



**OPEN MEETING**

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

**Wednesday, August 14, 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](mailto: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 June 12, 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. ChargePoint Summary

**Items for Discussion and Consideration:**

9. Project Log
10. Clubhouse 1 Update
11. Clubhouse 1 Pool Plaster Update
12. Clubhouse 1 Pool Chemical Distribution Update
13. Beam Replacement Update
14. Hearing Loop Update
15. Welding Shop Update
16. Repair Shop Electrical Update

Golden Rain Foundation  
Maintenance & Construction Committee  
Regular Open Session  
August 14, 2024  
Page 2 of 2

17. Building C Roof Replacement Update
18. Par 3 Canopy Options

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:

19. Committee Member Comments
20. Date of Next Meeting: Wednesday, October 9, 2024 at 9:30 a.m.
21. 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, June 12, 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, SK Park,  
Alison Bok, Pearl Lee, Sue Stephens

**OTHERS PRESENT:** **GRF:** Egon Garthoffner, Juanita Skillman  
**Advisors:** Bill Walsh, Ajit Gidwani  
**Mutual 50:** Steve Leonard

**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

**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 April 10, 2024**

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

**5. Chair's Remarks**

None.

## 6. Department Head Update

Mr. West noted the current staffing level in the Projects division.

## 7. Member Comments

None.

### 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.*

A motion was made and duly seconded to move Item 10 to before Item 8. The consent calendar was approved. A motion was made and duly seconded to move Item 8 to be placed on a future agenda.

## 8. Project Log

## 9. ChargePoint Summary

### Items for Discussion and Consideration:

## 10. UCI/Cypress College Energy Study Reports

Mr. Mejia introduced representatives from the UCI Sustainable Manufacturing Alliance for Research and Training Industrial Assessment Center who presented their energy assessment and recommendations for energy savings. Discussion ensued. Director Steve Leonard made a comment about potential energy savings at Clubhouse 7. Mr. Mejia and the representatives answered questions from the committee.

## 11. Clubhouse 1 Project Update

Mr. West provided a PowerPoint presentation to show pictures of the current status of the Clubhouse 1 project. Mr. West then answered questions from the committee about the 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.*

- EMS Status Update
- MelRok Energy Management System



Concluding Business:

**12. Committee Member Comments**

Director Garthoffner commented on EV charger usage at the Community Center. Director Stephens commented on recommendations for energy savings. Director Bok commented on reported expenditures. Director Park made a comment about a golf cart path between Clubhouse 7 and Gate 7.

**13. Date of Next Meeting: Wednesday, August 14, 2024 at 9:30 a.m.**

**14. Recess**

The meeting was recessed at 11:16 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  
JUNE 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	(\$4,513)	\$1,841
April 2024	76	104	517	95	14512	3803	\$5,688	\$1,085	(\$4,785)	\$1,988
May 2024	98	103	641	121	16515	4550	\$7,322	\$1,449	(\$5,188)	\$3,584
June 2024	84	96	505	164	13767	5646	\$5,484	\$1,612	(\$7,249)	(\$154)
July 2024										
August 2024										
September 2024										
October 2024										
November 2024										
December 2024										
<b>TOTAL</b>	<b>5,174</b>	<b>4,757</b>	<b>9,572</b>	<b>1,948</b>	<b>260,108</b>	<b>93,770</b>	<b>\$96,094</b>	<b>\$20,581</b>	<b>-\$93,281</b>	<b>\$23,394</b>

Registered Users /kWh	Non-Registered Users /kWh	Parking Rates
Level 2 Chargers	\$0.31	\$2/hr after 4 hrs
Level 3 Chargers	\$0.31	\$2/hr after 1 hr

* Activation Dates	Level II (Phase I)	Level II (Phase II)	Level III	May 26, 2017	August 27, 2019	August 27, 2019
VMS Vehicles	Level II Sessions	kWh	SCE Energy Cost			
January - July 2024	653	5659	\$1,523			

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GRF Project Log May (Prepared August 7)						
Type	Name	Description	Status	Estimated Completion	Budget as of June 30, 2024	
1	920 Project Asphalt Replacement	Funding for this project is allocated to asphalt paving overlay on selected GRF streets and/or parking lot areas.	Asphalt paving work is scheduled to be completed during late September through October.	October 2024	Budget: \$480,500 Exp: \$0 Balance: \$480,500	
2	920 Project Building E Design Development and Construction	Funding for this project is allocated for the design development and construction for Building E.	On July 8, 2024, the GRF Board selected an option to replace Building E with a new permanent modular/prefab building for security personnel and relocate maintenance and landscape employees to the Community Center.	TBD	Budget: \$7,750,000 Exp: \$363,728 Balance: \$7,386,272	
3	920 Project Clubhouse 1 Renovation	Funding for this project is to assess and renovate Clubhouse 1.	Construction began on March 4 and is on track for completion by the end of August.	August 2024	Budget: \$3,250,000 Exp: \$1,140,826 Balance: \$2,109,174	
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.	Contractor to replace sound system in August.	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.	Contract award recommendation will be brought to the committee in a future meeting.	November 2024	Budget: \$29,500 Exp: \$0 Balance: \$29,500	
6	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 plastering and tile replacement for the pool project began in June and is scheduled for completion by the end of August.	August 2024	Budget: \$100,000 Exp: \$0 Balance: \$100,000	
7	920 Project Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	An RFP was advertised. Bids have been received and a contract award recommendation will be brought to the committee in a future meeting.	January 2025	Budget: \$25,000 Exp: \$0 Balance: \$25,000	
8	920 Project PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	An RFP for restroom upgrades was advertised. Bids have been received and a contract award recommendation will be brought to the committee in a future meeting.	February 2025	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697	
9	920 Project Clubhouse 3 Auditorium Sound System	Funding for this project is allocated for the replacement of the auditorium sound system.	Pre-construction work is in progress and an RFP will be advertised upon completion of the plans and specifications.	February 2025	Budget: \$600,000 Exp: \$0 Balance: \$600,000	



	Type	Name	Description	Status	Estimated Completion	Budget as of June 30, 2024
10	904 Project	<b>Clubhouse 7 LED Lighting Upgrade</b>	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
11	920 Project	<b>Clubhouse 7 Roof Replacement</b>	Funding for this project is allocated for the replacement of the existing built-up roof at Clubhouse 7 with a PVC cool-roof system.	The re-roof work is planned to be completed in September/October.	October 2024	Budget: \$28,000 Exp: \$0 Balance: \$28,000
12	920 Project	<b>Equestrian Center Arena Lighting System</b>	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.	March 2025	Budget: \$100,000 Exp: \$0 Balance: \$100,000
13	920 Project	<b>Garden Center Bathroom Refurbish</b>	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
14	920 Project	<b>Garden Center Building Exteriors</b>	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
15	920 Project	<b>Par 3 Shade Cover</b>	Funding for this project is allocated for the replacement of the shade cover at the Par 3 Golf Facility.	The project is proposed to be completed this year. A staff report will be presented to M&C for direction on which option for type of shade structure to solicit proposals from contractors for a design build project.	December 2024	Budget: \$35,000 Exp: \$0 Balance: \$35,000
16	920 Project	<b>Parkway Concrete Replacement</b>	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.	Parkway concrete work is scheduled to be completed during the months of August and September.	September 2024	Budget: \$200,000 Exp: \$0 Balance: \$200,000
17	920 Project	<b>Repair Shop Electrical Upgrade</b>	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	This project is scheduled to be substantially completed in August.	August 2024	Budget: \$30,000 Exp: \$11,262 Balance: \$18,738
18	920 Project	<b>Seal Coat</b>	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 are scheduled to 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 as of June 30, 2024
<b>COMPLETED</b>					
920 Project	<b>Service Center Generator (Vehicle Maintenance Building)</b>	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.	<b>COMPLETED</b>	January 2024	Budget: \$30,000 Exp: \$11,450 Balance: \$0 Closed May 2024
920 Project	<b>Equestrian Center Security Fencing and Gate</b>	Funding for this project is allocated for construction and installation of new security fencing and gate to properly secure the facility.	<b>COMPLETED</b>	February 2024	Budget: \$75,000 Supplemental: \$14,776 Exp: \$75,440 Balance: \$14,336
920 Project	<b>Broadband HVAC System</b>	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.	<b>COMPLETED</b>	February 2024	Budget: \$300,000 Exp: \$282,812 Balance: \$17,188 Closed May 2024
920 Project	<b>Clubhouse 3 Dining Room Projector</b>	Funding for this project is allocated for the purchase and installation of projectors in the ceilings of both dining rooms to modernize presentations.	<b>COMPLETED</b>	April 2024	Budget: \$22,000 Exp: \$8,611 Balance: \$13,389
920 Project	<b>Clubhouse 5 Sound System</b>	Funding for this project is allocated to replace the sound system, projector, screen, and microphones, which are in poor condition.	<b>COMPLETED</b>	June 2024	Budget: \$23,500 Exp: \$15,909 Balance: \$7,591
920 Project	<b>Clubhouse 7 Sound System</b>	Funding for this project is allocated for the replacement of the existing sound system.	<b>COMPLETED</b>	July 2024	Budget: \$11,700 Exp: \$0 Balance: \$11,700
920 Project	<b>Building C Roof Replacement</b>	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.	<b>COMPLETED</b>	June 2024	Budget: \$19,500 Exp: \$0 Balance: \$19,500
920 Project	<b>Replace Welding Shop</b>	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	<b>COMPLETED</b>	June 2024	Budget: \$375,000 Exp: \$194,307 Balance: \$180,693

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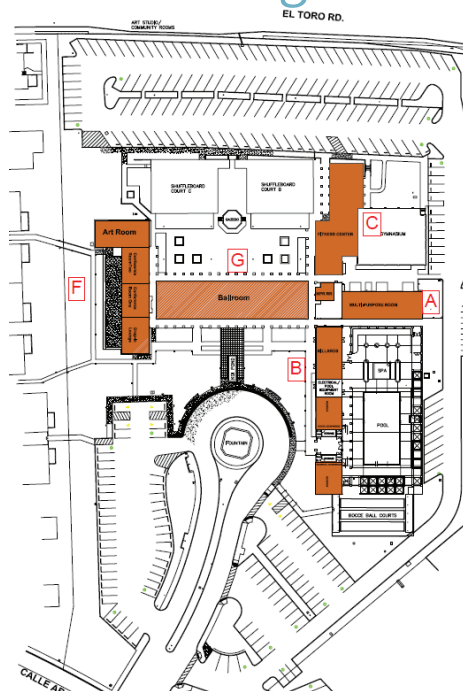


## Clubhouse One Beautification Progress Report

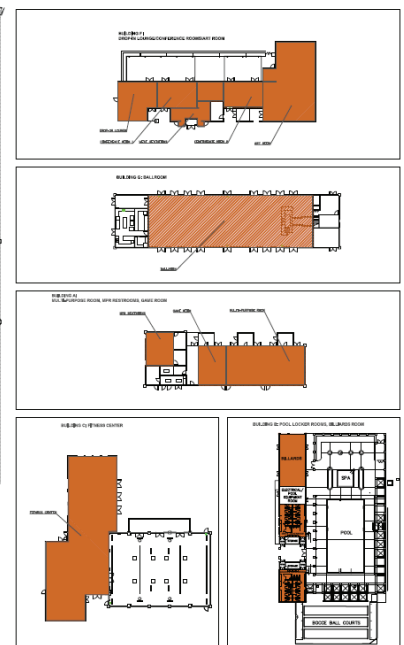
August 14, 2024

### Site Plan & Renovation Buildings

- Building F:
  - Drop-In Lounge
  - Conference Room One
  - Conference Room Two
  - New Billiards Room
  - Restrooms
- Building G:
  - Ballroom
- Building A:
  - Game Room
  - Multi-Purpose Room
  - Restrooms
- Building B:
  - New Multi-Purpose Room
  - Pool Locker Rooms
- Building C:
  - Fitness Center



#### CLUBHOUSE ONE



# Project Scope Summarized

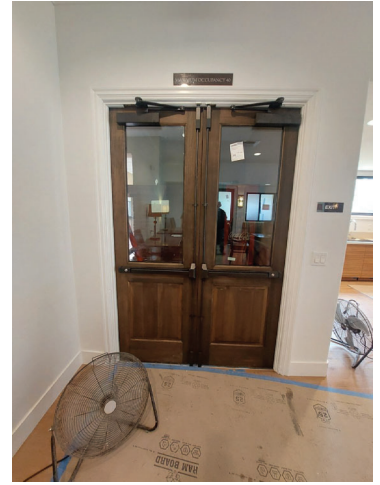
- 1. New Paint (Interior and Exterior)
- 2. Replace Flooring
- 3. Replace Wall Acoustics
- 4. Install Black-out Window Treatments
- 5. Remove surface mounted electrical and replace with code compliant in wall electrical
- 6. Replace Lighting with LED Lighting (Title 24 Compliant)
- 7. Kitchenettes where applicable: Replace cabinets, appliances, countertop, backsplash, sink, and plumbing fixtures.
- 8. Restrooms and Pool Locker Rooms: Replace tile, counters, sinks, toilets, partitions, mirrors and lighting.
- 9. Replace Ball Room Fireplace Façade
- 10. Replace Ball Room Chandeliers
- 11. Replace Wall Mirrors where applicable
- 12. Install New Ballroom Screen Projector
- 13. Replace Windows and Doors (Title 24 Compliant)
- 14. Minor Asbestos Abatement

# Exterior Paint





# Windows and Doors Installation



# Drop-In Lounge



## Conference Room I



7

## Conference Room II



8



## Former Art Room / New Billiard Room



## Restrooms



# Ballroom



# Game Room





## Multi-Purpose Room



13

## Former Billiard Room / New Multi Purpose Room



14



# Pool Locker Rooms



# Fitness Center



# Clubhouse 1 Pool Plastering

August 14, 2024



## Summary

- The Clubhouse 1 Pool serves approximately 24,000 residents annually, averaging 80-90 users per day. The pool hosts various activities, including Aquatics, fitness classes, and Emeritus classes.
- The project began on June 10th and is scheduled for completion by the end of August.



# Project Photos



3

# Project Photos



4

# Project Photos



# Thank You

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# Clubhouse 1 Pool Chemical System and Storage Unit

August 14, 2024



## Pool Chemical Distribution System

New pool chemical distribution equipment and installation by Aquatic Service, Inc.

New control and distribution equipment includes:

- 2 new chemical controllers
- 1 new 200 gallon chlorine tank with cam-lock fittings
- 1 new 150 gallon acid tank with fume scrubber and cam-lock fittings

The new system allows for bulk pool chemical delivery and limits exposure to VMS employees. The pool chemicals are pumped into the storage containers directly from a delivery truck using vacuum sealed hose attachments.

Prior to installing the new equipment, the storage facility was degreased, sanded, cleaned and painted with a chemical resistant coating of primer and paint.

# Existing Pool Chemical System And Storage Unit



3

# Refurbished Pool Chemical System And Storage Unit



4



Old Pool Chemical Distribution Controls



New Pool Chemical Distribution Controls  
BECSys3 Technology

Thank You

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# Clubhouse 1 Archery/Shuffle Board Rooms Beam Replacement

August 14, 2024



## Archery Room

A supplemental appropriation was approved to replace the lower support beams with engineered beams specifically designed to carry the structural load in the Archery Room and Shuffleboard Room at Clubhouse 1.



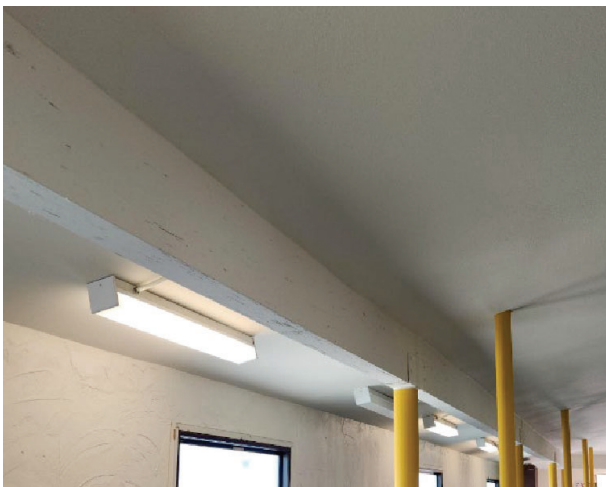
## Archery Room



Damaged lower support beams

3

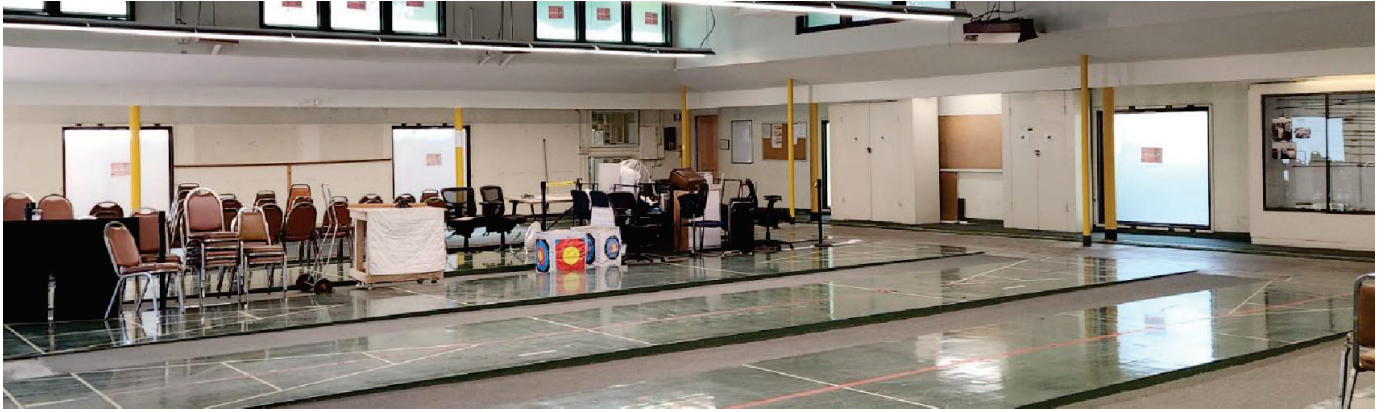
## Archery Room



New Engineered Beams (Parallam)

4

## Archery Room



New Engineered Beams (Parallam)

5

## Shuffle Board Room



New Engineered Beams (Parallam)

6



## Shuffle Board Room



New Engineered Beams (Parallam)

7

# Thank You

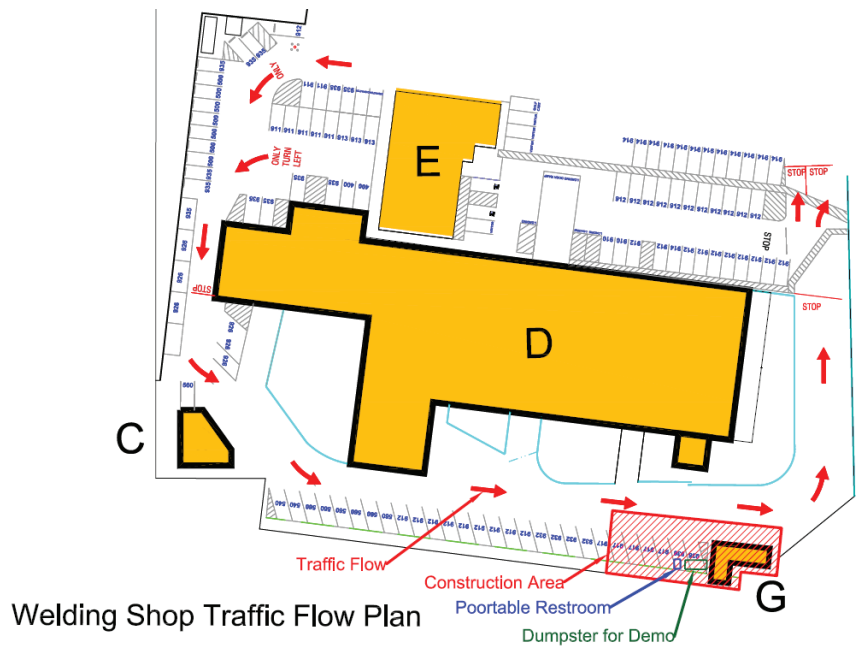
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# Welding Shop Replacement

August 14, 2024



## Location

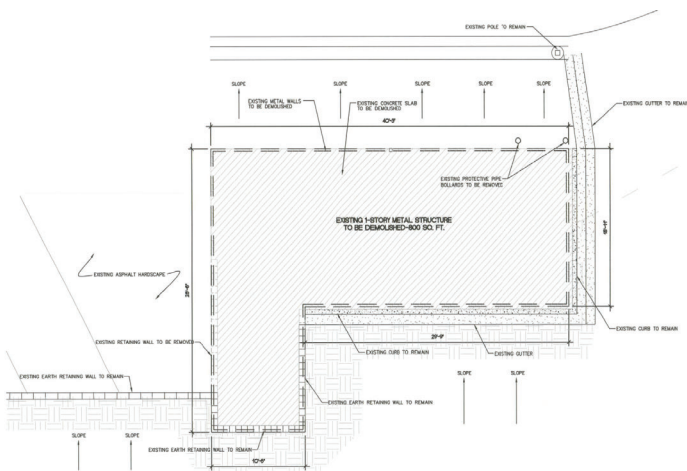


## Project Status

The welding shop building is substantially completed and final inspections are scheduled for late August.

3

## Existing Welding Shop



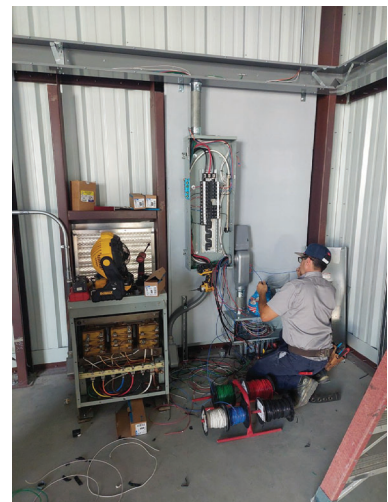
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## Scope of Work

- Demolition
- Foundation
- Concrete foundation and slab
- Pre-Fabricated Metal Building
- Electrical (LED Lights)
- Doors and Ventilation
- Site Drainage
- Asphalt and Striping

5

## Construction Progress Photos



6



# Project Photos



# Project Photos



Before



Current Progress

# Repair Shop Electrical Upgrade

August 14, 2024



## Summary

In accordance with California Air Resources Board regulations, all new small motor equipment used for landscaping must be zero-emission, meaning it must be battery-operated or plug-in. To support both current and future battery-powered landscaping equipment at the Landscaping Repair Shop, a comprehensive upgrade was necessary.

Construction began in May 2024 and is scheduled to be completed by the second week of August.



# Project Photos



# Project Photos





# Project Photos



# Thank You

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# Maintenance Center – Building C Re-Roof

August 14, 2024



## Work Completed

The hot tar built-up roof was removed and replaced with a PVC Cool Roof on June 6, 2024. The roof area is 1,861 square feet and the existing built-up roof was installed 27 years ago.

# Maintenance Center Building C Roof



Before roof replacement

# Maintenance Center Building C Roof



During roof replacement work



# Maintenance Center Building C Roof



After roof replacement

# Thank You

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## STAFF REPORT

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**DATE:** August 14, 2024  
**FOR:** Maintenance and Construction Committee  
**SUBJECT:** Par 3 Shade Cover

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### **RECOMMENDATION**

Review shade options and provide direction.

### **BACKGROUND**

The 2024 Capital Business Plan includes an allocation in the amount of \$35,000, from the Facilities Fund to repair or replace the existing Par 3 Shade Cover. The current shade cover was installed in 2003. Unfortunately, the design of the Par 3 golf facility shade cover does not allow safe access for maintenance. The frame is rusted and the canopy cover is in poor condition. The existing shade structure is depicted in Attachment 1.

### **DISCUSSION**

There are several options provided for the committee's consideration.

Option 1: Completely remove the existing shade structure. Umbrellas will be purchased for the six existing tables to provide shade in lieu of building a permanent structure. This option has been recommended by recreation staff.

Option 2: Completely remove the existing shade structure. A contractor will be hired to design and build a 30' by 30' canopy over the main patio area. The canopy will have four corner posts and an 8' clearance, covered with ALNET Fabric. An example photo of this type of structure is provided in Attachment 2.

Option 3: Completely remove the existing shade structure. A contractor will be hired to design and build a 30' diameter center post hex shade structure over the main patio area. The canopy will have one post with an 8' tall entry, covered with ALNET Fabric. An example photo is provided in Attachment 3.

Option 4: Remove the fabric from the existing structure, repair and repaint the frame, and install a new canopy. The new canopy will include removable access panels for maintenance staff to clean debris that might accumulate throughout the year.

### **FINANCIAL ANALYSIS**

The 2024 Capital Business Plan includes an allocation in the amount of \$35,000 from the Facilities Fund to repair or replace the existing Par 3 Shade Cover. The estimated cost for each option is outlined below.

Option 1: The estimated cost to demo the existing shade structure and provide the six patio tables with umbrellas for shade is \$15,000.

Option 2: The estimated cost to demo the existing shade structure and install a new 30' x 30' canopy structure over the seating area is \$42,000. The new shade structure would be similar to the shade structure at the pickleball court.

Option 3: The estimated cost to demo the existing shade structure and install a new 30' diameter center post hex shade structure over the main patio area is \$58,000.

Option 4: The estimated cost to remove the existing fabric, repair and paint the frame, and install a new canopy with maintenance access panels is \$28,000.

**Prepared By:** Erik Schneekluth, Project Manager

**Reviewed By:** Guy West, Projects Division Manager  
Bart Mejia, Maintenance & Construction Assistant Director

**Attachments:** Attachment 1 – Photo of existing shade structure  
Attachment 2 – Example photo of Option 2  
Attachment 3 – Example photo of Option 3



**Attachment 1**

**Existing Shade Structure**



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**Attachment 2**

Example of Option 2



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**Attachment 3**

Example of Option 3



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