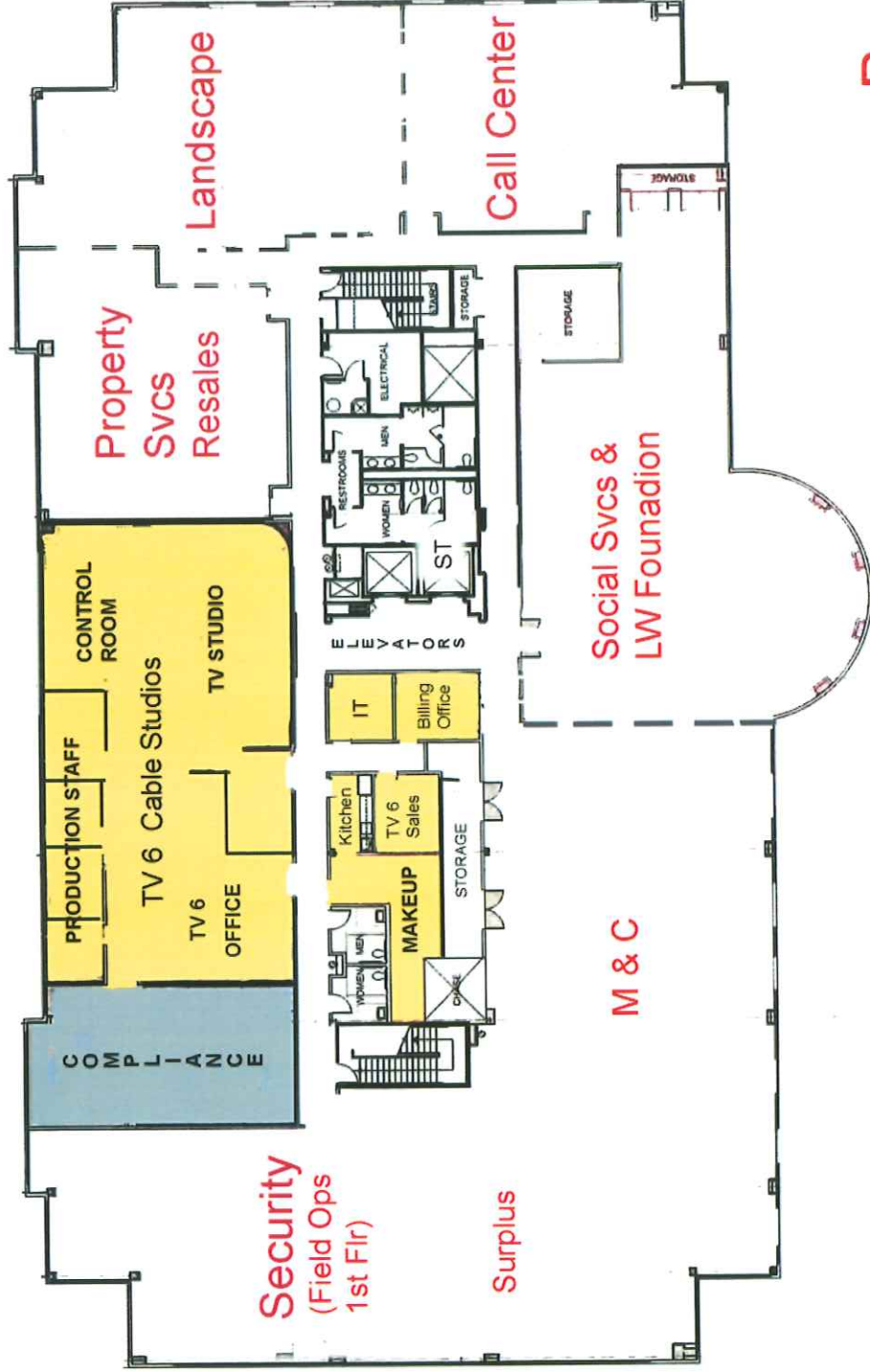
Relocated Depts
11,602

Surplus
2,080

Proposed CC 3
- Option One -

Community Center - 3rd Floor

Conceptual



Available 13,690 sf

Option Two

Security

Intake Desk
Field Ops CC1

Mgmt &
Training Rm CC3

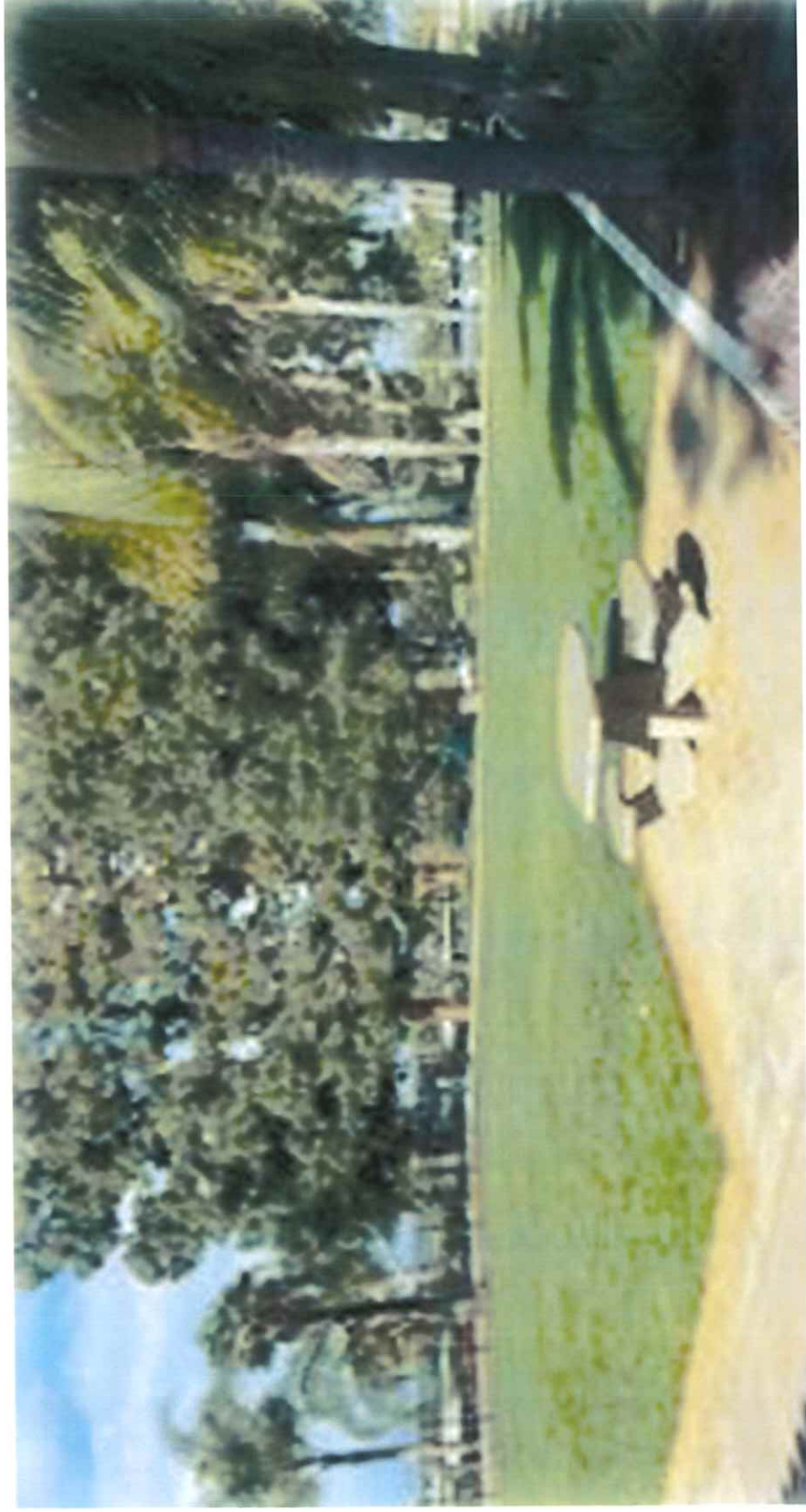
Social Svcs
& Foundation CC3

Proposed CC 3
■ Option Two ■

Clubhouse 2

Outdoor Shuffleboard - Competition Standard

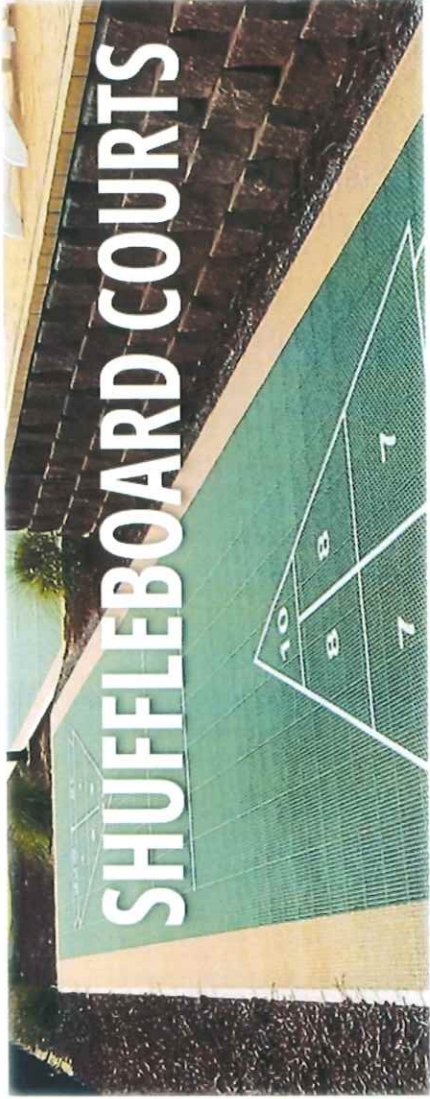
Historic Location



AB 1572 Non Functional Turf Legislation
Reinstalling Shuffleboard Courts Provides Solution

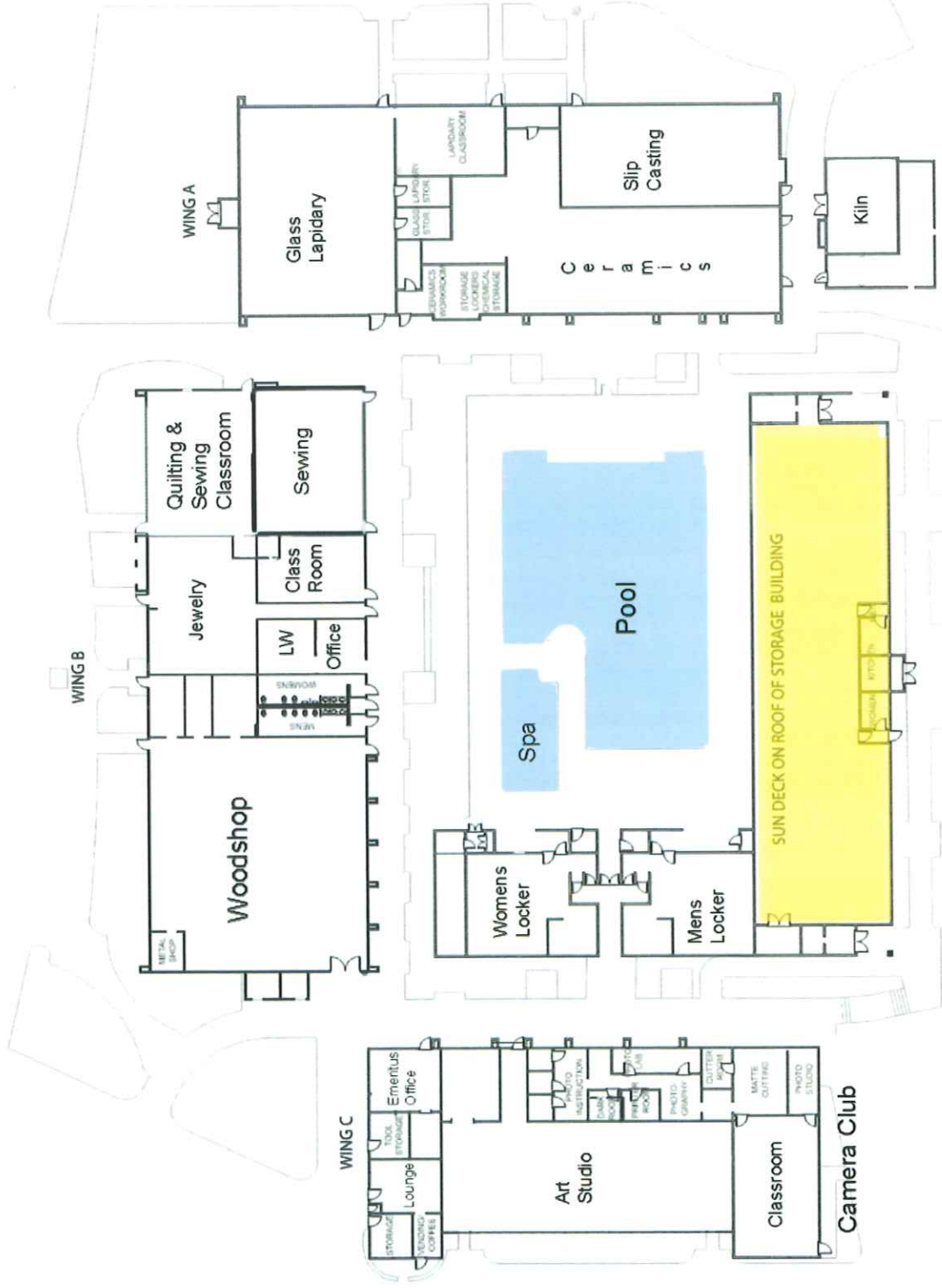
Shuffleboard

CH 1 Outdoors 70's



Outdoor Courts
Current Standard

Clubhouse 4 - Emeritus, Crafts, Classes



Possible Indoor Shuffleboard Option

CH 4



Archery

Laguna Woods Archers



GRF Provisional Approval Indoors Until CH 1 is Remodeled

OC Archery Clubs

Outdoors is the Standard Targets Stored in Outdoor Locked Sheds

Security's Assessment

Community Center Centrally Located

- Security, Mgmt, Disaster Preparedness Telecommunications, Admn in Central Command Hub
- Better Able to Provide Prompt Response Incidents & Hearings/Meetings
- Security Cameras Already in Place
- EV Stations for Overnight Charging
- IT and Connectively Systems in Place
- Secures Key Building/Systems/Data.
- Swift Egress Dual Points

Why Clubhouse 7 is not a good option.

- Bridge Club contributes significant Revenue to GRF
 - 5500 sf Main Ballroom is rentable.
 - Non gated direct access
 - Full restaurant equipped kitchen, bar, courtyard area, performance stage area.
 - Egress Problems onto Moulton
 - No EV Stations Other Electrical / Wiring Issues
-

Security's Assessment

Building E Maintenance Yard

- Not Centrally Located
 - Not Near CC Located Mgmt & Disaster Preparedness & Admn
 - Less Ability for Rapid Response & Meetings in CC
 - Time and Money to Demo Bldg E and Construct New Building E
 - Two Years
 - 5500 sf
 - \$ 6 million plus
- Security Only**
- Cost To Continue to Lease Offices
\$ 230 k per year during Demo & Construction

PLAN: Use Available
Space CC & CH 1

Size: 13,700 sf

Occupants:

- Security
- M & C
- Landscape

Cost: Improvements
TT: Extra Lights
Flooring Prep
TT Spec Floor
Painting
Window Coverings
Misc / Supply Storage
Shuffleboard - Outdoors
Archery - Outdoors
Tech/Wireless/Misc

Est: TBD / Staff

Timeline:
On Approval

4-6 Months

Construct.
New Bldg E in Maintenance Yard

5500 sf

▪ Security Only

Deconstruct & Reconstruct Building

- Demo Old Bldg
- Lease Space \$ 1,390 mm
- New Bldg \$ 4,074 mm
- * Relocate to CC
- * Landscape
- * M & C \$ 495. m

Est: \$ 5.9 Million

Two Years

* Issues * Who Moves Out of CC to
accommodate Landscape, M & C ?
* Where will they be relocated ?
* Costs ?

Conclusion

- Using Available Space Is Efficient & Economical
- Saves Cost of Office Lease (x 2yrs \$ 460 k)
- Immediate & Long Term Use Solution
- Frees Up \$ 6 Million For New Recreation

Recreation & Activities is what

Sells Laguna Woods

Provides Residents Socialization

Improves Residents Health & Well Being

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Building E & Space Planning Analysis and Proposal

May 1, 2024

Jim Hopkins



Bldg. E Background and History



- GRF trust property, built 1976
- 5,500-square-foot, single-story wood-framed structure
- Security Department (11 office employees)
- M&C Department (20 employees)
- Landscaping Department (9 employees)
- Security Communication and Emergency Equipment
- Parking

Background and History



- 6/22 – Rengel Study – New Building E
 - 10,000 sq ft. – \$5.6 to \$6.6 depending on construction type
- 1/23 - The Austin Company (No Building E option)

Austin Study Options \$=M		
	<u>Option 1</u>	<u>Option 2</u> <u>Option 2A</u>
Construction	\$3.641	\$3.496 \$4.047
Design and Fixtures	<u>\$1.778</u>	<u>\$1.956</u> <u>\$1.997</u>
Total	\$5.419	\$5.452 \$6.044

- 6/23 Update - Office Lease during Construction (4 Years) and Demo Added \$1.360M
- 9/23 - \$7.0 Million Allocation added to 2024 budget and reserve allocation calculation. **No Impact to HOA Fee.**

Problem Definition and Choices



- **Problem Definition:**
 - Lost the use of 5,500 square feet of space
- **Choices:**
 - Do not Replace - Reallocate to remaining space.
 - Replace 5,500 Sq Ft
 - Replace as needed and reallocate existing space.
 - Replace and add additional space to anticipate multi-use patterns.

Guiding Principles (Solution Development)

- Solution and spending should reflect the strategic (15-30 yrs.) service and recreational needs of the residents.
- Solution should strive to enhance resident and employee safety and security.
- Solution should consider the resident service requirements of the Security Division to be paramount.

Space Utilization Analysis



- Community Center utilization is sub-optimized.
- Community Center designed for Mixed use in mind (Table tennis/PC MAC/ Fitness) (not an Administration Building)
- Recreation activities have constantly evolving space needs depending on popularity trends, new clubs, and evolving multicultural cultural patterns.
- Increased space requests (Billiards, Music, Pickleball...)
- **Space requirements may change, but not declining.**
- **Future flexibility necessary.**

Space Utilization Analysis



- Elimination or re-location of a service or amenity is not justifiable for reducing space in a climate of increased request for space and utilization flexibility requirements.
- Security has special requirements. (FEMA)
 - Emergency Operations Center (EOC)
 - Emergency access/egress
 - Special equipment
 - Special communication and back-up
 - Command center availability.
 - Special parking requirements
- Re-evaluate Building E Landscaping and Maintenance personnel space and location requirements
- Cost is important, but not the central goal of a strategic investment or decision. (Penny-wise/Pound Foolish) can be expensive in the long run

Recommended Solution



- **Permanent Type Modular/Prefab Building E optimized for Security Division (5,500 square feet or as required) Rengel Study as Guide)**
- **Consider Relocation of Landscaping and Maintenance Employees to Community Center (based on fit)**

WHY?

- Solution is **strategic** - It does not reduce space in this environment of constantly evolving space requirements.
- The special consideration of requirements and location of Security Division continue to emphasize **safety and of residents and employees**. Location is central to the Village and quick access to Community Center.
- **Solution makes the needs of the Security division paramount.**
- **Solution is least disruptive to the residents' amenities and services.**
- **Cost is important**
 - **not the determining factor of a strategic decision.**
 - **Strategic direction at the best price - **Best Practice**.**

Why?

- Emergency Operations Center (EOC) Facilities
 - Vulnerability – Avoid potential Hazards, high risk structures, minimal debris, collapsing building, etc.
 - Traffic Flow and congestion – limited traffic, traffic flow
 - Accessibility – to equipment, road network
 - Parking – adequate and secure
 - Alternate power generation
 - Alternate communication
 - EOC should be daily functional and flexible for future

Rengel Study Space Assumptions



	<u>Sq Ft</u>
Security	4,100
Landscape	1,350
Maintenance	1,438
Common	<u>3,125</u>
	10,013
Cost Estimate (Millions)	\$4.271
Cost per Sq Ft	\$427
Engineering/Fees (Millions)	<u>\$0.774</u>
Total Cost (Millions)	\$5.045

Cost Estimates



New 5,500 Sq Ft Building E			
<u>Estimated Cost:</u>		<u>CC Remodeling</u>	<u>Space (sq ft)</u>
Grading/Survey	\$250,000		
Utilities	\$175,000	Landscape (Employees 9)	1,350
Parking Lot Asphalt/Striping	\$320,000	Maintenance (Employees 20)	1,450
Prefab/Mod \$ \$400/sqft	\$2,200,000	Other (Contingency)	<u>500</u>
Arch/Eng/Permits	<u>\$450,000</u>		3,300
Subtotal	\$3,395,000	Cost per Sq. Ft.	<u>\$150.00</u>
20% Contingency	<u>\$679,000</u>		\$495,000
Building E Cost Estimate	\$4,074,000		

NEXT!

- Approvals
- Staff Analysis
- Basic Design Direction
- Competitive Bidding
- Selection of Contractor
- Start Project

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