



OPEN MEETING

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

**Wednesday, December 20, 2023 – 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 from October 11, 2023
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. 2023-2024 Projects Overview

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.*

- EMS Status Update
- MelRok Energy Management System

Concluding Business:

11. Committee Member Comments
12. Date of Next Meeting: Wednesday, February 14, 2024 at 9:30 a.m.
13. Recess: At this time, the meeting will recess for a short break and reconvene to Closed Session to discuss the following matters:

Closed Session Agenda

Approval of the Agenda

Chair's Remarks

Discuss and Consider Contractual Matters

Adjournment

*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 11, 2023 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Reza Karimi - Chair, Gan Mukhopadhyay – Co-Chair, Jim Cook, Ralph Engdahl, Sue Stephens

OTHERS PRESENT: **GRF:** Egon Garthoffner, Bunny Carpenter
UNITED: Alison Bok
Advisors: Carl Randazzo, Bill Walsh

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Heather Ziemba – Projects Administrative Coordinator, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Karimi called the meeting to order at 9:31 a.m.

2. Acknowledgement of Media

Chair Karimi noted that no media was present.

3. Approval of the Agenda

The committee agreed to pull Items 8, 9, and 10 from the consent calendar to be discussed during Item 7. The agenda was approved with these changes.

4. Approval of Meeting Report from August 9, 2023

Hearing no objection, the meeting minutes were approved by unanimous consent.

5. Chair's Remarks

Chair Karimi extended a welcome to all newly elected members to each of the Boards and expressed appreciation for the work staff and the committee have completed.

6. Member Comments

No member comments.

7. Department Head Update

Mr. West opened the discussion of Items 8, 9, and 10.

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.

All items were pulled for discussion.

8. Project Log

Mr. West answered questions regarding the Clubhouse 1 projects, the golf driving range, and Building E.

9. ChargePoint Summary

Mr. Mejia answered questions regarding the charging rates and cost of electricity.

10. Clubhouse Preventative Maintenance Inspection Report

Mr. Barnette answered questions regarding the level of detail included in the report. The committee directed staff to include more information about the status of work orders in the report.

Items for Discussion and Consideration:

11. Shepherd's Crook

Mr. West provided an update via PowerPoint to show photos of the work completed.

12. Repair Shop Electrical

Mr. West provided an update via PowerPoint to give an overview of the project as well as photos of the current work site and plan drawings.

13. Welding Shop

Mr. West provided an update via PowerPoint to give an overview of the project as well as photos of the current work site and plan drawings. Mr. West responded to questions

from the committee regarding power demand to the welding shop and fire safety.

14. Equestrian Center Arena Lighting

Mr. West gave a verbal update. Staff will consult with an engineer to have a design created for this project.

15. Golf Driving Range

Mr. West provided an update via PowerPoint to show the progress of the ongoing turf growth on the golf driving range.

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.*

- EMS Status Update
- MelRok Energy Management System
- Separate Metering for Community Center Vehicle Charging Stations

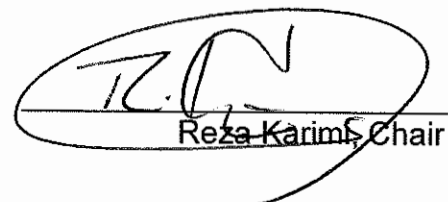
Concluding Business:

16. Committee Member Comments

No committee member comments were made.

17. Date of Next Meeting: Wednesday, December 13, 2023 at 9:30 a.m.

18. Recess – The meeting was recessed at 11:01 a.m.



Reza Karimi, Chair

Reza Karimi, Chair
Gan Mukhopadhyay, Co-Chair
Guy West, Staff Officer
Telephone: 949-597-4625

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GRF Project Log November (Prepared December 1)						
	Type	Name	Description	Status	Estimated Completion	Budget
1	920 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.	One rooftop unit was installed on May 8 and is functioning as designed. The remaining equipment is scheduled to be delivered and installation to begin in December.	January 2024	Budget: \$300,000 Exp: \$10,000 Balance: \$290,000
2	920 Projects	Building E Design Development and Construction	Funding for this project is allocated for the design development and construction for Building E.	GRF Board formed an Ad Hoc Advisory Committee on October 3, to work with the board on the on next steps. The committee will meet on December 6.	TBD	Budget: \$750,000 Exp: \$276,730 Balance: \$473,270
3	920 Projects	Clubhouse 1 Fountain Re-plaster and Tile	Funding for this project is allocated to replace the deteriorated plaster and tile surface coating for the Clubhouse 1 fountain.	This project is being evaluated for scope of work.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000
4	920 Projects	Clubhouse 1 Mounted Projector - Ballroom	Funding for this project is allocated to install a new mounted projector in the Ballroom at Clubhouse 1.	The project scope of work has been included in the clubhouse beautification work.	September 2024	Budget: \$20,000 Exp: \$0 Balance: \$20,000
5	920 Projects	Clubhouse 1 Pool Re-plastering	Funding for this project is allocated to replace the deteriorated plaster surface coating for the Clubhouse 1 pool.	The RFP was advertised for competitive contractor bids in August and only one contractor submitted a bid. Staff presented the bid at the October 11 M&C Committee meeting. A revised scope of work will be advertised in December for competitive bids.	September 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
6	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.	GRF Board approved the contract award on November 7. Permitting will begin in December. The work is tentatively scheduled to begin in March 2024.	September 2025	Budget: \$1,250,000 Exp: \$50,764 Balance: \$1,199,236
7	920 Projects	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	At the request of the M&C Committee, staff will be presenting paving options and cost estimates at a future M&C Committee meeting.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000

	Type	Name	Description	Status	Estimated Completion	Budget
8	920 Projects	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	This project will be presented to the CAC for consideration in February 2024.	October 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
9	920 Projects	Equestrian Center Security Fencing and Gate	Funding for this project is allocated for construction and installation of new security fencing and gate to properly secure the facility.	Project start date is pending on the permit issuance. The tentative start date is late December.	January 2024	Budget: \$75,000 Supplemental: \$14,776 Exp: \$7,544 Balance: \$82,232
10	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	The interior design for the lobby restrooms at Clubhouse 3 is scheduled to resume in February 2024.	July 2024	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
11	920 Projects	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	Electrical engineering has been completed and the plans are approved and ready for the permit issuance. The Landscape Department is preparing for the installation.	January 2024	Budget: \$30,000 Exp: \$11,262 Balance: \$18,738
12	922 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The plans are approved and ready for permit issuance. A recommendation for contract award will be presented to the M&C Committee at the closed meeting on December 13.	April 2024	Budget: \$275,000 Exp: \$0 Balance: \$275,000
13	920 Projects	Service Center Generator (Vehicle Maintenance Building)	Funding for this project will provide back-up emergency power at the Service Center including, Transportation and fueling services to enable the provision of critical services in an emergency.	GRF Board approved the contract award on November 7. The project is scheduled to be completed January 2024.	January 2024	Budget: \$150,000 Exp: \$0 Balance: \$150,000

	Type	Name	Description	Status	Estimated Completion	Budget
COMPLETED						
	920 Projects	Equestrian Hay Barn Siding	Funding for this project is allocated to mitigate moisture intrusion at the hay barn located at the Equestrian Center.	This project was completed in January. Invoicing is complete.	January 2023	Budget: \$6,000 Exp: \$4,685 Balance: \$1,315
	920 Projects	Asphalt Replacement	Funding for this project is allocated to asphalt paving overlay on selected GRF streets and/or parking lot areas.	The asphalt pavement overlay work was completed in July. Invoicing is complete.	July 2023	Budget: \$534,048 Exp: \$527,844 Balance: \$6,204
	920 Projects	Parkway Concrete Replacement	Funding for this project is allocated to concrete repairs adjacent to the overlay and seal coat work on selected GRF streets and/or parking lot areas.	The parkway concrete replacements were completed in June. Invoicing is complete.	June 2023	Budget: \$200,000 Exp: \$200,000 Balance: \$0
	920 Projects	Equestrian Center Trim and Stall Door Painting	Funding for this project is allocated for Equestrian Center wood trim and stall door painting.	This project was completed in September. Invoicing is complete.	September 2023	Budget: \$25,000 Supplemental: \$8,216 Exp: \$30,216 Balance: \$3,000
	920 Projects	Shepherd's Crook	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.	This capital project is completed. No future installations are planned. Invoicing is pending.	September 2023	Budget: \$105,000 Exp: \$0 Balance: \$105,000
	920 Projects	Seal Coat	Funding for this project is allocated to sealcoat work adjacent to the overlay and concrete work on selected GRF streets and/or parking lot areas.	The asphalt pavement seal coating was completed in August. Invoicing is complete.	August 2023	Budget: \$96,342 Exp: \$96,342 Balance: \$0
	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.	Project completed first week of November. Invoicing is complete.	November 2023	Budget: \$638,000 Exp: \$341,801 Balance: \$296,199

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GOLDEN RAIN FOUNDATION

ELECTRIC VEHICLE CHARGING STATION REPORT
NOVEMBER 2023

Month	Level II Sessions (Non Members)	Level II Sessions (Members)	Level III Sessions (Non Members)	Level III Sessions (Members)	Total Kwh (Members)	Revenue (Non Members)	Revenue (Members)	SCE Energy Cost	Net Revenue
From Activation date - Dec 31, 2022 (*)	3579	2634	4178	679	107,535		\$37,218		
Jan-23	105	161	208	69	5427		\$1,939	(\$36,724)	\$7,808
Feb-23	97	156	193	53	5351		\$1,905	(\$1,983)	\$589
Mar-23	107	155	220	39	6177		\$2,222	(\$1,943)	\$553
Apr-23	112	113	217	56	6614		\$2,372	(\$2,033)	\$693
May-23	113	150	206	45	5316		\$1,875	(\$2,342)	\$562
Jun-23	91	130	234	44	5824		\$2,060	(\$2,059)	\$371
Jul-23	112	151	290	69	7163		\$2,575	(\$1,978)	\$539
Aug-23	111	172	139	68	6540		\$2,397	(\$3,600)	(\$402)
Sep-23 before Sep 7	17	28	49	13	1191		\$427	(\$512)	
Sep-23 after Sep 7	100	111	233	66	6929		\$2,772	(\$603)	(\$78)
Oct-23	102	128	353	81	9145		\$3,663	(\$3,238)	\$219
Nov-23								(\$3,002)	\$1,518
Dec-23									
TOTAL	4,646	4,089	6,520	1,282	173,212	69,375	\$61,425	-\$63,031	\$11,860

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

Before September 7, 2023	Registered Users /kWh	Non-Registered Users/kWh	Parking Rates
Level 2 Chargers	\$0.17	\$0.30	\$2/hr after 4 hrs
Level 3 Chargers	\$0.25	\$0.40	\$2/hr after 1 hr

After September 7, 2023	Registered Users /kWh	Non-Registered Users /kWh	Parking Rates
Level 2 Chargers	\$0.31	\$0.34	\$2/hr after 4 hrs
Level 3 Chargers	\$0.31	\$0.44	\$2/hr after 1 hr

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