



OPEN MEETING

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

**Wednesday, October 9, 2019 – 9:30 A.M.
Laguna Woods Village Community Center, Board Room
24351 El Toro Road**

MEMBERS PRESENT: Jim Matson - Chair, Don Tibbetts, Richard Palmer, John Frankel, Bunny Carpenter, Sue Margolis, Carl Randazzo

ADVISORS PRESENT: None

MEMBERS ABSENT: Ryna Rothberg and Advisor John Luebbe

OTHERS PRESENT: Cush Bhada, Joan Milliman, Bert Moldow, Beth Perak

STAFF PRESENT: Ernesto Munoz – Staff Officer, Laurie Chavarria, Chief Tim Moy

1. Call to Order

Chair Matson called the meeting to order at 9:32 a.m.

2. Acknowledgement of Media

Chair Matson noted no members of the media were present.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for August 14, 2019

The meeting report for August 14, 2019, was approved as written.

5. Chair's Remarks

Chair Matson had no comments.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Staff Officer Ernesto Munoz spoke briefly about the special Village Energy Task Force meeting that will be held on October 18, 2019.

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 Project Log was pulled for discussion.

8. Project Log

Item #3 PAC Renovation Maintenance Upgrades: Directors Randazzo and Frankel asked about the status of the PAC renovation bid process and coordination with the City of Laguna Woods.

Item #4 Community Center HVAC & Controls Upgrade – Director Randazzo commented on the commissioning of the equipment.

Item #16 GRF Paving & Sealcoat Program with Concrete Repairs – Director Matson commented on the work near Avenida Sosiega.

Item #18 Tennis Center Building Improvements – Director Palmer commented on the alternative bid item for indirect evaporative cooling.

Completed Community Center EV Charging Station Project – Director Margolis asked about the rebate.

Completed Pickleball & Tennis Center Courts – Director Matson asked if there was any negative feedback since the project has been completed.

Staff Officer Ernesto Munoz responded to all questions and comments.

Reports:

9. Gate 11 Security Improvement Project

Security Chief Tim Moy summarized the report and answered questions from the Committee.

Discussion ensued regarding combining the gate security project for both Gate 10 11; conflicts with acquiring the Santa Maria roadway; and benefits of the security improvements.

A motion was made an unanimously approved to recommend the Board authorize Gate 11 to be added to the current scope of work for the Gatehouse Renovation Project and that a supplemental appropriation be approved in the amount of \$110,000 from the Facilities Fund for Gate 11 Renovations and \$80,000 from the Equipment Fund for Gate Access System Technology for a total of \$190,000.

10. Set Pricing for Level 3 EV Charging Stations at the Community Center

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding adaptors for Tesla charges; usage of the new chargers; charging stations will be seen as amenity for future home buyers and existing residents with electric vehicles; how to monitor electricity rates and address any changes to the current rate.

By consensus, staff was directed to bring information to a future meeting regarding the costs and feasibility of purchasing an adaptor that will allow Tesla vehicles to use the Level-III charging stations.

A motion was made to recommend the Board accept the pricing of the new Chargepoint Level-III electric vehicle chargers at \$0.25 per kWh for residents and \$0.40 kWh for the public, while keeping the pricing at no charge for GRF's fleet vehicles. Additionally parking at Level-III stations will be set at two dollars per hour after the first sixty minutes, for both residents and the general public.

11. Service Agreement for Commissioning of Community Center by MelRok Energy

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

Discussion ensued regarding the monthly cost for the monitoring service; the purchasing policy regarding competitive bids; cost effectiveness; and how Pomona College uses this AI technology from MelRok Energy

A motion was made to recommend the Board enter into a month to month service agreement not to exceed \$6,300 which includes one year of monitoring service and a onetime fee for the setup and configuration of this system. The service agreement will begin after the commissioning of the new EMS and HVAC equipment has been completed and due to the proprietary equipment provided by the vendor, staff is authorized to sole source this contract to MelRok Energy. By a vote of 5/1/0 (Director Tibbetts Opposed) the motion carried.

Funding for this work would be provided from the existing appropriation for Miscellaneous Projects in the 2019 Capital Plan, to be paid from the Facilities Fund.

Items for Future Agendas:

- Clubhouse 1 Assessment Report & Presentation (February 2020)
- EV Charging Stations at GRF Facilities (General Services)

Concluding Business:

Committee Member Comments

- There were no committee member comments.

Date of Next Meeting: December 11, 2019

Adjournment:

The meeting was recessed at 11:17 am.



Jim Matson, Chair