



OPEN MEETING

REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Wednesday, December 14, 2022 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and 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: <https://us06web.zoom.us/j/99465596924> or by calling 669-900-6833 Access Code: 99465596924
2. Via email to meeting@vmsinc.org 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 to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for October 12, 2022
5. Chair's Remarks
6. Member Comments
7. Department Head Update

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.

8. Project Log
9. ChargePoint Summary

Items for Discussion and Consideration:

10. 2023 Capital Projects – PowerPoint Presentation

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.*

- Maintenance Service Center Generator
- EMS Status Update
- MelRok Energy Management System

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting: Wednesday, February 8, 2023 at 9:30 a.m.
13. Adjourn

*A quorum of the GRF Board or more may also be present at the meeting.



OPEN MEETING

REPORT OF THE REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Wednesday, October 12, 2022 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

- MEMBERS PRESENT:** Egon Garthoffner – Chair, Cash Achrekar, Jim Cook, Ralph Engdahl, Gan Mukhopadhyay, Lenny Ross, Sue Stephens
Advisors Ajit Gidwani, Carl Randazzo, Bill Walsh
- MEMBERS ABSENT:** None
- OTHERS PRESENT:** **GRF:** Elsie Addington, Bunny Carpenter, Juanita Skillman
Third: Cush Bhada
United: Reza Bastani
Richard Rader
- STAFF PRESENT:** Guy West – Staff Officer & Projects Division Manager, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Garthoffner called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

Chair Garthoffner noted that no media was present.

3. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

4. Approval of Meeting Report for August 10, 2022

Hearing no objection, the August 10, 2022 meeting report was approved unanimously.

5. Chair's Remarks

Chair Garthoffner commented on a statement in the VMS Agreement regarding the principals of cooperative effort and stressed the goal of the committee to work together, discuss controversial issues calmly, and to reach a consensus.

6. Member Comments

A member commented via email on EV charging in Laguna Woods Village. The committee addressed the comments and discussed the topic.

7. Department Head Update

Mr. West commented that repairs to the swamp cooler in the archery range will be made but there are no plans to replace it with an HVAC unit at this time. Mr. West also commented that a meeting has been scheduled for 11:00 a.m. on October 19, 2022 with the representatives from each mutual and 27 Diamonds, the interior design consultant for CH1 and the PAC lobby restrooms.

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.

The Project Log was pulled for discussion. Mr. West provided an overview of the projects and answered questions from the committee.

Mr. Mejia updated the committee on the status of SCE's evaluation of potential EV charging sites. Of the 7 sites that were initially evaluated, 3 met the requirements: CH3, CH4 and CH5. Discussion ensued regarding the number of charging stations per site; the loss of parking spaces; and SCE's approval criteria.

Mr. Mejia suggested the results of the SCE evaluation be presented at a special M&C committee meeting. Staff was directed to schedule the meeting at Clubhouse 2 (or similar venue) to provide an opportunity for residents to participate in a discussion on this important topic.

8. Project Log

9. ChargePoint Summary

The consent calendar was approved unanimously.

Items for Discussion and Consideration:

10. Building E – Open Discussion

President Carpenter requested the item be tabled at this time. After discussing the reasons for tabling the item, Chair Garthoffner approved the request.

11. Call Center Completion

Mr. West presented a PowerPoint update on the completion of the project to add 11 new work stations in the call center on the first floor of the community center.

12. Warehouse Dock Leveler Completion

Mr. West presented a PowerPoint update on the completion of the warehouse replacement of the dock leveler, bumpers, straps, concrete pad, and removable bollards.

13. Equestrian Hay Barn

Mr. West presented a staff report recommending the purchase of lightweight curtains to protect the hay bales stored at the equestrian barn. A motion was made to approve staff's recommendation. The motion passed by unanimous consent.

14. 2023 Equestrian Center Arena Lighting

Mr. West presented a PowerPoint overview of the preliminary scope for the lighting options at the equestrian center which have been budgeted for 2023.

15. 2023 Equestrian Center Fencing and Gate

Mr. West presented a PowerPoint overview of the preliminary scope for the gate and fencing options at the equestrian center which have been budgeted for 2023.

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.*

- Maintenance Service Center Generator
- EMS Status Update
- MelRok Energy Management System
- SCE EV Charging Stations
- 2023 Projects Overview

Concluding Business:

16. Committee Member Comments

- Director Ross commented on the need for financial transparency on large projects; and potential cost sharing of projects at the equestrian center.
- Advisor Randazzo commented on solar panel installation for EV charging.
- Advisor Gidwani thanked the committee and staff for their hard work and dedication to

the village.

- President Carpenter commented on reserve funding for projects.
- Advisor Walsh agreed that a separate special meeting on EV charging would be beneficial.
- Director Bhada commented on deferred maintenance.
- Director Cook, Achrekar and Chair Garthoffner commented on the need for economy in spending.
- Director Mukhopadhyay commented on space planning for the community center.

17. Date of Next Meeting: Wednesday, December 14, 2022 at 9:30 a.m.

18. Adjourn – The meeting was adjourned at 11:52 a.m.



Egon Garthoffner, Chair

Egon Garthoffner, Chair
Guy West, Staff Officer
Telephone: 949-268-2380

GRF Project Log (November 2022) Prepared December 5, 2022						
	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center. The board approved a budget allocation in the amount of \$1,000,000.	The final item of work is the renovation of the lobby restrooms. The interior design for the lobby restrooms is in the design phase and the first draft is scheduled to be presented in the first quarter of 2023.	July 2023	Budget: \$1,000,000 Exp: \$846,094 Balance: \$153,906
2	920 Projects	Service Center Generator	Funding for this project will provide back-up emergency power at the Service Center including Security, Transportation and fueling services to enable the provision of critical services in an emergency.	No action at this time. Staff is collecting maintenance and testing data to be presented at a future M&C Committee meeting. Additionally, the Security Building E is being considered for replacement, which may delay the emergency generator replacement.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
3	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to upgrade and improve the appearance and functionality of the golf driving range and practice area.	On July 13, 2022, at a special board meeting, the golf driving range grass replacement contract was approved. The work is scheduled to begin in March 2023. The fencing installation has been completed and invoicing is pending.	November 2023	Budget #1: \$138,000 Budget #2: \$500,000 Exp: \$57,076 Balance: \$580,924
4	922 Projects	Broadband HVAC System	Funding for this project is allocated to the installation of five new HVAC units to replace the existing 17 year old HVAC system at the Broadband Building Data Center.	The contract has been fully executed. The new HVAC equipment has been ordered. The new equipment is scheduled to arrive in April of 2023, and will be replaced immediately following arrival.	June 2023	Budget: \$300,000 Exp: \$0 Balance: \$300,000
5	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The 2019 approved plans have expired. Staff is working with a consultant to update the plans to the current building and safety codes for resubmittal in December. Once the city has approved the plans for construction, staff will advertise the project for contractor bid proposals.	June 2023	Budget: \$375,000 Exp: \$0 Balance: \$375,000
6	920 Projects	Hay Barn Enclosure	Funding for this project is allocated to enclose the hay barn located in the Equestrian Center.	New plastic pallets for the hay bales are now in use at the Equestrian Center. Shade curtains have been ordered and will be installed immediately following arrival.	December 2022	Budget: \$6,000 Exp: \$2,746 Balance: \$3,254

	Type	Name	Description	Status	Estimated Completion	Budget
7	920 Projects	Clubhouse 1 Renovation	Funding for this project is allocated for Year 1 of a multi-year project to assess and renovate Clubhouse 1.	Scheduled Work: 1. Interior Design Interior Design contract has been fully executed. The design team is revising the preliminary design per the direction of the Clubhouse Ad Hoc Committee. The revised design will be presented in January 2023.	August 2023	Budget: \$1,250,000 Exp: \$27,014 Balance: \$1,222,986
8	900 Maintenance Division	EV Charging Stations	New electric vehicle charging stations are being requested under SCE's Charge Ready 2 Program. There are 7 clubhouses under consideration for the proposed charging stations.	SCE has completed the field evaluations for all of the clubhouses. SCE's feasibility study results and conceptual designs will be presented at the Special Open Meeting of the M&C committee on December 12, 2022, and then to the board.	TBD	Budget: TBD Exp: \$0 Balance: \$0
COMPLETED GRF PROJECTS						
	920 Projects	Pickleball Court Lighting	Donated funding for this project is allocated to provide electric supply to the pickleball court, replace two existing light fixtures and arms, and install 4 new light posts and light fixtures.	COMPLETED	February 2022	Budget: \$25,000 Exp: \$23,400 Balance: \$1,600
	920 Projects	Garden Center 2 Roof Replacement	Funding for this project is allocated to replace the roof on the office, bathrooms and two storage buildings at Garden Center 2.	COMPLETED	March 2022	Budget: \$18,000 Exp: \$15,687 Balance: \$2,313
	920 Projects	Maintenance Service Center Parking Lot Lighting	Funding for this project is allocated to install permanent lights in the Maintenance Service Center parking lot for staff safety.	COMPLETED	April 2022	Budget: \$250,000 Exp: \$34,946 Balance: \$215,053
	920 Projects	Building E Assessment and Design Development	Funding for this project is allocated to provide an assessment of the work needed on the building and develop a design based on the assessment.	COMPLETED	July 2022	Budget: \$50,000 Exp: \$26,000 Balance: \$24,000
	920 Projects	Gate 12 Security Upgrade	Funding for this project is allocated to install new security cameras and license plate readers at Gate 12.	COMPLETED	July 2022	Budget: \$66,696 Exp: \$26,575 Balance: \$40,121

Type	Name	Description	Status	Estimated Completion	Budget
920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center. The board approved a budget allocation in the amount of \$1,000,000.	Work completed to date: 1. PAC Theater Curtain Cleaning, Repairs and Fireproofing 2. PAC LED Lamp Conversion 3. PAC Lobby and Dining Room Improvements 4. PAC HVAC Replacement 5. Hearing Loop 6. PAC Dining Room Curtains 7. PAC UVC Lighting System 8. PAC Dining Room Kitchens, Billiards Room and Rehearsal Room Improvements	On-going	Budget: \$1,000,000 Exp: \$818,196 Balance: \$181,804
920 Projects	Community Center First Floor Renovation Project	Funding for this project is allocated for the reconfiguration of Resident Services located in the Community Center.	COMPLETED	September 2022	Revised Budget: \$150,000 Exp: \$57,101 Balance: \$92,898
920 Projects	GRF Asphalt Paving and Sealcoat Programs and Concrete Repairs	Funding for this project is allocated to asphalt paving overlay, sealcoat work and concrete repairs adjacent to the overlay work on selected GRF streets and/or parking lot areas.	COMPLETED Invoicing is pending.	September 2022	Budget: \$904,091 Exp: \$198,442 Balance: \$705,649
920 Projects	PAC HVAC UVC Lighting System	Funding for this project is allocated to install a total of 11 new UVC Lighting Systems to serve the DX air handlers.	COMPLETED	August 2022	Change Order Budget: \$21,548 Exp: \$21,548 Balance: \$0
920 Projects	Shepherd's Crook at Gate 3	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	COMPLETED	September 2022	Budget: \$35,000 Exp: \$33,793 Balance: \$1,207

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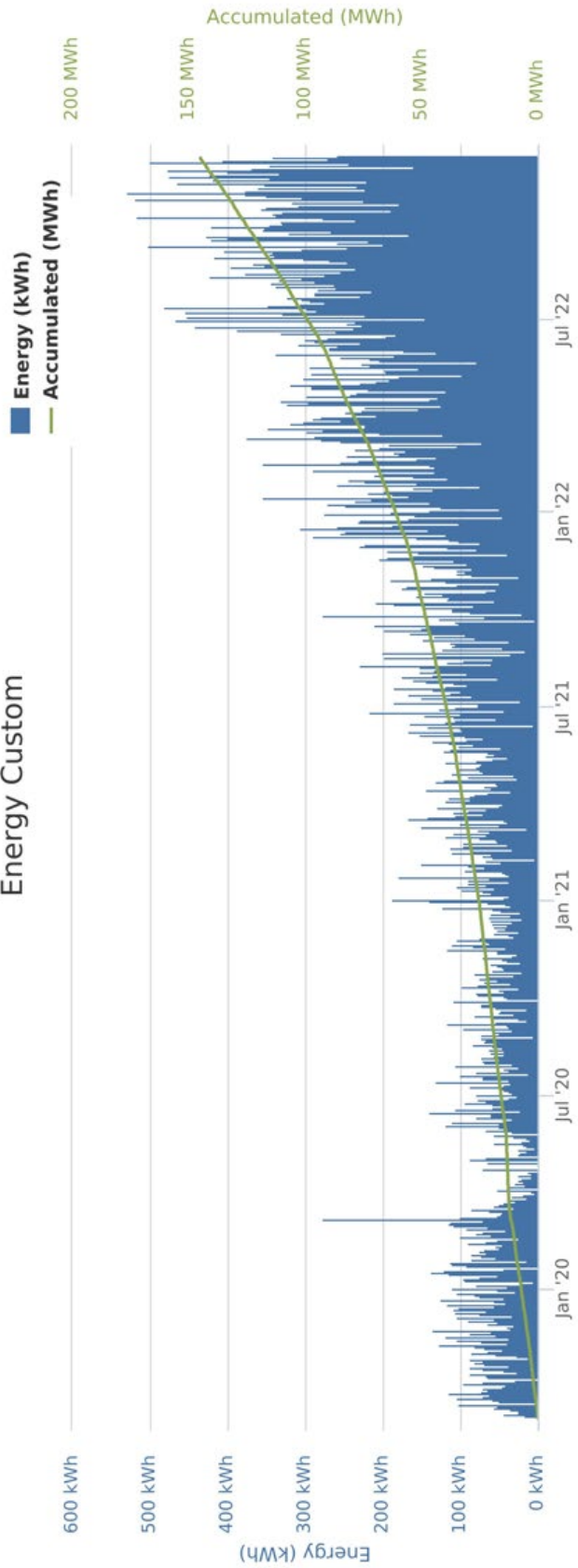
Golden Rain Foundation

Electric Vehicle Charging Station Report

November 2022

(*) Activation Dates	May 26, 2017	August 27, 2019	August 27, 2019
Level II (Phase I)			
Level II (Phase II)			
Level III			

Energy Custom



2023 GRF Business Plan Projects Division

December 14, 2022

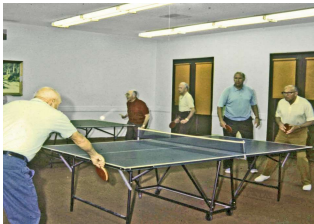


LAGUNA WOODS VILLAGE



LAGUNA WOODS VILLAGE

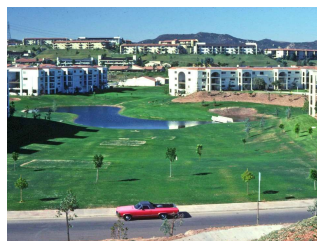
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3

LAGUNA WOODS VILLAGE

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4

GRF Capital Projects Completed 2022

1. Asphalt Paving; Sealcoat; Concrete Parkway Replacements
2. Building E Feasibility Study
3. Community Center Call Center Work Stations
4. Garden Center 2 Roof Replacement
5. Gate 12 Security Upgrade
6. PAC Maintenance and Beautifications Phases I & II
7. Pickleball Court Lighting
8. Maintenance Center Parking Lot Lighting
9. Shepherd's Crook Installation 300 Linear Feet Gate 3
10. Miscellaneous Projects

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Projects Ongoing from Prior Year Budgets

1. Broadband Building HVAC Replacement
2. Clubhouse 1 Facility Improvements
3. Gate 16 Driving Range Improvements
4. Generator Replacement for Vehicle Maintenance Building
5. PAC Facility Improvements
6. Welding Shop Building Replacement

6

Broadband Building HVAC Replacement

2021 Capital Business Plan

Capital funding of \$300,000 is allocated for replacement of the Broadband HVAC System. The current system is approximately 17 years old. Three out of the four units were out of service in 2020 and parts were not readily available. A new updated HVAC system will be more efficient and require less maintenance.



7

Broadband Building HVAC Replacement

Current Project Status

A contract has been awarded and fully executed for the HVAC component replacements for the server room and office spaces located at the Broadband building. The equipment has been ordered and is scheduled for delivery in April 2023. The installation work will be phased to avoid any disruption in network services and will commence upon equipment arrival.

8

Broadband Building HVAC Replacement

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Job # Title	Job # Budget	Committed	Uncommitted	Expenditures	Balance
JP210170000 - GRF	Broadband HVAC System	\$ 300,000.00	\$ -	\$ 300,000.00	\$ -	\$ 300,000.00

Clubhouse 1 Facility Improvements

2022 Business Plan

Capital funding in the amount of \$1,250,000 is allocated for year one of a multi-year project to assess and renovate Clubhouse 1. The assessment was presented to the board with three renovation options. Staff was directed by the Clubhouse Ad Hoc Committee to retain the services of an interior design firm to prepare a design for the interior spaces as designated for beautification.



Clubhouse 1 Facility Improvements

• Current Status

A contract was fully executed for design services and the Clubhouse Ad Hoc Committee was presented with a conceptual design draft for review and comment. Suggestions resulting from the meeting were submitted to the design firm for their review. The design process is scheduled to be completed in the first quarter of 2023.

11

Clubhouse 1 Facility Improvements

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Job # Title	Job # Budget	Committed	Uncommitted	Expenditures	Balance
JP220080000 - GRF	Clubhouse 1 Assessment/Renovation	\$ 1,250,000.00	\$ 50,764.00	\$ 1,199,236.00	\$ 27,014.00	\$ 1,222,986.00

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Gate 16 Driving Range Improvements

2019 Business Plan

Capital funding in the amount of \$500,000 is allocated for the Gate 16 Driving Range to improve the functionality and appearance of the range and practice areas. The driving range turf is in disrepair and is causing operational challenges and temporary closures during and after rain events. Range improvements will provide ball retrieval efficiencies, reduce repair costs, and offer a better experience for the user.



13

Gate 16 Driving Range Improvements

• Current Status

A construction contract for the project was awarded and has been fully executed. The project consists of minor grading to the drainage swale, soil amendments, planting new turf, and providing maintenance through the growth period for root development and stability. The project is scheduled to begin at the end of March 2023. Staff is evaluating alternative options to allow for temporary golf practice while the range is temporarily closed.

14

Gate 16 Driving Range Improvements

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Job # Title	Job # Budget	Committed	Uncommitted	Expenditures	Balance
JP190190000 - GRF	Gate 16 Driving Range Improvements	\$ 500,000.00	\$ 438,739.56	\$ 61,260.44	\$ 94,813.08	\$ 405,186.92

15

Service Center Generator

2019 Business Plan

Capital funding in the amount of \$150,000 is allocated for the replacement of the Service Center Generator, a unit that is 20 years old with limited capability/functionality due to age. The replacement generator will provide backup power for Transportation Division and fueling services and enable the provision of critical services in an emergency.



16

Service Center Generator

• Current Status

Due to the uncertainty surrounding the final decision on the proposed replacement of Building E, staff will refocus its efforts solely on replacing the emergency generator at the Service Center's Vehicle Maintenance Facilities. Staff is in the process of preparing a report to support the need for replacement and will present it at a future GRF M&C Committee meeting.

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Service Center Generator

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Job # Title	Job # Budget	Committed	Uncommitted	Expenditures	Balance
JP190340000 - GRF	Service Center Generator	\$ 150,000.00	\$ 415.00	\$ 149,585.00	\$ -	\$ 150,000.00

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PAC Facility Improvements

2019 Business Plan

Capital funding in the amount of \$1,000,000 was allocated for PAC Facility Improvements.

Completed:

- HVAC Component Replacements
- Lighting Conversion to LED
- Lobby Beautification
- Dining Room Beautification
- Kitchen Beautification
- Rehearsal Room Beautification
- Billiards Room Beautification
- Main Theater Curtain Rehabilitation



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PAC Facility Improvements

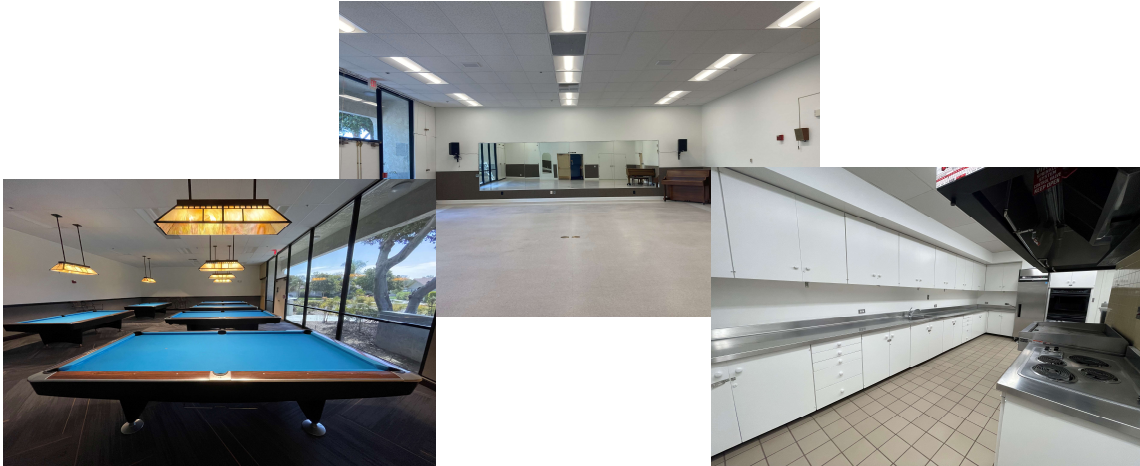
• Current Status

An interior design firm has been retained to prepare a design for the lobby restrooms. There is an unencumbered balance in the amount of \$140,000 available for the restroom beautification project.



20

PAC Facility Improvements



21

PAC Facility Improvements

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Title	Budget	Committed	Uncommitted	Expenditures	Balance
JP190010000/JP172700000	PAC Renovation/Beautification	\$ 1,000,000	\$ 851,093	\$ 148,907	\$ 846,093	\$ 153,907

22

Welding Shop Building Replacement

2021 Business Plan

Capital funding in the amount of \$275,000 is appropriated for the welding shop replacement. The current welding shop consists of a collection of shipping containers and pieced together roofs. The goal is to construct an appropriate facility with a concrete floor, a pre-engineered metal building, adequate electrical circuits and safety equipment to perform the necessary functions of the welding shop.



23

Welding Shop Building Replacement

• Current Status

The original plans expired and are no longer applicable. California Uniform Building Codes have change resulting in the preparation of newly revised plans. The revised plans are scheduled to be completed in December 2022, and submitted to the city and fire authority for plan check and permit issuance in early January, 2023. The project is scheduled to start the second quarter of 2023. This schedule allows for the necessary time needed to conduct a comprehensive and competitive bid process prior to awarding and executing a construction contract.

24

Welding Shop Building Replacement

Budget Summary

SUMMARY OF EXPENDITURES BY JOB NUMBER						
Job #	Job # Title	Job # Budget	Committed	Uncommitted	Expenditures	Balance
JP210180000 - GRF	Welding Shop Replacement	\$ 275,000.00	\$ -	\$ 275,000.00	\$ -	\$ 275,000.00

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2023 GRF Capital Projects Planned

1. CH1 Pool Re-plastering
2. CH1 Fountain Re-plastering and Tile Replacement
3. CH1 Ballroom Projector
4. CH2 Pool Deck Resurfacing
5. Asphalt Paving; Sealcoat; Concrete Parkway Replacements
6. Building E Design Development/Construction Documents
7. Equestrian Center Arena Lighting
8. Equestrian Center Door and Trim Paint
9. Equestrian Center Security Fencing and Gates
10. Service Center Repair Shop Electrical Engineering Plans
11. Shepherd's Crook Installation 914 Linear Feet Gate 3

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Clubhouse 1 Pool Re-plastering

2021 Capital Business Plan

Capital funding of \$100,000 is allocated to replace the deteriorated plaster surface coating for Clubhouse 1 pool. The plaster is exhibiting major cracking and discoloration due to surpassing its useful life.



27

Clubhouse 1 Fountain Plastering and Tile Replacement

2023 Capital Business Plan

Capital funding of \$25,000 is allocated to replace the deteriorated plaster and tile surface coating for Clubhouse 1 fountain. The plaster and tile surfacing are exhibiting major cracking and discoloration due to surpassing its useful life.



28

Clubhouse 1 Ballroom Projector

2023 Capital Business Plan

Capital funding of \$20,000 is allocated to install a mounted projector in the Ballroom at Clubhouse 1.

This project is scheduled to commence with the other planned work included in Phase I.



29

Clubhouse 2 Pool Deck Resurfacing

2023 Capital Business Plan

Capital funding of \$25,000 is allocated to re-surface the Clubhouse 2 pool deck. The pool deck paint is severely chipped and will be removed and recoated with a compatible surface treatment to withstand the elements and usage.

This project will require research to understand the issues and an alternative product for the resurfacing the pool deck.



30

Asphalt Paving; Sealcoat; Concrete Parkway Replacements

2023 Capital Business Plan

Capital funding of \$630,390 is allocated for the Asphalt Paving and Sealcoat Programs. GRF streets and parking lots provide residents vehicular access to their manors and facilities within the Community. The anticipated serviceable life of the new pavement is estimated to be 25 years. The recommended asphalt paving budget is \$544,160 and the sealcoat budget is \$86,230. Sealcoat work for GRF pavement is Completed on a seven year cycle.



31

Concrete Parkway Replacements

2023 Capital Business Plan

Capital funding of \$200,000 is allocated for parkway concrete repairs and replacement. In coordination with paving, staff has identified concrete areas that require repair or replacement. With recommended funding of \$200,000, the parkway concrete replacement program is designed to repair damaged GRF curb/gutter, driveway aprons, and sidewalks adjacent to the planned paving overlay areas. Curb returns ramps are installed as needed.



32

Building E Design Development/Construction Documents

2023 Capital Business Plan

Capital funding of \$750,000 is allocated for Building E design phase. The building contains administrative support offices for Landscape, Security, and Maintenance Departments



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Building E Design Development/Construction Documents

Current Project Status

At the GRF Board meeting on December 6, 2022, the GRF Board approved the staff recommendation to advertise an RFP for consultant services to prepare a space planning study to assist the GRF Board in the decision process for future space development.

34

Equestrian Center Arena Lighting

2023 Capital Business Plan

Capital funding of \$100,000 is allocated for a new Equestrian Center Arena Lighting System needed to provide lighting for arenas and pathways. The new lighting will enhance safety for resident boarders and their horses. Many residents prefer to visit the center in the evenings and lighting will also assist in attracting additional boarders to our facility.



35

Equestrian Center Door and Trim Paint

2023 Capital Business Plan

Capital funding of \$25,000 is allocated for Equestrian Center wood trim and stall door painting. The wood trim and stall door paint is deteriorated and needs to be repainted to protect the structure from pests and weathering.



36

Equestrian Center Security Fencing and Gates

2023 Capital Business Plan

Capital funding of \$75,000 is allocated for construction and installation of new security fencing and gates needed to properly secure the facility. The new fencing will also discourage unauthorized personnel from entering the facility after hours.



37

Service Center Repair Shop Electrical Engineering Plans

2023 Capital Business Plan

Capital funding of \$30,000 is allocated for battery equipment and to upgrade the repair shop electrical system.

A electrical consultant will be retained to evaluate the electrical system and prepare electrical engineered plans to support the new battery charging equipment prior to the contractor bid process.

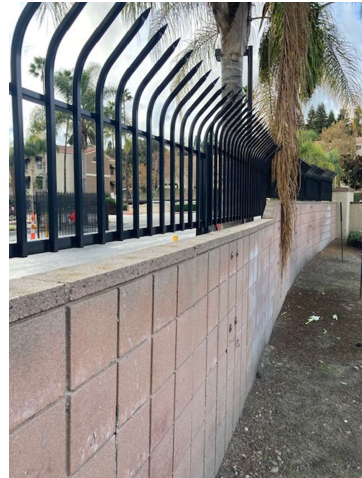


38

Shepherd's Crook Installation 914 Linear Feet Gate 3

2023 Capital Business Plan

Capital funding of \$105,000 is allocated to replace the remaining barbed wire fencing of approximately 914 linear feet along GRF property. The City of Laguna Woods discontinued allowing the use of barbed wire on perimeter barriers in 2017.



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Concluding Slide

- Questions

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Thank You

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