



OPEN MEETING

THE GOLDEN RAIN FOUNDATION REPORT OF CLUBHOUSE RENOVATION AD HOC COMMITTEE

**Friday, January 28 – 2:00 P.M.
Virtual Meeting**

MEMBERS PRESENT: Egon Garthoffner, Gan Mukhopadhyay, Deborah Dotson, Reza Karimi, John Frankel, Ralph Engdahl, Diane Casey, Pat English, Sue Stephens. Advisors Cathy Garris, Bill Walsh, Carl Randazzo

OTHERS PRESENT: Elsie Addington, Juanita Skillman, Anthony Liberatore, Bunny Carpenter, James Hopkins

MEMBERS ABSENT: None

STAFF PRESENT: Guy West - Projects Division Manager, Manuel Gomez - Maintenance & Construction Director, Baltazar Mejia – Maintenance and Construction Assistant Director, Brian Gruner – Recreation and Special Events Director, Rodger Richter – Projects Manager, Azita Badri – Projects Manager, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Garthoffner called the meeting to order at 2:00 p.m.

2. Acknowledgement of Media

There was no media present.

3. Approval of the Agenda

The agenda was amended to reflect that the items for discussion would be presented in the following order:

CH1 Drop-In Lounge Patio Sound Barrier – PowerPoint Presentation (This item was moved from Item 8 to Item 9)

CH2 Meeting Room Sound Attenuation – PowerPoint Presentation (This item was moved from Item 9 to Item 8)

Interior Design Consultants (This item was moved from Item 12 to Item 14)

CH1 Waste Line Epoxy Lining (This item was moved from Item 13 to Item 12)

CH1 Interior Space Beautification – PowerPoint Presentation (This item was moved from Item 14 to Item 13)

The agenda was approved as amended.

4. Approval of Meeting Report for December 29, 2021

Director Mukhopadhyay was present via telephone at the December 29, 2021 meeting and requested his name be included in the Members Present section of the December 29, 2021 meeting report. The meeting report for December 29, 2021 was approved with that amendment.

5. Chair's Remarks

Chair Garthoffner suggested the ad hoc committee keep on track with the items on the agenda.

6. Member Comments (Items Not on the Agenda)

None.

7. Department Head Update

Mr. West introduced two staff project managers, Rodger Richter and Azita Badri, and listed some of their current Laguna Woods Village projects.

ITEMS FOR DISCUSSION

8. CH1 Drop-In Lounge Patio Sound Barrier – PowerPoint Presentation (This item was moved to Item 9)

Mr. West introduced a PowerPoint presentation prepared by Azita Badri outlining multiple sound barrier options and the estimated costs. Discussion ensued and the committee members gave input on the different options. No further direction was requested from the committee.

9. CH2 Meeting Room Sound Attenuation – PowerPoint Presentation (This item was moved to Item 8)

Mr. West introduced a PowerPoint presentation prepared by Azita Badri outlining multiple sound attenuation options for Rooms 116 and 125 in Clubhouse 2 and their estimated costs. Discussion ensued regarding the need for sound attenuation, potential scheduling adjustments, and addressing this issue as part of the beautification project. Mr. West suggested hanging pictures in the rooms in the meantime. No further direction was requested from the committee.

10. CH1 Window Measurement RFP

Mr. West updated the committee on the results of the RFP for window measurement at CH1. The estimated cost would be approximately \$3,500. No further direction was requested from the committee.

11. Performing Arts Center Continued Interior Space Beautification Project

Mr. West updated the committee on the status of the contract for the Performing Arts Center. On January 4, 2022, the GRF Board approved the contract and by January 24, the contract was fully executed. A meeting with the contractor is scheduled for February 3 to discuss responsibilities, schedule, notification to user groups, etc. No further direction was requested from the committee.

12. Interior Design Consultants (This item was moved to Item 14)

Chair Garthoffner reminded the committee about the decision to have Director Dotson assemble a task force to coordinate the project. Director Dotson outlined the task force's findings and discussion amongst the committee and staff followed. Mr. West suggested advertising an RFQ to solicit qualified vendors to assist with the interior design for the beautification of CH1. After further discussion, a motion was made to have staff prepare an RFP for future advertisement to interior design companies recommended by the task force. The motion was seconded and carried.

13. CH1 Waste Line Epoxy Lining (This item was moved to Item 12)

Mr. West shared video of waste lines with current vendor who confirmed that most of the toilets are air pressurized which makes them more efficient and suggested replacing those toilets before spending approximately \$51,000 to line the waste line with epoxy. Chair Garthoffner suggested that since the restrooms in CH1 are on the beautification schedule, toilet replacement could be considered at the appropriate time. It was noted that the waste line pipes should be addressed if there are any current corrosion problems which may prevent future problems.

14. CH1 Interior Space Beautification – PowerPoint Presentation (This item was moved to Item 13)

Mr. West introduced a PowerPoint presentation prepared by Rodger Richter with photos of Building A in CH1. Suggestions on modifications were given during the presentation. Photos of CH2 and CH7 were included as examples of the updates previously done by staff as no interior designers were hired for those updates. Discussion followed and suggestions were debated.

15. Updated Commentary on Earthquake Debate

Chair Garthoffner clarified, and staff confirmed, that CH1 is not being structurally altered and is in compliance with the appropriate city codes and regulations. An earthquake retrofit is not required for the proposed beautification project.

CONCLUDING BUSINESS

16. Committee Member Comments

Chair Garthoffner asked Director Dotson to begin writing the items to be included in the scope of work for the interior design consultant RFP.

17. Date of the Next Meeting: TBD

18. Adjournment: The meeting was adjourned at 4:42 p.m.



Egon Garthoffner, Chair

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Guy West, Staff Officer
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