



OPEN MEETING

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

**Wednesday, April 10, 2024 – 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 February 14, 2024
5. Chair's Remarks
6. Department Head Update
7. Member Comments

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. PAC Restrooms Interior Design Presentation
11. Clubhouse 1 Update
12. Welding Shop Update
13. Energy Audit Update

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:

14. Committee Member Comments
15. Date of Next Meeting: Wednesday, June 12, 2024 at 9:30 a.m.
16. 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.

Yvonne Horton, Chair
Guy West, Staff Officer
Telephone: 949-597-4625



OPEN MEETING

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

**Wednesday, February 14, 2024 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Yvonne Horton – Chair, Gan Mukhopadhyay, Ralph Engdahl, SK Park, Alison Bok, Pearl Lee, Sue Stephens

OTHERS PRESENT: **GRF:** Egon Garthoffner
UNITED: Ellen Leonard
Advisors: Bill Walsh, Ajit Gidwani

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager,
Heather Ziemba – Projects Administrative Coordinator

1. Call to Order

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

2. Acknowledgement of Media

Chair Horton noted that no media was present.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report from December 20, 2023

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

5. Chair's Remarks

None.

6. Department Head Update

Mr. West announced that there will be a GRF Clubhouse Renovation Ad Hoc Committee meeting on February 27, 2024, at 1:30 p.m.

7. Member Comments

A member commented on water drainage in the community during rain events.

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 consent calendar was approved unanimously.

8. Project Log

9. ChargePoint Summary

10. 2023 4th Quarter Clubhouse Inspection Report

Items for Discussion and Consideration:

11. Updates to Committee Charter

A motion was made and unanimously approved to accept the updates to the committee charter as written.

12. Broadband HVAC Update

Mr. West provided a PowerPoint presentation on the current status of the Broadband HVAC project. Advisor Walsh commented on the new HVAC system's energy usage.

13. Equestrian Center Security Gates & Fencing Update

Mr. West gave a PowerPoint presentation to show the progress of the installation of security gates and fencing at the Equestrian Center.

14. Clubhouse 2 Pool Deck Options

Mr. West gave a PowerPoint presentation to explain the options for the Clubhouse 2 pool deck project. The committee discussed the three options. Mr. West answered questions from the committee. Director Bok made a motion to create an RFP with the option for pavers. Director Stephens seconded. The motion passed by a 6/1/0 vote (Director Park voted against).

15. Clubhouse 1 Project Update

Mr. West showed the committee the layout of the fencing and temporary alternate transportation hub to be used while Clubhouse 1 is under construction.

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:

16. Committee Member Comments

Director Lee commented on her enthusiasm for the Clubhouse 1 project to begin.

17. Date of Next Meeting: Wednesday, April 10, 2024 at 9:30 a.m.

18. Adjournment – The meeting was adjourned at 10:49 a.m.


Yvonne Horton, Chair

Yvonne Horton, Chair
Guy West, Staff Officer
Telephone: 949-597-4625

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GOLDEN RAIN FOUNDATION

ELECTRIC VEHICLE CHARGING STATION REPORT
FEBRUARY 2024

Month	Level II Sessions (Non Members)	Level II Sessions (Members)	Level III Sessions (Non Members)	Level III Sessions (Members)	Total kWh (Non Members)	Total kWh (Members)	Revenue (Non Members)	Revenue (Members)	SCE Energy Cost	Net Revenue
From Activation Date*										
Dec 31, 2023	4646	4089	6520	1282	173,212	69,375	\$61,425	\$13,466	(\$63,031)	\$11,860
January 2024	101	133	453	69	13558	3156	\$5,303	\$901	(\$4,268)	\$1,936
February 2024	85	113	466	91	14625	3409	\$5,613	\$973	(\$4,247)	\$2,340
March 2024										
April 2024										
May 2024										
June 2024										
July 2024										
August 2024										
September 2024										
October 2024										
November 2024										
December 2024										
TOTAL	4,832	4,335	7,439	1,442	201,395	75,939	\$72,341	\$15,340	-\$71,546	\$16,136

*Activation Dates	Level II (Phase I)	May 26, 2017	Registered Users /kWh	Non-Registered Users /kWh	Parking Rates
	Level II (Phase II)	August 27, 2019	\$0.31	\$0.34	\$2/hr after 4 hrs
	Level III	August 27, 2019	\$0.31	\$0.44	\$2/hr after 1 hr

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GRF Project Log March (Prepared April 3)						
	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Project	Asphalt Replacement	Funding for this project is allocated to asphalt paving overlay on selected GRF streets and/or parking lot areas.	The asphalt paving replacement work is in the bidding process and contractor bid proposal are expected to be received and reviewed by end of February. The bid proposal due date was extended to receive a minimum of three proposals. Bids are due to be received early April.	October 2024	Budget: \$480,500 Exp: \$0 Balance: \$480,500
2	920 Project	Building C Roof Replacement	Funding for this project is allocated for the replacement of the existing built-up roof of Building C at the Maintenance Center with a PVC cool-roof system.	Project is scheduled to be completed this year. Staff is coordinating with the roofing contractor to schedule the project.	September 2024	Budget: \$19,500 Exp: \$0 Balance: \$19,500
3	920 Project	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 to work with the board on solutions relative to the process of planning and development. Staff will continue to work with the committee as they deliberate.	TBD	Budget: \$7,000,000 Exp: \$0 Balance: \$7,000,000
4	920 Project	Clubhouse 1 Main Lounge Sound System	Funding for this project is allocated for replacement of the existing ballroom sound system which is more than 25 years old and for the addition of a projector to the ballroom.	Staff is collecting data to develop the scope of work for an RFP.	August 2024	Budget: \$36,000 Exp: \$0 Balance: \$36,000
5	920 Project	Clubhouse 1 Generator	Funding for this project is allocated for replacement of the existing generator which is past its useful life of 20 years.	The GRF M&C Committee will review the need and timing for replacing emergency generators.	TBD	Budget: \$29,500 Exp: \$0 Balance: \$29,500
6	920 Project	Clubhouse 3 Auditorium Sound System	Funding for this project is allocated for the replacement of the auditorium sound system.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$600,000 Exp: \$0 Balance: \$600,000

	Type	Name	Description	Status	Estimated Completion	Budget
7	920 Project	Clubhouse 3 Dining Room Projector	Funding for this project is allocated for the purchase and installation of projectors in the ceilings of both dining rooms to modernize presentations.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$22,000 Exp: \$0 Balance: \$22,000
8	920 Project	Clubhouse 5 Sound System	Funding for this project is allocated to replace the sound system, projector, screen, and microphones, which are in poor condition.	Staff is collecting data to develop the scope of work for an RFP.	June 2024	Budget: \$23,500 Exp: \$0 Balance: \$23,500
9	904 Project	Clubhouse 7 LED Lighting Upgrade	Funding for this project is allocated for the addition of LED lighting upgrade consisting of light bulbs, fixtures, and ballasts.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
10	920 Project	Clubhouse 7 Roof Replacement	Funding for this project is allocated for the replacement of the existing built-up roof at Clubhouse 7 with a PVC cool-roof system.	Project is scheduled to be completed this year. Staff is coordinating with the roofing contractor to schedule the project.	September 2024	Budget: \$28,000 Exp: \$0 Balance: \$28,000
11	920 Project	Clubhouse 7 Sound System	Funding for this project is allocated for the replacement of the existing sound system.	Staff is collecting data to develop the scope of work for an RFP.	TBD	Budget: \$11,700 Exp: \$0 Balance: \$11,700
12	920 Project	Garden Center Bathroom Refurbish	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	An RFP will be advertised for construction bids the week of April 15, 2024.	August 2024	Budget: \$25,000 Exp: \$0 Balance: \$25,000

	Type	Name	Description	Status	Estimated Completion	Budget
13	920 Project	Garden Center Building Exteriors	Funding for this project is allocated for the renovation of Garden Center 2 restrooms that show signs of wear and tear.	An RFP will be advertised for construction bids the week of April 15, 2024.	August 2024	Budget: \$25,000 Exp: \$0 Balance: \$25,000
14	920 Project	Par 3 Shade Cover	Funding for this project is allocated for the replacement of the shade cover at the Par 3 Golf Facility.	Project is scheduled to be completed this year. Proposals are being reviewed to confirm scope of work and system to be installed.	TBD	Budget: \$35,000 Exp: \$0 Balance: \$35,000
15	920 Project	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 was advertised in December and subsequently advertised to pool plaster contractors. Staff received two proposals and they are in review.	August 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
16	920 Project	Clubhouse 1 Renovation	Funding for this project is allocated for Year 1 of a multi-year project to assess and renovate Clubhouse 1.	Construction started on March 4, 2024. The facility is scheduled to be temporarily closed for 24-weeks. The bus route has been relocated close to the clubhouse at the parking lot adjacent to the library.	August 2025	Budget: \$1,250,000 Exp: \$50,764 Balance: \$1,199,236
17	920 Project	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	At the direction of the committee, staff will prepare an RFP for removing and replacing the existing concrete pool deck with decorative pavers.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000

	Type	Name	Description	Status	Estimated Completion	Budget
18	920 Project	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	This project is scheduled to be presented at a future CAC meeting.	October 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
19	920 Project	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 will be presented by the interior design consultants at the scheduled April 10, M&C Committee.	September 2024	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
20	920 Project	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 concrete paving replacement work is in the bidding process and contractor bid proposals are expected to be received and reviewed by the end of February. The bid proposal due date was extended to receive a minimum of three proposals. Bids are due to be received early April.	July 2024	Budget: \$200,000 Exp: \$0 Balance: \$200,000
21	920 Project	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	The newly proposed structural wall to support the electrical equipment will be scheduled prior to the electrical work. Staff has solicited competitive bids for this project and will start work immediately after a work order has been approved. Work is expected to begin in May.	July 2024	Budget: \$30,000 Exp: \$11,262 Balance: \$18,738
22	920 Project	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	Project started on February 26, and the metal building was delivered on March 30. Project is expected to be completed by the first week of June depending on the weather condition.	June 2024	Budget: \$275,000 Exp: \$0 Balance: \$275,000
23	920 Project	Seal Coat	Funding for this project is allocated to sealcoat GRF pavement areas based on a seven year cycle for GRF streets and/or parking lot areas.	GRF streets and parking lot areas will be seal coated during the month of August.	August 2024	Budget: \$103,000 Exp: \$0 Balance: \$103,000

	Type	Name	Description	Status	Estimated Completion	Budget
COMPLETED						
	920 Project	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.	COMPLETED	January 2024	Budget: \$30,000 Exp: \$11,450 Balance: \$18,550
	920 Project	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.	COMPLETED	February 2024	Budget: \$75,000 Supplemental: \$14,776 Exp: \$63,272 Balance: \$26,504
	920 Project	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.	COMPLETED	February 2024	Budget: \$300,000 Exp: \$71,203 Balance: \$228,797

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