



**OPEN MEETING**

**THE GOLDEN RAIN FOUNDATION  
PERFORMING ARTS CENTER (PAC) RENOVATION AD HOC COMMITTEE**

**Thursday, October 17, 2019 - 1:30 p.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 the Meeting Report for August 15, 2019
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Department Head Update

**DISCUSSION**

8. Performing Arts Center Engineering Design Update

**CONCLUDING BUSINESS**

- Committee Member Comments
- Date of Next Meeting: TBD
- Adjournment

Beth Perak, Chair  
Ernesto Munoz, Staff Officer  
Telephone: 268-2281

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**THE GOLDEN RAIN FOUNDATION  
PERFORMING ARTS CENTER (PAC) RENOVATION AD HOC COMMITTEE**

**Thursday, August 15, 2019 – 2:00 P.M.  
Laguna Woods Village Community Center Board Room**

**MEMBERS PRESENT:** Beth Perak – Chair, Dick Palmer, Joan Milliman, Jon Pearlstone, Cush Bhada, Carl Randazzo, Sue Margolis

**ADVISORS PRESENT:** John Perak, Sheila Bialka, John Parker, Steve Leonard

**MEMBERS ABSENT:** June Greenwald

**STAFF PRESENT:** Ernesto Munoz – Staff Officer, Laurie Chavarria, Brian Gruner, Jesse Cripps

**1. Call to Order**

Chair Perak called the meeting to order at 2:00 P.M.

**2. Acknowledgment of Media**

Chair Perak noted no members of the media were present.

**3. Approval of the Agenda**

The agenda was approved as written.

**4. Approval of the Meeting Report for July 6, 2018**

The meeting report from July 6, 2018 was approved as written.

**5. Chair's Remarks**

Chair Perak remarked that she is excited to be part of this meeting today. The safety improvements to the Performing Arts Center are the first priority of the GRF Board. Chair Perak summarized the preparation that took place and the input from the theatre groups that added to the overall design renovations ideas. She then introduced Advisor John Parker who spoke about the Village Community Fund which offers a funding alternative through philanthropy, which could supplement funding for approved Capital Improvement projects.

Chair Perak additionally remarked on the possibility of a small theatre and various renovation options that could be paid for through the donations to the Village Community Fund.

## **6. Member Comments (Items Not on the Agenda)**

- Maxine McIntosh (68-C) commented on the Village Community Fund and the assessment report for Clubhouse 1.

## **7. Department Head Update**

Staff Officer Ernesto Munoz provided a brief history of the Performing Arts Center Renovation project. He spoke about the research and strategic planning which culminated in the construction drawings for the necessary maintenance upgrades to the facility.

## **REPORTS**

### **8. Arts Center Engineering Design Review**

Staff Officer Ernesto Munoz introduced representatives from SVA Architects who provided a presentation on the planned maintenance upgrades and alternative designs for the Performing Arts Center.

Ad-Hoc Committee Member Comments on the presentation:

- Advisor Parker commented on the allocated budget; window covering replacement in the multi-purpose rooms and contingency funding.
- Advisor Perak commented on carpet in the multi-purpose rooms; construction timelines; lead time for the HVAC installation; the need for a little theatre; safety issues; and other facility improvements that have been completed by GRF.
- Director Randazzo commented on sound proofing for the multi-purpose rooms; estimated costs of construction; contingency funding; the estimated cost of the base design and the additional monies that will be required to fund this project.
- Director Palmer commented on the HVAC replacement; theatre seating counts; carpet in the multi-purpose rooms; room reservations and contingency funding.
- Advisor Leonard commented on the surround sound system replacement.
- Director Pearlstone commented on future capital funding for this project and the potential amount of lost revenue during the remodel;
- Director Bhada commented on alternate plans for the north multi-purpose room, theatre seating.
- Director Milliman commented on the timeline for Board approval for a contract award.
- Director Margolis commented on the need to complete the maintenance upgrades.
- Advisor Bialka commented on costs for the rigging replacement and the lobby renovation.

#### Audience Member Comments on the presentation:

- Maxine McIntosh (68-C) commented on the safety issues; HVAC replacement; and the need to focus on necessary improvements only.
- Ellie Levin (3423-B) commented on clubs that will be displaced during the renovations and the multi-purpose use of the Performing Arts Center.
- Sheryl Strich (3509-A) commented on the need for a little theatre.
- Jules Zalon (3124-A) commented on the revenue a little theater can generate.
- Gila Zalon (3124-A) commented that the theatre groups can create a little theatre without an architect.
- Mary Zolly (371-B) commented on the creative spirit of the theatre and the need for rehearsal space.
- Kathryn Freshley (5490-N) commented on the future renovation needs for Clubhouse 1 and the need to allocate resources responsibly.
- Carol Agon (353-D) commented on the variety of functions that take place in the multi-purpose rooms, and the creation of a little theatre would reduce the number of meeting locations for other clubs.
- Brett Halsey (3298-D) commented on the theatre floor; trap doors and stage design.
- Dick Rader (270-D) commented on funding for Clubhouse 1; and theatre seating legroom.
- Jenny Frimmer (881-A) commented on safety issues; a feasibility study; the small theatre and various theatre productions.
- John Beckett (364-Q) commented on proper contingency funding on this project.
- Jeanne Sanner (615-C) commented on carpet; lobby renovation and clubs that will be displaced if a dining room is renovated to a little theatre.
- Linda McNamar (2372-B) commented that the Village has always found a place for her club to meet and would like that consideration given to all the clubs that use the Performing Arts Center for their club meetings.

Staff Officer Ernesto Munoz and SVA Representatives answered questions and comments from the Ad-hoc Committee and audience members.

Chair Perak asked for volunteers to create a Materials Review Sub-committee which will review and recommend to the Board materials and color choices for the design of the Performing Arts Center. Advisors John Parker, Sheila Bialka and Director Joan Milliman were chosen for the sub-committee.

By consensus, with only Director Palmer opposed, staff was directed to go out to bid on the base design with the understanding that additional funding will be required for this project, including a 10 percent contingency.

### **CONCLUDING BUSINESS**

#### **Committee Member Comments**

- Advisor Perak is looking forward to having the safety issues addressed and would like to see funding approved for a little theatre.
- Advisor Bialka commented on a dedicated room for the theatre groups.
- Director Randazzo commented on the logistics of this project; lead times and waiting on the full design of some rooms.
- Director Bhada commented that this project is long overdue; project timeline and project cost.
- Advisor Leonard commented that project delays cost money and GRF's responsibility to address the safety issues.
- Chair Perak commented that the clubs should consider raising funds toward the little theatre; project timeline needs to move along without delay; meeting rooms for other clubs; materials review committee should include window & floor coverings and now that the design is in place, the next step is to build.

**Date of the Next Meeting(s):** October 17, 2019 at 1:30pm, December 2019 & February 2020.

### **Adjournment**

The meeting was adjourned at 4:49 P.M.



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Dr. Beth Perak, Chair

## STAFF REPORT

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**DATE:** October 17, 2019  
**FOR:** PAC Renovation Ad-Hoc Committee  
**SUBJECT:** Performing Arts Center Project Update

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### **RECOMMENDATION**

Receive and file.

### **BACKGROUND**

On August 15, 2019, SVA provided a preliminary base design and alternate construction documents for the PAC Ad-Hoc Committee meeting. Additionally, a presentation was made to the Committee outlining specific project components, cost estimates, and scheduled milestones. After the presentation, several interior design questions were addressed by SVA and staff, which led to the formation of a Materials Review Task Force to review and recommend to the Board materials and color choices for the design elements of the Performing Arts Center.

### **PROJECT UPDATE**

At the September 18, 2019, Materials Review Task Force meeting, SVA Architects presented a revised interior finishes material sample board and fixture cut sheets for selection. In addition to the sample board, wall coverings were presented as an alternate selection. After some discussion about the fabrics and colors presented, the Task Force by consensus approved the material board as presented for recommendation to the RAHC (Attachment 1).

The final set of construction documents are scheduled to be submitted to the city for plan review the first week of November. While the plans are under review for permit issuance, staff will begin preparing the construction bid packages for advertisement. The construction phase of the project is tentatively scheduled to begin in May 2020, dependent upon city permit issuance and contract award.

SVA Architects is preparing a revised project cost estimate which is scheduled to be presented to staff for review by mid-November.

**Prepared By:** Steven Warmbier, Project Manager

**Reviewed By:** Guy West, Projects Division Manager  
Ernesto Munoz, P. E, Maintenance and Construction Director

### **ATTACHMENT(S)**

Attachment 1-Picture of Material Board Approved for Recommendation

**Attachment 1 - Picture of Material Board Approved for Recommendation**

