



OPEN MEETING

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

**Wednesday, April 10, 2024 – 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637**

Board Room & Virtual with Zoom

SECOND ADDENDUM TO THE AGENDA

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

9a. Committee Presentations

v. Jim Hopkins

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

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Building E & Space Planning Analysis and Proposal

April 10, 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

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)
- All Recreation activities have constantly evolving space needs depending on popularity trends, new clubs, and interest of evolving multicultural cultural patterns.
- Space requirements may change, but not declining.
- Future flexibility necessary.
- Increased requests (Billiards, Music, Pickleball,

Space Utilization Analysis

- Elimination or re-location of a service or amenity is not justifiable for reducing space in a climate of increased space utilization and flexibility requirements.
- Security has special requirements.
 - 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

Recommended Solution

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

Reasoning

- Solution is strategic in that 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 may not be significantly greater than re-arranging and eliminating services and amenities to avoid building a new Building E (Austin Study)

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		