



OPEN MEETING

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

**Wednesday, June 12, 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 April 10, 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. UCI/Cypress College Energy Study Reports
11. Clubhouse 1 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.*

Golden Rain Foundation
Maintenance & Construction Committee
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- EMS Status Update
- MelRok Energy Management System

Concluding Business:

12. Committee Member Comments
13. Date of Next Meeting: Wednesday, August 14, 2024 at 9:30 a.m.
14. 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

**REPORT OF THE 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**

REPORT

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

OTHERS PRESENT: **GRF:** Egon Garthoffner
Advisor: Bill Walsh

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager, Bart
Mejia – Maintenance & Construction Assistant Director,
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 February 14, 2024

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

5. Chair's Remarks

None.

6. Department Head Update

None

7. Member Comments

A member commented on the shades and beams in the shuffleboard room at Clubhouse 1.

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

Items for Discussion and Consideration:

10. PAC Restrooms Interior Design Presentation

Mr. West introduced a representative from 27 Diamonds who presented the interior design draft for the PAC restrooms. The committee agreed to recess before the end of the meeting to evaluate the samples of selected materials from the design.

11. Clubhouse 1 Update

Mr. West provided an update of the Clubhouse 1 project with photos and answered questions from the committee.

12. Welding Shop Update

Mr. West provided an update of the Welding Shop project with photos and answered questions from the committee.

13. Energy Audit Update

Mr. Mejia gave an overview of the ongoing energy survey project. A formal presentation will be made at a future meeting once the final report is received.

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

- Chair Horton commented on the Clubhouse 7 sound system project.
- Director Garthoffner commented on electric vehicle charging usage at the Community Center.
- Director Mukhopadhyay commented on the progress of the Clubhouse 1 progress.
- Advisor Walsh advised the committee of the Earth Day event in the Village.

At this time, the committee recessed to review design samples. Staff was directed to proceed with the design with the change that the men's and women's restrooms are to both incorporate the beige palette.

15. Date of Next Meeting: Wednesday, June 12, 2024 at 9:30 a.m.

16. Recess

The meeting was recessed to closed session at 10:30 a.m.



Yvonne Horton, Chair

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

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GRF Project Log May (Prepared June 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.	Bid proposals have been received and will be presented to the GRF M&C Committee on June 12.	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.	This project is schedule to be completed in June.	June 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.	An RFP has been advertised and bids are due in late June.	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 Scope of Work for the generator replacement has been drafted and is under review. An RFP will be advertise to qualified contractors for proposals. A site visit has been scheduled for June 17th.	November 2024	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.	A scope of work has been prepared and an RFP is scheduled to be advertised in late June or early July.	January 2025	Budget: \$600,000 Exp: \$0 Balance: \$600,000
7	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.	A scope of work has been prepared. Equipment is being procured and is scheduled to be installed in July.	July 2024	Budget: \$23,500 Exp: \$0 Balance: \$23,500

	Type	Name	Description	Status	Estimated Completion	Budget
8	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 received proposals and will bring a staff report to a future M&C Committee meeting.	December 2024	Budget: \$150,000 Exp: \$0 Balance: \$150,000
9	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. Re-roof work is planned to be completed in September/October.	October 2024	Budget: \$28,000 Exp: \$0 Balance: \$28,000
10	920 Project	Clubhouse 7 Sound System	Funding for this project is allocated for the replacement of the existing sound system.	A scope of work has been prepared. Equipment is being procured and is scheduled to be installed in July.	July 2024	Budget: \$11,700 Exp: \$0 Balance: \$11,700
11	920 Project	Garden Center Bathroom Refurbish	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	The project is scheduled to begin September and completed by end of October.	October 2024	Budget: \$25,000 Exp: \$0 Balance: \$25,000
12	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.	The project is scheduled to begin September and completed by end of October.	October 2024	Budget: \$25,000 Exp: \$0 Balance: \$25,000
13	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.	The project is scheduled to be completed this year. Proposals are being reviewed to confirm scope of work and system to be installed. Pending confirmation of the scope of work, staff will prepare an RFP for advertisement.	December 2024	Budget: \$35,000 Exp: \$0 Balance: \$35,000
14	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 project is scheduled to start mid-June and be complete by the end of July.	July 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
15	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. The project is on schedule to be completed at the end of August.	August 2025	Budget: \$1,250,000 Exp: \$724,931 Balance: \$525,069

	Type	Name	Description	Status	Estimated Completion	Budget
16	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, the RFP for removing and replacing the existing concrete pool deck with decorative pavers is under review and scheduled to be advertised in July.	TBD	Budget: \$25,000 Exp: \$0 Balance: \$25,000
17	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 and associated funding is under review.	October 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000
18	920 Project	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	The final interior design drawings with material specifications are in progress and expected to be completed mid June. Once received, staff will prepare an RFP for contractor bids.	September 2024	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
19	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.	Bid proposals have been received and will be presented to the GRF M&C Committee on June 12.	August 2024	Budget: \$200,000 Exp: \$0 Balance: \$200,000
20	920 Project	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	Work is in progress and scheduled to be completed in August.	August 2024	Budget: \$30,000 Exp: \$11,262 Balance: \$18,738
21	920 Project	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The project began in February. The building foundation and construction of the metal building have been completed. Electrical work and site work are in progress. The project is expected to be substantially completed end of June.	June 2024	Budget: \$275,000 Exp: \$51,543 Balance: \$223,457
22	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
	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.	COMPLETED	April 2024	Budget: \$22,000 Exp: \$8,611 Balance: \$13,389

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	84	119	470	126	13919	3831	\$5,259	\$1,094	(\$4,552)	\$1,801
April 2024	76	104	517	95	14512	3803	\$5,688	\$1,085	(\$4,785)	\$1,988
May 2024	81	89	526	103	13718	3975	\$6,091	\$1,270	(\$4,498)	\$2,862
June 2024										
July 2024										
August 2024										
September 2024										
October 2024										
November 2024										
December 2024										
TOTAL	5,073	4,647	8,952	1,766	243,544	87,549	\$89,380	\$18,790	-\$85,381	\$22,788

	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

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

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