



OPEN MEETING

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

**Wednesday, June 13, 2018 - 9:30 a.m.
Laguna Woods Village Community Center BOARD ROOM
24351 El Toro Road**

NOTICE AND AGENDA

This Meeting May be Recorded

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of Meeting Report for April 11, 2018
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
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

Reports:

9. Performing Arts Center Value Engineering

Items for Future Agendas:

- EV Charging Stations
- Expand the North wall of the Kitchen at 19 Restaurant

Concluding Business:

Committee Member Comments

Date of Next Meeting: August 8, 2018

Adjournment

Jim Matson, Chair
Ernesto Munoz, Staff Officer
Telephone: 268-2281



OPEN MEETING

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

**Wednesday, April 11, 2018 – 9:30 A.M.
Laguna Woods Village Community Center, Board Room
24351 El Toro Road**

MEMBERS PRESENT: Jim Matson - Chair, Beth Perak, Bert Moldow, Jules Zalon, John Frankel, Don Tibbetts, Carl Randazzo

ADVISORS PRESENT: John Luebbe

MEMBERS ABSENT: Ryna Rothberg, Richard Palmer

STAFF PRESENT: Ernesto Munoz - Staff Officer, Bruce Hartley, Brad Hudson, Siobhan Foster, Laurie Chavarria

1. Call to Order

Chair Matson called the meeting to order at 9:35 a.m.

2. Acknowledgement of Media

Chair Matson noted no members of the media were present.

3. Approval of the Agenda

The Project Log was pulled from the Consent Calendar for discussion. The agenda was approved as amended.

4. Approval of Meeting Report for February 14, 2018

The meeting report for February 14, 2018 was approved as written.

5. Chair's Remarks

Chair Matson remarked that there was a short agenda today with important topics to discuss.

6. Member Comments (Items Not on the Agenda)

- Annette Soule (3428-C) commented on the EMS system at the Community Center and asked how it will work with the new generators.

Ernesto Munoz and Director Moldow briefly responded to all comments and questions.

7. Department Head Update

Ernesto Munoz introduced Bruce Hartley who provided an update on Aliso Creek. Mr. Hartley spoke about a pond survey for certain habitats, annual landscaping work, cutting down the cattails, biological evaluation of the creek and vegetation, budgets, Arbor Day Celebration, authorized maintenance due to nesting seasons, regulatory agencies, and vector control.

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

Item #6 CH1 Boiler – Jim Matson commented on the “useful” life aspect for equipment or component replacements.

Item #11 & 12 CH4 Maintenance and Upper Deck Repairs – Director Moldow asked about coordination between the repairs and the exterior paint project.

Item #15 Fumigation for Termites – Director Moldow commented that the termite damage should have been found during the renovation at Clubhouse 2.

Item #16 Energy Consultant Services – Director Soule commented that a budget has not been appropriated for the energy consultant yet. The project log will be revised to reflect this.

Item #18 CH2 Annex Interim Passive Park – Director Moldow commented on the amount of dry rot found in the Annex and asked if the building was structurally sound for continued use.

Item #19 Pickleball & Paddle Tennis Courts – Joan Brown (5587-A) commented on the budget shown in the project log and asked if supplemental funding was included.

Item #20 PAC Renovation Design Development – Director English commented on priorities for GRF. She suggested that the Clubhouse 1 assessment and the relocation of the Billiards Room be completed prior to the renovation of the Performing Arts Center.

Item #27 CH 1 Renovation Assessment – Directors Frankel, Moldow and Randazzo commented on the cost and scope of work for the consultant.

Item #34 – Joan Brown (5587-A) asked about paving work by the El Toro Water District.

Ernesto Munoz and Director Perak briefly responded to all questions and comments.

Reports:

9. Update – Performing Arts Center Renovation Project

Ernesto Munoz provided a brief update on the PAC Renovation Project and answered questions from the Committee.

- Dick Rader (270-D) commented on the project cost and asked if the housing Mutuals were in agreement.

Discussion ensued regarding priorities, construction drawings and a revised design with lower project costs from SVA Architects.

10. HVAC and Roof Improvements at the Historical Society Facility (PowerPoint)

Ernesto Munoz provided a PowerPoint presentation to show the improvements that have been made at the Historical Society Facility, now known as the History Center.

11. Clubhouse LED Lighting and Flooring Improvements (PowerPoint)

Ernesto Munoz provided a PowerPoint presentation to show the improvements that have been made with LED Lighting at Clubhouse parking lots and new flooring in the Clubhouse Yoga room.

Items for Future Agendas:

- EV Charging Stations
- Contract Award for Interim Passive Park Development
- Contract Award for Energy Consultant
- Contract Award for CH 1 Renovation
- Expand the North wall of the Kitchen at 19 Restaurant

Concluding Business:

Committee Member Comments

There were no Committee Member Comments.

Date of Next Meeting: June 13, 2018

Adjournment:

The meeting adjourned at 10:48 am.

A handwritten signature in cursive script, appearing to read "Jim Matson", is written over a horizontal line.

Jim Matson, Chair

4-26-18

GRF Mutual Project Log (May 2018)

Priority	#	Type	Name	Description	Status	Estimated Completion	Budget
	1	904 Maint Svc	CH 4 HVAC System	Install Air Conditioning System at Clubhouse 4 Woodshop.	The design and specifications for the HVAC system have been completed and the City has issued a permit for the work. Staff received direction to solicit a new design from the consultant; but was subsequently directed to proceed with the current design plans and specifications. A job walk was performed on February 8, with 3 contractors in attendance. The contractors had some recommendations for design improvements, which have been implemented in the plan set. Staff is currently waiting for revised plan approval from the City, subsequently the contract for installation will be advertised for bids.	June 2018	Facilities Fund Budget: \$37,000 Invoiced: \$0 Balance: \$37,000
	2	904 Maint Svc	CH 6 HVAC System	Repair HVAC at Clubhouse 6.	Absolute Consulting Engineers has been selected as the engineering firm and is working on a design. Once the plans are delivered an RFP will then be put out for system install. Installation is scheduled for June.	December 2018	Facilities Fund Budget: \$104,000 Invoiced: \$0 Balance: \$104,000
	3	904 Maint Svc	Pool 5 Maintenance	Replace Clubhouse 5 Waterline Tile.	The replacement of Pool 5 waterline tile project was expanded to include the removal and replacement of the pool plaster. This project required additional funding of \$46,000 which was approved by the Board on March 6th. The work will be coordinated with the pool shutdown in the last quarter of the year.	December 2018	Facilities Fund Budget: \$72,000 Invoiced: \$0 Balance: \$72,000

	4	904 Maint Svc	CH 7 Boiler and Water heater	Replace boiler and domestic hot water heater.	Existing units were installed in 2005 and are subject to frequent failures which results in the loss of use and additional cost for staff labor. The domestic hot water heater was replaced in April. The boiler will not be replaced this year in anticipation of a full system evaluation in subsequent years.	July 2018	Equipment & Facilities Funds Budget: \$17,000 Invoiced: \$10,960 Balance: \$6,040
	5	904 Maint Svc	CH 1 Shower Boiler	Replace Shower Boiler.	The existing shower boiler has reached the end of its useful life and is in need of replacement. Purchasing has sent out an RFP, bid submission deadline is May 10th. After bids are received staff will select a contractor for contract award. Replacement is scheduled to occur in late May or early June.	June 2018	Equipment Fund Budget: \$12,000 Invoiced: \$0 Balance: \$12,000
	6	904 Maint Svc	Head end Building HVAC	Replace HVAC unit.	The existing HVAC unit has reached the end of its serviceable life and requires frequent maintenance. Staff is generating a scope of work for unit replacement that will advertised for contract award. The advertisement is scheduled to go out in June, and a contract awarded in July. Work will begin immediately after contract award.	August 2018	Facilities Fund Budget: \$12,000 Invoiced: \$0 Balance: \$12,000
	7	904 Maint Svc	Service Center Radiant Heaters	Replace 12 forced air units with radiant heaters.	The existing 12 forced air units are extremely inefficient and do not heat the spaces effectively. Utility costs are very high and comfortable working conditions are not maintained. Staff is generating a scope of work that will be advertised for contract award. The advertisement is scheduled to go out in July, and a contract awarded in August. Work will begin immediately after contract award.	September 2018	Facilities Fund Budget: \$50,000 Invoiced: \$0 Balance: \$50,000
	8	910 Maint Opr	Village Greens Maintenance 2017	Portions of the flooring at the Village Greens building need to be replaced and miscellaneous touchup painting is also needed to increase the general aesthetic of the facility.	An interior designer has been retained for component design of the Village Greens. This funding will be used for flooring as part of the anticipated remodel. Work is scheduled to begin after the Golf Fundraiser.	December 2018	Facilities Fund Budget:\$25,000 Invoiced: \$0 Balance:\$25,000

9	CH 1 Maintenance 2018	910 Maint Opr	Some areas in CH 1 need carpet, paint, blinds etc. Clock tower needs a safety ladder.	Staff is currently formulating a scope of work to get bid proposals for this project.	December 2018	Facilities Fund Budget:\$ 50,000 Invoiced: \$0 Balance:\$50,000
10	CH 4 Maintenance 2018	910 Maint Opr	Funding for this program will complete body and full trim paint on the exterior of CH 4.	The exterior of Clubhouse 4 will be painted the week of May 21st. - 25th.	December 2018	Facilities Fund Budget:\$ 91,000 Invoiced: \$0 Balance:\$91,000
11	CH 4 Upper Roof Top Deck 2018	910 Maint Opr	The CH 4 roof top and pool decks are in need of replacement/repair.	The upper roof top pool deck located above the old bridge room requires a complete rebuild and resurface. Staff will retain the services of an architect to prepare specifications and estimates for this work.	December 2018	Facilities Fund Budget:\$62,000 Invoiced: \$0 Balance:\$62,000
12	CH 5 Maintenance 2018	910 Maint Opr	Some areas in CH 5 need carpet, paint, blinds and skylights.	Staff is currently formulating a scope of work to get bid proposals for this project.	December 2018	Facilities Fund Budget:\$ 32,000 Invoiced: \$0 Balance:\$32,000
13	Miscellaneous Painting Equipment 2018	910 Maint Opr	The paint crew needs additional equipment to meet set schedules and deadlines for their various programs.	Staff has researched suppliers to procure needed equipment and is doing so on an ongoing basis.	December 2018	Facilities Fund Budget:\$100,000 Invoiced: \$66,271 Balance: \$33,729
14	Fumigation for Termites	910 Maint Opr	On March 6, 2018 the GRF Board approved a supplemental appropriation for termite fumigation at several GRF Facilities. A full structure treatment and localized treatments are required to eradicate the termite infestation.	Reports of findings and recommendations were received from Newport Exterminating for the facilities found to have termites: *Clubhouse 2 has drywood termites & subterranean termites at various locations. *The Lawn Bowling Clubhouse & Storage Room has drywood termites. *The PAC (Clubhouse 3) has drywood termites. *Gatehouse 8 has dry wood termites. M&C staff is coordinating with Recreation staff to schedule the work.	November 2018	Supplemental Appropriation Budget: \$33,000 Invoiced: \$0 Balance: \$33,000

15	920 Projects	Energy Consultant Services	An Energy Consultant will be used as needed in order to advance GRF's and the Community's future energy initiatives.	A consultant will be retained on an on-call basis for a not to exceed contract amount. The costs associated with any work performed by the consultant would be included with each individual project cost, and would not have an impact on any existing budgets. Proposals have been received and interviews conducted. Staff is reviewing the results and will bring a report to future Energy and M&C Committee's.	On-going	Unbudgeted
16	920 Projects	Clubhouse 2 Annex Project / Interim Passive Park	This project is dedicated to interior and exterior building improvements at the Clubhouse 2 Annex facility. The original intent to demolish the classrooms was abandoned and an interim passive park will be installed in the space where the shuffleboard courts were demolished.	A contract award recommendation to construct an interim passive park located at the shuffleboard demolition site, next to the Clubhouse 2 Annex building, will be presented for consideration at the June 13, M&C Committee meeting.	December 2018	Facilities Fund Budget: \$240,000 Invoiced: \$63,005 Balance: \$176,995
17	920 Projects	Pickleball and Paddle Tennis Courts	This project was intended to construct new Paddle Tennis and Pickleball courts within Gate 12.	A contract award was approved by the Board to construct a new pickleball/paddle tennis combination courts over the existing courts. Seven new courts would replace the four existing courts and would include lighting and a gathering area.	TBD	Facilities Fund Budget: \$600,000 Invoiced: \$100,690 Balance: \$499,310
18		Performing Arts Center Renovation Design and Development Project	Project funding is for the design development of the Performing Arts Center renovation.	The Design Development phase for the Performing Arts Center Renovation Project was completed and a presentation made to the PAC Ad Hoc Committee, as well as the GRF Board. Staff was directed to perform value engineering of the proposed development submittal to arrive at cost savings for the project. The value engineering process is in progress and the results of which will be presented at a future M&C and PAC Ad Hoc Committees.	On Going	Facilities Fund Budget: \$600,000 Invoiced: \$79,218 Balance: \$520,782

	19	920 Projects	Community Center HVAC and Controls Upgrade This project is dedicated to making the facility more energy efficient by engineering and retrofitting the Community Center with a new Heat Ventilation Air Conditioning (HVAC) and upgraded controls being integrated to the existing Energy Management System (EMS).	Technical specifications were developed and advertised for construction. The M&C Committee was provided copies of the specification and weighed in with comments and suggestions. Director Palmer participated in the pre-bid meeting and offered valuable suggestions based on industry knowledge. An RFP for design-build was advertise in February 2018, yielding three proposals from qualified HVAC companies. Staff interviewed the three companies on April 16. Based on the information received during the interviews, staff requested and accepted revised proposals on April 23. Staff will present a contract award recommendation for consideration at the June M&C Committee meeting.	September 2018	Facilities Fund Budget: \$940,473 Invoiced: \$47,696 Balance: \$485,704
	20	920 Projects	Clubhouse 4 Roof Replacement Project This project is dedicated to extending the life of GRF facilities by replacing the Roofing at the end of its serviceable life cycle.	This project will be completed in two phases. The first phase included the photo lab, pool locker room and covered walkways. The second phase is the kiln room, which will be completed in the month of August in conjunction with the new kiln installation.	September 2018	Facilities Fund Budget: \$105,500 Invoiced: \$98,790 Balance: \$6,710
	21		Clubhouse 5 and History Center EMS Installation This project is dedicated to installing an energy management system (EMS) as a master plan for all GRF facilities. As new HVAC equipment is installed, an energy management system is subsequently installed which can be managed from an off site location using a computer connected to the internet.	The EMS system at Clubhouse 5 has been completed. Engineering is in progress for the new systems to be installed at the Library and History Center. Installation and programming of the new system has been scheduled for the last week of April. Staff has scheduled final inspections for the week of May 28.	June 2018	Facilities Fund Budget: \$80,000 Invoiced: \$22,045 Balance: \$57,955

22	920 Projects	Community Center First and Third Floor Renovation Project	This project is dedicated to space planning, interior improvements, and the relocation of Manor Alterations, the Mail Room, Resident Services and the Security Department within the Community Center's first and third floors.	GM, the space planning consultant, provided CADD drawings for staff review. Upon receipt from GM, the develop construction documents. Due to some minor discrepancies found on the drawings, the architect was placed on hold until GM re-summits the revised plans. Once the architect receives the revisions, the architect will continue preparing the construction documents. When the final plan draft is completed, they will continue their work.	December 2018	Facilities Fund Budget: \$750,000 Invoiced: \$0 Balance: \$750,000
23	920 Projects	Community Center Roof Replacement Project	This project is dedicated to maintaining the Community Center building by replacing the built up roofing at the end of its serviceable life. The old built up roofing will be replaced with a PVC cool roofing material.	This project is scheduled to start sometime in October 2018 after the HVAC Equipment replacement has been completed. The roof work is planned to be completed by November 2018.	November 2018	Facilities Fund Budget: \$155,000 Invoiced: \$0 Balance: \$155,000
24	920 Projects	Clubhouse 1 Renovation Assessment	This project is dedicated to assessing the existing buildings at Clubhouse 1 to assist with the development of future improvement plans. The assessment will include determining required building code compliant upgrades, identifying the presence of hazardous materials, improve ADA accessibility, and survey condition of structural, mechanical, electrical, and plumbing elements.	In January staff advertised an RFP for consultants to conduct a building assessment. At the end of February, two proposals were received and analyzed. Subsequently, both firms submitting proposals were invited to interview with staff. As a result of the interview, both firms were requested to provide additional information and were given an opportunity to revise their proposals accordingly. The proposal revisions have been reviewed by staff and a contract award recommendation will be presented for consideration at the June M&C Committee meeting.	July 2018	Facilities Fund Budget: \$80,000 Invoiced: \$0 Balance: \$80,000
25	920 Projects	Clubhouse 1 HVAC Replacement Project	This project is dedicated to maintaining Clubhouse 1 by replacing the HVAC system according to its serviceable life. This project will be designed after the building assessment has been completed.	This project is predicated on the recommendation provided by the consultant performing the building assessment, which is scheduled to be completed in July 2018.	TBD	Facilities Fund Budget: \$450,000 Invoiced: \$0 Balance: \$450,000

26	920 Projects	Gates 1, 2, 3 & 4 Civil Work Project	This project is dedicated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	The engineering consultants (DMC) completed all assessments of the existing facilities and created concept drawings for review. The traffic engineer is reviewing the current lane conditions and will provide drawings showing their recommendations to improve traffic flow and safety by the first week of May. Staff met with an SCE representative to review power requirements necessary for the proposed Gate 4 improvements. Upon completion of the traffic study and SCE review, DMC consultants are scheduled to provide staff with plans, specifications and estimates in June 2018.	Dec 2018	Facilities Fund Budget: \$440,000 Invoiced: \$17,805 Balance: \$422,195
27	920 Projects	Gates 7, 8, 9 & 14 Civil Work Project	This project is dedicated to the civil support necessary to install gate security devices. It includes underground utility work and lane re-configuration.	This project is being administered concurrently with the Gates 1 through 4 project. See the above project information for status.	Dec 2018	Facilities Fund Budget: \$440,000 Invoiced: \$17,390 Balance: \$422,610
28	920 Projects	Gatehouse 10, 11 & 12 & 4 Improvement Project	This project is dedicated to interior and exterior improvements at gatehouses. Including new countertops, interior and exterior paint, flooring, plumbing fixtures, doors, windows and HVAC.	The Board approved a recommendation to award a construction contract and supplemental appropriation for the Gatehouse Improvements. Staff is working with the contractor to schedule the work.	July 2018	Facilities Fund Budget: \$60,000 Supplemental \$42,500 Invoiced: \$0 Balance: \$60,000
29	920 Projects	Restaurant 19 Improvement Project	This project is dedicated to interior improvements at Restaurant 19 located at the Village Greens Building.	This project is scheduled to start late May and finish in early July.	July 2018	Facilities Fund Budget: \$100,000 Supplemental: \$30,377 Invoiced: \$37,524 Balance: \$92,805
30	920 Projects	Clubhouse 2 Wood Floor Repairs	The Projects Department received a request to investigate wood flooring separation at CH2	A flooring installation company (BMI Inc.) monitored a small separation in the existing wood floor located at the main ball room. After two months of monitoring, it was determined, no additional movement was detected. Therefore, the wood flooring repairs are scheduled to be completed early June 2018.	June 2018	Unbudgeted

	31	920 Projects	GRF Paving & Sealcoat Programs and Concrete Repairs	This project is dedicated to Asphalt Paving Overlay, Sealcoat work and concrete repairs adjacent to the overlay work on selected GRF streets and/or parking lot areas.	The Asphalt Paving work and concrete repairs are scheduled to begin in September and be completed in October. The 2018 program will consist of 251,400 square feet of pavement replacement and 10,000 square feet of concrete work. The Sealcoat work will be completed in August and consists of 1,106,900 square feet of pavement areas.	December 2018	Facilities Fund Budget: \$955,000 Invoiced: \$0 Balance: \$955,000
	32	920 Projects	Clubhouse 4 Kiln Replacements	This project is dedicated to replacing the 2 pottery kilns that are at the end of their serviceable life.	Due to Saddleback College scheduled classes, the kiln replacement work will be completed in August. Kiln fabrication work and engineering for ceiling framing modifications are in progress.	December 2018	Facilities Fund Budget: \$100,000 Invoiced: \$0 Balance: \$100,000
	33	920 Projects	Gatehouse Generators	This project is dedicated to installing emergency generators at all Gatehouses.	The engineering consultant (DMC) provided a change order quote to include a design necessary to install transfer switches and portable generators at the gatehouses for use during a power outage. The quote was received on April 30, and is being reviewed for approval.	TBD	Not Budgeted
		904 Maint 904 Maint Svc	CH 1 Billiards Room Ducting and Equipment	Rerouting of HVAC ducting and Replacement of Condenser	COMPLETED	January 2018	Facilities Fund Budget: \$15,000 Invoiced: \$13,367 Balance: \$1,633
		904 Maint Svc	Golf Facilities	Replacement of Aerator at Par 3 course	COMPLETED	February 2018	Not budgeted Invoiced: \$4,734
		904 Maint Svc	Pool 2 Maintenance	Replace Clubhouse 2 Pool Filter, Pool Heater & Spa Heater.	COMPLETED	May 2018	Facilities Fund Budget: \$26,000 Invoiced: \$6,921 Balance: \$19,079
		920 Projects	Pool 6 Maintenance	This project is dedicated to the replacement of Clubhouse 6 waterline tile, re-plastering the pool, and replacement of the pool filter as a program to maintain the serviceable life of the pool.	COMPLETED	March 2018	Facilities. Fund Budget: \$125,000 Invoiced: \$27,111 Balance: \$97,889

		920 Projects	Lawn Bowling Resurface	This project is dedicated to reconstructing the lawn bowling greens located within Gate 12. The previously constructed synthetic greens were not constructed to the World Bowls Standard and did not function per their design intent.	COMPLETED	March 2018	Facilities Fund Budget: \$592,303 Invoiced: \$601,645 Balance: -\$9,342 Additional Soil Remediation 1% Over Budget
		920 Projects	History Center HVAC and Roof Replacement Project	This project is dedicated to replacing the History Center HVAC system and roofing both of which are at the end of their serviceable lives.	COMPLETED	March 2018	Facilities Fund Budget: \$128,800 Invoiced: \$110,500 Balance: \$18,300
		920 Projects	Clubhouse 7 Bridge Room Flooring Project	This project is dedicated to replacing the carpeting at the Clubhouse 7 Bridge Room area.	COMPLETED	April 2018	Facilities Fund Budget: \$70,000 Invoiced: \$50,860 Balance: \$19,140
		920 Projects	Clubhouse 7 Main Lounge Wood Floor Resurfacing Project	This project is dedicated to resurfacing the wood flooring at the main lounge area located at Clubhouse 7.	COMPLETED	April 2018	Facilities Fund Budget: \$11,000 Invoiced: \$10,650 Balance: \$350
		920 Projects	Community Center MIS Office Remodel	This project is dedicated to remodeling the MIS Office on the second floor of the Community Center.	COMPLETED	April 2018	Contract: \$18,525 Invoiced: \$16,846 Balance: \$1,679
		920 Projects	Pool 4 Maintenance	This project is dedicated to the replacement of Clubhouse 4 waterline tile, re-plastering the pool, replacement of the pool filter and replacement of the pool water heater as a program to maintain the serviceable life of the pool.	COMPLETED	April 2018	Facilities. Fund Budget: \$125,000 Invoiced: \$118,215 Balance: \$6,785
		920 Projects	Clubhouse 7 Kitchen Improvement Project	This project is dedicated to kitchen improvements including cabinets, countertops, appliances, accessibility, flooring, lighting and paint.	COMPLETED	April 2018	Facilities Fund Budget: \$130,000 Invoiced: \$83,639 Balance: \$46,361

STAFF REPORT

DATE: June 13, 2018
FOR: Maintenance and Construction Committee
SUBJECT: Performing Arts Center Value Engineering

RECOMMENDATION

Direct staff to negotiate a design fee with SVA Architects (SVA) to proceed with the preparation of construction documents (plans, specifications and estimates), including the base design and alternate bid items listed in Attachment 1, for the upgrade of the Performing Arts Center (PAC).

BACKGROUND

The PAC is a 29,000 square foot building, featuring extensive theater facilities for residents to enjoy. The PAC is home to an 814-seat auditorium offering level and riser mounted theater-style seating. The venue hosts speakers, dance recitals, singing, live music, live theater, and movie events. Along with the auditorium, the PAC also has two dining rooms with fully equipped kitchens, a billiard room, main lobby, ticket booth, offices, and a rehearsal room used to accommodate entertainers prior to a performance. The PAC was constructed in 1971 and has only received minor renovations.

In 2016 SVA Architects was retained to work with staff and the PAC Renovation Ad-hoc Committee (RAHC) to develop a schematic design and provide design development for the future renovation of the facility.

In 2016, the GRF Board awarded a contract to SVA Architects in the amount of \$228,345. The contract scope of work included providing an assessment of the existing building, and preparing schematic designs, and design development plans to renovate both the interior and exterior of the PAC.

DISCUSSION

On March 23, 2018, the project team presented findings of the schematic design phase to the RAHC. The presentation included a discussion on the roughly \$15 million estimated construction costs. The RAHC requested a value engineering analysis be conducted in an effort to lower the project cost to approximately \$10 million.

The value engineering analysis yielded a base upgrade project with an estimated cost of \$10,620,000, and six possible additive upgrades with an all-in estimated cost of \$12,804,000. All estimates include the complete preparation of construction documents, permits' costs, contingencies, and construction management services.

The base design estimate includes:

1. Main Theater; stage extension, renovation of stage and rigging systems, curtains, audio controls, lighting controls, and video and audio system upgrades.
2. Support spaces; reprograming Rehearsal Room to costume/prop storage, workshop, and conversion of billiards room into dressing rooms and restrooms.
3. Minor remodel of the existing public restrooms; replacement of plumbing fixtures, partitions, finishes and flooring.
4. New mechanical equipment (HVAC) – the removal and replacement of the rooftop units, and the separations of conditioned spaces for maximum efficiency, including the addition of an energy management system.
5. Lobby remodel; furnishings, finishes, flooring, lighting fixtures, and stairwell.
6. Life/safety, and ADA accessibility; seating, plumbing fixtures, assistive listening devices, and signage
7. Upgrade and reconfiguration of seating areas (wider seats).
8. Addition of sound and light locks at entry doors to theater.
9. New Green Room converted from billiards room.
10. North Dining Hall; replace finishes and flooring.
11. Code compliance; occupancy sensors, LED lighting, daylight harvesting.
12. New roof installation.

A description of the base design and six alternate improvements and their associated project cost are shown in Attachment 1. The locations for the base design and each alternate are shown in Attachment 2.

The recommended project phasing includes:

1. Preparation of construction documents including alternates for permit issuance. (2018)
2. Advertising for contractor bids including bid alternates and contract award. (2019)
3. Mobilize and begin construction. (2020)

FINANCIAL ANALYSIS

Several early appropriations were approved for the PAC, totaling \$1,778,000 for use toward this project: \$600,000 was funded from the Facilities Fund for the Performing Arts Center design development work, \$300,000 from the Equipment Fund for the Performing Arts Center HVAC replacement, \$150,000 from the Equipment Fund for walk-through items, and another \$728,000 from the Facilities Fund to replace furniture, flooring, stage rigging, audio/video equipment, and curtains. The remaining funds from these appropriations are \$1,477,535, and are available to fund the preparation of the construction documents required to permit and bid this project.

Prepared By: Angel Fuertes, P.E., Consultant Engineer

Reviewed By: Guy West, Projects Department Manager
Ernesto Munoz, P.E., Maintenance and Construction Director
Betty Parker, Financial Services Director

ATTACHMENTS

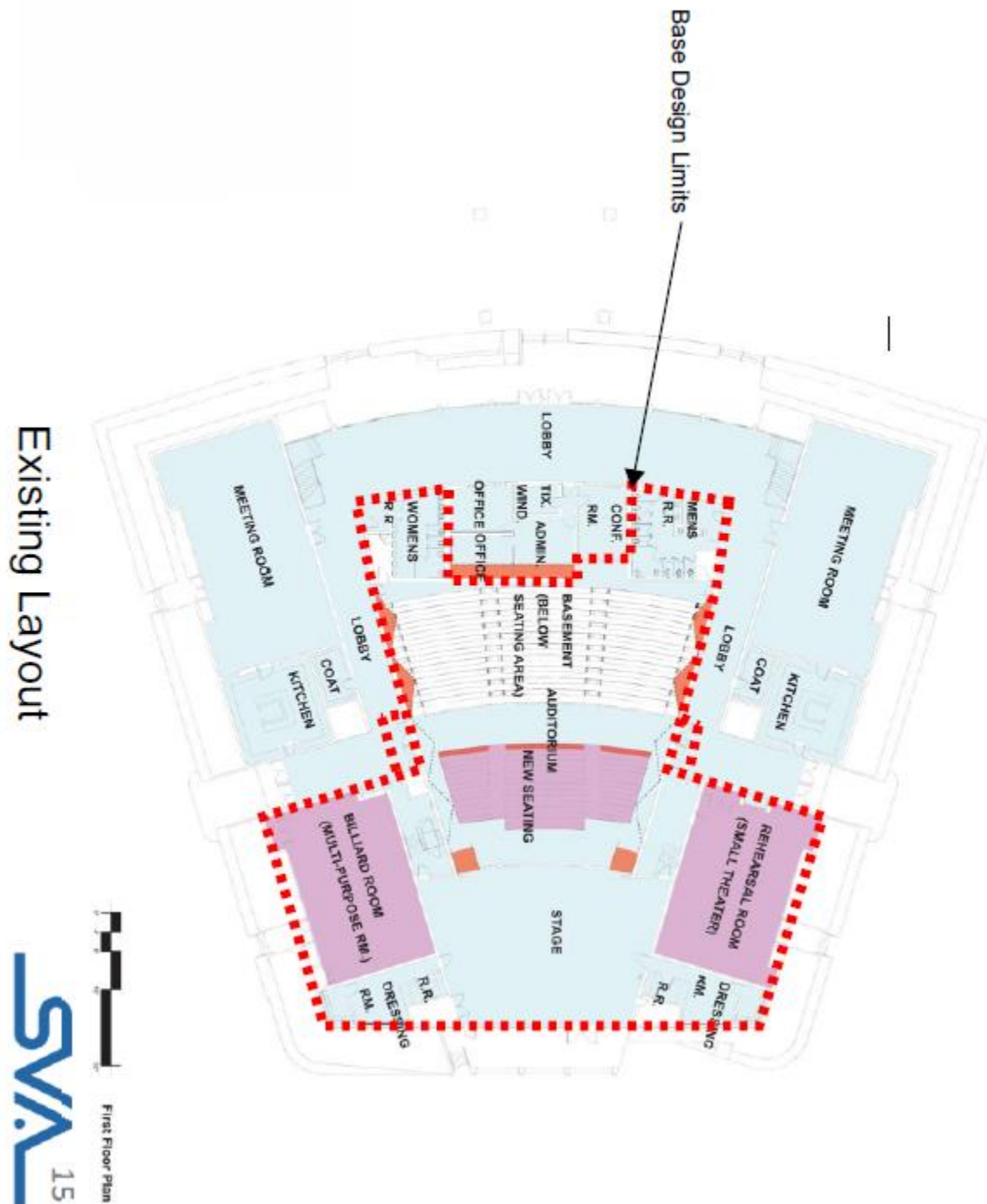
Attachment 1 - Value Engineering Analysis

Attachment 2 - Floor Plans with Base and Alternate Options

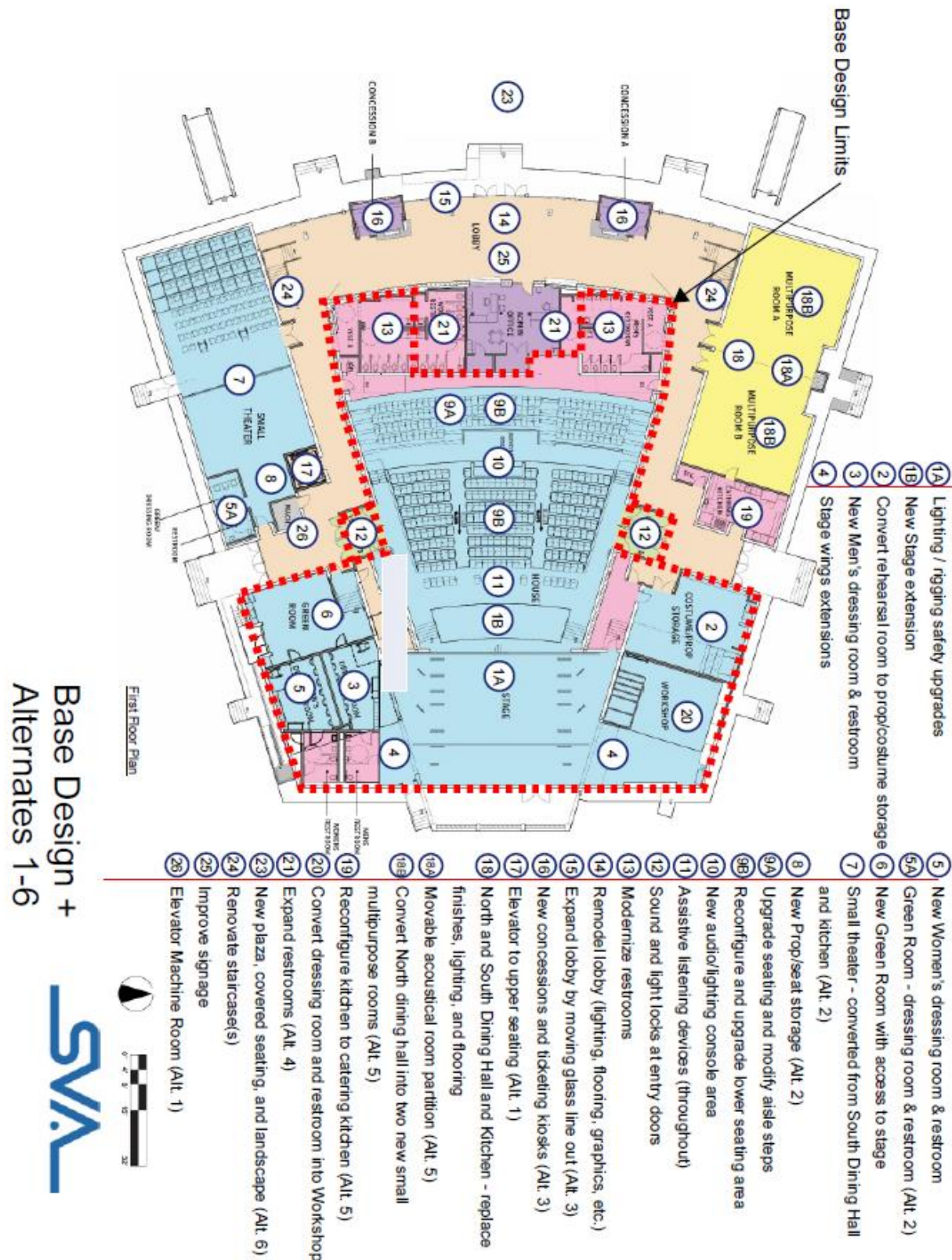
ATTACHMENT 1 (pg. 1 of 1) – Value Engineering Analysis

Description	Location	SVA Construction Cost Estimate	Construction Documents, Project Management, and Cost Estimate	Total Cost
Base design 1. Main Theater (upgrade stage lighting and rigging system, stage extension, new audio/lighting console area, upgrade video and audio system) 2. Support spaces (reprogram rehearsal room to costume/prop storage, workshop; extend stage wings; , and Billiards Room into dressing rooms and restrooms;) 3. Remodel public restrooms (minor renovation - replace plumbing fixtures, partitions, finishes) 4. New roofing 5. New mechanical equipment (HVAC) - rooftop units 6. Lobby remodel (furnishings, finishes, flooring, lighting fixtures, stairwell) 7. Life/ safety, and ADA accessibility (seating, plumbing fixtures, assistive listening devices, improve signage and stairwell) 8. Upgrade and reconfigure seating areas (wider seats) 9. Sound & light locks at entry doors to theater 10. New Green Room (converted from Billiards Room) 11. North dining hall-replace finishes and flooring 12. Code compliance- occupancy sensors, LED lighting, daylight harvesting.	1A, 1B, 10, 22 2, 20, 3, 4, 5 13 (not shown) (not shown) 14, 24, 25 11, 14, 25 9A, 9B 12 6 18 throughout	\$8,850,000	\$1,770,000	\$10,620,000
Alternate 1 1. New elevator 2. Proposed second floor lobby and storage 3. New machine room to service elevator	17, 27, 28, 26	\$175,000	\$35,000	\$210,000
Alternate 2 1. Small Theater (south dining conversion) 2. New women's dressing room 3. Prop/seat storage, portable seat risers 4. Small Theater Stage lighting, curtains, A/V upgrades	7 5A 8 7	\$400,000	\$80,000	\$480,000
Alternate 3 1. Lobby expansion-new storefront and doors, lighting 2. Concession kiosks (2)	15 16	\$300,000	\$60,000	\$360,000
Alternate 4 1. Restroom renovation (major renovation-additional plumbing fixtures and expansion into offices)	21	\$450,000	\$90,000	\$540,000
Alternate 5 1. Creating Multi-purpose rooms A & B (Add folding partition wall between rooms in North Dining Hall) 2. Reduce kitchen to enlarge multi-purpose rooms 3. Catering kitchen (kitchen equipment not included)	18A, 18B 19 19	\$165,000	\$33,000	\$198,000
Alternate 6 1. Demolish portecochere 2. Demolish existing driveway 3. Landscape plaza 4. Covered seating areas -solid roofed covered seating	23 23 23 23	\$330,000	\$66,000	\$396,000

ATTACHMENT 2 (pg.1 of 3) - Floor Plans with Base and Alternate Options



ATTACHMENT 2 (pg. 2 of 3) - Floor Plans with Base and Alternate Options



ATTACHMENT 2 (pg. 3 of 3) - Floor Plans with Base and Alternate Options

