

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

Wednesday, April 14, 2021 - 9:30 a.m.
Virtual On Line Meeting

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions regarding virtual meetings using one of three options:

1. Join the meeting via Zoom by using this link: <https://us06web.zoom.us/j/99465596924>
2. Via email to 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. Name and unit number must be included.
3. By calling (949) 268-2020 beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.

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 February 10, 2021
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. Upgrade of GRF Facilities with High Rise & Dual Flush Toilets (Ian Barnette)
10. Report for Solar Pilot Light in Employee Parking Lot (Ian Barnette)
11. Tennis Court Resurfacing - Statement of Need (Brian Gruner)

Items for Review and Oral Discussion:

12. Presentation for Proposed EV Charging Stations (Chris Naylor)
13. Update on Gate 16 Golf Driving Range Improvement Project (Brian Gruner)
14. PAC Stage Rigging (Guy West)
15. Building E Assessment (Guy West)
16. Filtration Systems for Clubhouses (Bert Moldow)

Items for Future Agendas:

- Electric Gate at Garden Center II

Concluding Business:

17. Committee Member Comments
18. Date of Next Meeting: June 9, 2021
19. Adjournment

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

Wednesday, February 10, 2020 – 9:30 A.M.
Virtual On-line Meeting

MEMBERS PRESENT: Egon Garthoffner - Chair, Bert Moldow, Gan Mukhopadhyay, John Frankel, Debbie Dotson, Carl Randazzo, Brian Gilmore, John Carter, Advisors: Steve Leonard, Bill Walsh

MEMBERS ABSENT: None

OTHERS PRESENT: Jim Hopkins; Sue Stephens, Ralph Engdahl, Yvonne Horton, Bunny Carpenter, CWDG Landscape Architect, ChargePoint, Ameresco

STAFF PRESENT: Ernesto Munoz – Staff Officer, Guy West, Brian Gruner, Laurie Chavarria, Tom McCray

1. Call to Order

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

2. Acknowledgement of Media

Chair Garthoffner noted no members of the media were present.

3. Approval of the Agenda

Director Moldow added a discussion on bringing electricity to the Garden Center as item 11a, and the Project Log will be pulled for discussion.

The agenda was approved as amended.

4. Approval of Meeting Report for December 9, 2020

The meeting report for December 9, 2020, was approved as written.

5. Chair's Remarks

Chair Garthoffner had no remarks.

6. Member Comments (Items Not on the Agenda)

There were no member comments.

7. Department Head Update

Staff Officer Guy West Munoz had no 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.

The project log was pulled for discussion by the Committee.

8. Project Log

Various Directors commented on current and future projects for GRF Facilities. Staff Officer Guy West responded to all questions and comments. The following items required further action.

Project Log Item #18: Chair Garthoffner directed staff to schedule Committee members to take a tour of Building E to see the settlement that has occurred.

Director Moldow asked about stage lighting at the Performing Arts Center. Advisor Leonard volunteered to talk to a consultant he is familiar with and will ask them to provide a presentation to the Committee for future lighting upgrades.

Director Moldow asked about filtration systems for Clubhouses. Staff was directed to add this topic to "Items for Future Agendas," but was instructed not move forward at this time. The Committee will do some research on what they want specified and may recommend that the Board authorize supplemental funding for this unbudgeted project.

New Business:

9. Sustainable Energy Presentation (Ameresco)

The Ameresco reps introduced themselves and presented information regarding the types of sustainable energy their company can provide, such as a microgrid and solar panels. The representatives discussed how these systems could save energy for each Clubhouse, the Community Center; and the Broadband, Security and Maintenance buildings.

The Directors and Advisors asked various questions that were answered by the Ameresco representatives.

10. SCE Charge Ready 2 Presentation (ChargePoint)

The ChargePoint rep presented the Charge Ready 2 program that may become available in July from SCE, as it relates to electric vehicle charging. The representative discussed the program eligibility; the one-time rebate; and the requirements for separate metering, time-of-use rate plan and demand charges by SCE.

The Directors and Advisors asked various questions that were answered by the ChargePoint representative.

Items for Review and Discussion:

11. Review & Discuss Possible Revisions to the Golf Driving Range Improvement Project

Recreation Director Brian Gruner and the Golf Range Supervisor provided a brief update and overview on why the driving range improvements are needed and what the current conditions are, at the site. Mr. Gruner introduced the Landscape Architect who then presented his design and discussed his recommended solutions to the drainage and sloping issues.

Discussion ensued regarding golf course design as an art form; a design that provides driving range targets for a realistic golf practice experience; multiple design elements; the maximum cost threshold for a revised design and construction; the amount of golf balls that roll into an area which creates hazard when trying to collect them; testing of the irrigation system and breaking the project into pieces.

Chair Garthoffner shared a self-made presentation with the Committee that included his suggestions for another design option, based on costs for design, drainage, irrigation and turf.

By consensus, staff was directed to schedule another field meeting to walk the course in order to finalize the Committee's recommendation to the Board.

11(a). Electricity to the Garden Center (oral discussion by Director Moldow)

Director Moldow shared with staff and the Committee that Landscape Director, Kurt Wiemann has expressed a need for electrical power, a communication line and a parking lot light at the Garden Center 1 facility. Mr. Wiemann has suggested that this work be completed during construction for the Gate 16 Golf Driving Range Project, as it is adjacent to the Garden Center.

Discussion ensued regarding the current power supply for the Garden Center; the length of various runs to alternative power supply locations; voltage drops; the use of a solar field to provide the electricity for the small building and a future parking lot light and the need for a cost benefit analysis to determine what the Garden Center actually needs.

Although conduit can be installed during the Driving Range Improvement Project, Projects manager Guy West suggested that specifications and logistics for the Garden Center needs be developed by the Landscape Department as a separate project.

Chair Garthoffner suggested that this discussion be postponed until they can discuss specific wants and needs with the Landscape Director. Staff will pass this information on to Mr. Wiemann.

12. Verbal Update Tennis Court Resurfacing Project (Brian Gruner, Recreation)

Recreation Director Brian Gruner summarized the capital improvement project for resurfacing the tennis courts and why it is needed.

Discussion ensued regarding upcoming tennis tournaments; the court requirements for championship tournaments; and the slippery condition of the court when damp.

No action was taken at this time.

13. Verbal Update Service Center Generator Project (Chris Laugenor, General Services)

General Services Director Chris Laugenour summarized the scope of the capital project and why it is needed.

Discussion ensued regarding the cost and difficulty to service the current generator which is past it's useful life; a generator that can meet the needs for all buildings at the maintenance center; electric vehicle charging stations; electric buses and all other known future needs; the usage of the current generator; the size and cost of a larger generator; the infrastructure needed to support a larger generator; and if the microgrid system could provide the power we need instead of purchasing a larger generator.

By consensus, staff was directed place this project on hold until we receive additional information on the cost for a microgrid and solar system.

14. Verbal Update and Schematic for Welding Shop Project (Chris Laugenor, General Services)

General Services Director Chris Laugenour summarized the scope of the capital project; the current conditions at the welding shop (shack) and what types of projects that the in-house welders perform for the Community.

Discussion ensued regarding cost analysis for outsourcing all welding; the need for a safe and secure building for the welders.

No action was taken at this time.

15. Verbal Update High Rise & Dual Flush Toilet Replacement at Clubhouses

The Maintenance and Construction Director summarized the potential cost for this project.

Discussion ensued regarding the height of the toilet; and the water saving features of the toilets.

Staff will bring back a full report for the Committee to review when it is available.

16. Review of Planned M&C Projects and Programs for 2021

The Maintenance and Construction Director and the Staff Officer asked the Committee to review the projects and programs listed in this report and provide direction to staff.

Solar Light at Employee Parking Lot – The Committee will visit the parking lot and review the location for the light pole and get back to staff.

Welding Shop – The Committee would like more detail on the plans for the size and usage of the proposed building. They would like to know if a steel building be sufficient and if there are union requirements regarding the site conditions for staff.

Tennis Court Resurfacing – No further action was taken on this item.

Bldg. E Assessment – The Committee discuss the next steps after they take a tour of this building.

SB326 Inspections – No further action was taken on this item.

Asphalt/Sealcoat Program – Annual program work that will move forward.

Parkway Concrete – Annual program work that will move forward.

Shepherd's Crook in Gate 3 area – This work will move forward to meet the City requirement.

PAC Maintenance Improvements – Chair Garthoffner wants more information from Mr. Gruner on the sound system and an update on the rigging system. Staff was directed to provide Advisor Leonard with a copy of the plans for the stage lighting and sound system.

Golf Driving Range – A field meeting will be scheduled for further review.

Transfer Switch 4 & 6 – This project is on hold until a Microgrid System is decided upon.

Gymnasium Wall Padding – Installation is pending.

Clubhouse 2 Lawn Bowling Roof Replacement – On the schedule to be replaced in 2021.

Service Center Generator – This project is on hold until a Microgrid System is decided upon.

Community Center First Floor Improvements – Chair Garthoffner commented that the discussion and video tour related to the request for a kitchenette in Resident Services received negative feedback from the Board and most likely won't be approved if it comes up again for discussion.

Items for Future Agendas:

Chair Garthoffner reviewed the Items for Future Agendas with staff and the Committee.

- Contract Award for Driving Range Project (closed session)
- Verbal Update and RFP for Clubhouse 4 & 6 Transfer Switch project
- Installation of High Rise & Dual Flush Toilets at Clubhouses
- Filtration Systems for Clubhouses
- Electric Gate at Garden Center II

Concluding Business:

17. Committee Member Comments

- Director Moldow commented on holding monthly meetings; and pre-construction meetings for approved projects.
- Chair Garthoffner commented on how the projects are advertised for bid.

18. Date of Next Meeting: April 14, 2021

19. Recess - The meeting was recessed at 2:23pm.

DRAFT

Egon Garthoffner, Chair

GRF Project Log (March 2021)

#	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Projects	PAC Renovation Maintenance Upgrades	<p>Funding for this project is allocated for the maintenance and safety upgrades at the Performing Arts Center.</p> <p>On June 22nd the Corporate Members voted against completing the PAC maintenance improvements as submitted. A report to rescind the supplemental appropriation was approved on September 1, 2020.</p>	<p>On July 13, 2020, the PAC Renovation Ad Hoc Committee reassigned several necessary maintenance improvements at the PAC to the M&C Committee. On August 18, Board members, staff and an independent theater consultant toured the PAC to review items which were part of the PAC Renovation Project. Staff was directed to obtain proposals and pricing on several items and report back to the M&C Committee. At the October 14, M&C Committee meeting, staff was directed to prepare a new scope of work for several items listed below as item numbers 2, 3, 4 & 5.</p>	On-going	<p>Budget: \$3,778,000 Exp: \$573,570 Balance: \$3,204,430</p>
2		PAC Lightbulb Conversion to LED	Funding for this project is allocated to replace the incandescent lightbulbs with LED lightbulbs throughout the entire Performing Arts facility.	The contract issuance is in process. The work is scheduled to begin in March and be completed in June.	June 2021	<p>Contract Budget: \$36,453 Exp: \$0 Balance: \$36,453</p>
3		PAC Dining Room and Lobby Upgrades	Funding for this project is allocated to paint and clean lobby carpets and install new flooring, wall carpet, acoustic ceiling tiles and paint in both dining rooms.	The contract issuance is in process. The work is scheduled to begin in March and be completed in August.	August 2021	<p>Contract Budget: \$113,816 Exp: \$0 Balance: \$113,816</p>
4		PAC Theater Curtain Cleaning, Repairs and Fire Proofing	Funding for this project is allocated to clean, apply new fire retardant and make minor repairs to the theater curtains as applicable.	The contract issuance is in process. The work is scheduled to begin in March and be completed in May.	May 2021	<p>Contract Budget: \$20,978 Exp: \$0 Balance: \$20,978</p>
5		PAC HVAC Replacement	Funding for this project is allocated to replace existing HVAC components in the facility as per the new revised scope of work.	The contract issuance is in process. The work is scheduled to begin in March and be completed in August.	August 2021	<p>Contract Budget: \$515,406 Exp: \$0 Balance: \$515,406</p>
6	920 Projects	Service Center Generator	Funding for this project will provide back up emergency power at the Service Center including Security, Transportation and fueling services to enable the provision of critical services in an emergency.	Staff received design build proposals to design and replace the existing emergency generator with a new emergency generator appropriately sized to power the entire facility. At the February 10, M&C Committee meeting, the Committee placed this project on hold pending a microgrid analysis.	TBD	<p>Budget: \$150,000 Exp: \$0 Balance: \$150,000</p>

7	920 Projects	Transfer Switches for Clubhouses 4 & 6	Funding for this project is allocated for the installation of new transfer switches in order to accept future emergency generators that will power the clubhouses in the event of a disaster.	At the February 10 M&C Committee meeting, staff was directed to place this project on hold for further review of the facility's emergency power needs and a microgrid analysis.	TBD	Budget: \$100,000 Exp: \$0 Balance: \$100,000
8	920 Projects	Community Center First Floor Renovation Project	Funding for this project is allocated for the reconfiguration of Resident Services located in the Community Center.	Plans for the new break room have been reviewed and approved for permit issuance by the City of Laguna Woods. Staff was directed to schedule an on-site meeting with GRF Committee and IT Director prior to moving forward.	TBD	Revised Budget: \$150,000 Exp: \$7,223 Balance: \$142,777
9	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to upgrade and improve the appearance and functionality of the golf driving range and practice area.	A second site meeting was conducted on February 24. Recreation staff was directed by the M&C Committee to consult with the Vice President of Agronomy for Troon Golf to receive a second opinion on the current golf range design.	TBD	Budget #1: \$138,000 Budget #2: \$500,000 Exp: \$57,995 Balance: \$580,005
10	920 Projects	Maintenance Service Center Parking Lot Lighting	Funding for this project is allocated to install permanent lights in the Maintenance Service center parking lot for staff safety.	The installation of one pilot light pole at the Maintenance Service Center parking lot was completed on March 5. Staff is waiting on direction from the M&C Committee on how they would like staff to proceed.	TBD	Budget: \$250,000 Exp: \$0 Balance: \$250,000
11	921 Projects	Clubhouse 2 Lawn Bowling Re-Roof	Funding for this project will replace the existing flat roof hot tar built up roof at the Clubhouse 2 Lawn Bowling building with a PVC cool roof system.	The annual roofing services contract recommendation report was approved at the March 2, Board meeting. Once the contract is fully executed the work will be scheduled.	TBD	Budget: \$30,000 Exp: \$0 Balance: \$30,000
12	922 Projects	Broadband HVAC System	Funding for this project will include the installation of five new HVAC units to replace the existing 17 year old HVAC system at the Broadband Building Data Center.	Staff will present the contract proposal at a future M&C Committee meeting.	TBD	Budget: \$300,000 Exp: \$0 Balance: \$300,000
13	920 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The design phase of the project was completed in 2020. At the February 10, M&C Committee meeting, staff was directed to place this project on hold until additional information on the cost for a microgrid and solar system is received.	TBD	Budget: \$275,000 Exp: \$0 Balance: \$275,000
14	923 Projects	Tennis Court Resurfacing	Funding for this project will replace the existing tennis court surface application, in accordance to the industry practice which is every five years, and apply a new court application.	An RPF bid was advertised in February and staff is preparing a contract recommendation to present at a future M&C Committee meeting.	TBD	Budget: \$60,000 Exp: \$0 Balance: \$60,000

15	924 Projects	Building E Assessment and Design Development	Funding for this project will provide an assessment of the work needed on the building and develop a design based on the assessment.	A Contract is pending approval for Asbestos sampling prior to Destructive Testing. A Contract is pending approval for Destructive testing. A SOW for a Building Assessment is under review by staff. Per the February 10, M&C Committee meeting the Committee requested a tour. Some preliminary structural inspection work began in 2020 per a request from the Security Department. A tour of the facility is being set up with the Committee.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
16	925 Projects	Senate Bill 326 Load Bearing Component Inspections	Funding for this program is to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in all buildings and facilities within the community.	The Senate Bill requirements are under review and staff will present a contract recommendation at a future M&C Committee meeting.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
17	920 Projects	GRF Paving & Sealcoat Programs and Concrete Repairs	Funding for this project is allocated to asphalt paving overlay, sealcoat work and concrete repairs adjacent to the overlay work on selected GRF streets and/or parking lot areas.	The Concrete Repair work is scheduled for June on Ave Sosiega, Calle Aragon, Pina, and Via Carrizo. Asphalt Overlay Paving is scheduled to follow in July on the same streets. Sealcoat work is scheduled to begin in August on Ave Majorca, Calle Sonora, Calle Sonora Este, Calle Sonora Oeste, Via de Faro, Garden Center 2, and the Maintenance Center.	September 2021	Budget: \$879,069 Exp: \$0 Balance: \$879,069
18	920 Projects	Shepherd's Crook at Gate 3	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	The installation of a minimum 300 ft of Shepherd's Crook fencing is planned along the Gate 3 entrance in 2021. An RPF bid was advertised in February and staff is preparing a contract recommendation to present at the April 14, 2021 M&C Committee meeting.	Annual Program - December 2021	Budget: \$35,000 Exp: \$0 Balance: \$35,000
Completed Projects/Programs						
	920 Projects	Gymnasium Wall Padding	Funding for this project is allocated to replace existing gymnasium wall padding and to install additional wall padding to increase the safety during game play.	COMPLETED	February 2021	Budget: \$45,000 Exp: \$39,954 Balance: \$5,046

Project Summary

Date: 4/14/2021
Amended: _____

Project Type: ☐ Budgeted ☐ Supplemental ☒ Unbudgeted

Project Name: Upgrade of GRF Facilities with High Rise & Dual Flush Toilets

Project Location: All GRF restroom facilities

Project Description: Removing the standard 14 inches toilets and replacing them with comfort height 17 inch toilets. Adding a dual flush carriage to each toilet for reduced water consumption.

Estimated Project Cost: \$ 169,582

Contingency (if needed): \$ 16,958 (10% of Project Cost)

Estimated Expenditure: \$ 186,540 (Project Cost + Contingency)

Payout Benefits, If Any: Reduced water consumption and ease of use for the residents.

Bid Attached: YES

Copy To: GRF M&C Committee

Project Originator: GRF M&C Committee

Endorsements/Approvals: N/A

Total Project Cost: N/A
(if applicable)

STAFF REPORT

DATE: April 14, 2021
FOR: Maintenance and Construction Committee
SUBJECT: Upgrade of GRF Facilities with High Rise & Dual Flush Toilets

RECOMMENDATION

Receive and file.

BACKGROUND

At the October 30, 2020 Maintenance and Construction Committee meeting, staff was directed to bring the Committee a cost to replace all the standard toilets in GRF facilities to comfort height (17 inches), and include a dual flush system for all toilets.

DISCUSSION

The community includes seven clubhouses, one restaurant, two golf buildings, one community center, two garden centers, and three stand-alone restrooms on the golf course. These facilities have a combined total of 186 toilets; 81 of these toilets are already at the comfort height of 17 inches, and 105 are standard height toilets at 14 inches. The GRF facilities contain various types of toilets, including wall and floor-mounted commercial grade toilets and floor-mounted residential grade toilets.

Staff received a quote from the Mutual's plumbing contractor to remove and replace 19 standard height residential toilets with dual flush, comfort height residential toilets; remove and replace 75 floor-mounted commercial toilets with dual flush, comfort height commercial toilets; install 81 dual flush carriages to the existing comfort height commercial toilets and demo the walls to adjust the interior plumbing pipe connections to fit the dual flush carriages on wall mounted toilets in 11 locations (Attachments 1 & 2). The cost for this work is estimated at \$164,025.

The quote does not include necessary drywall and tile repairs that will be completed by in-house staff at a cost of \$5,554 (Attachment 4). The total cost to complete this upgrade at all GRF facilities is approximately \$169,582.

FINANCIAL ANALYSIS

This toilet upgrade project is unbudgeted, and a supplemental appropriation would be required to complete the work in 2021.

If directed, staff can add this project to the Capital Improvement Plan to be budgeted for, in a future year.

Prepared By: Joe Barrera, Operations Supervisor

Reviewed By: Ian Barnette, Maintenance Services Manager
Ernesto Munoz, P.E., Maintenance and Construction Director

Attachment(s):

Attachment 1 – Red Star Plumbing Toilet Estimate Material & Labor
Attachment 2 – Proposed Toilets & Dual Flush Carriage
Attachment 3 – Quote for Tile Restoration Using In-house Staff

Attachment 1 – Red Star Plumbing Toilet Estimate Material & Labor

Red Star Plumbing LLC
 231 Locust
 Brea, CA 92821
 (714) 588-7966
 redstarplumbingservices@gmail.com

Proposal



ADDRESS
 Laguna Woods Village
 Toilet Changes Around Village

PROPOSAL #	DATE
1100	01/19/2021

DATE	DESCRIPTION	QTY	RATE
01/19/2021	INSTALL 19 TANK STYLE ADA APPROVED TOILETS WITH DUAL FLUSH OPTION. WAX RING INCLUDED ADDITIONAL COST IF ANGLE STOPS AND SUPPLY LINES NEED TO BE CHANGED.	19	675.00
01/19/2021	INSTALL NEW ADA APPROVED TOILET ALONG WITH W.E.S.113 SLOAN VALVE AND DUAL FLUSH OPTION.	75	900.00
01/19/2021	INSTALL NEW SLOAN W.E.S. 113 WITH DUAL FLUSH OPTION ON EXISTING ADA TOILETS. ADDITIONAL COST IF TOILET NEEDS NEW SPUD RING INSTALLED, OR TOILET NEEDS TO BE PULLED AND RESET.	81	465.00
01/19/2021	WALL HUNG TOILETS THAT WILL NEED TO BE CHANGED TO ADA STANDARDS WILL HAVE TO CHANGE CARRIAGES IN WALL. EACH WILL REPLACE CARRIAGE, AND VALVE. NOT RESPONSIBLE FOR ANY DRY WALL OR TILE REPLACEMENT OR DAMAGE DUE TO OPENING WALL TO CHANGE CARRIAGE. PARTS INCLUDED IN BID	11	4,185.00
TOTAL			\$164,025.00

Accepted By

Accepted Date

License #1035730
 ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Attachment 2 – Proposed Toilets & Dual Flush Carriage (page 1 of 5)

KOHLER

Highcliff™ Ultra
Top spud flushometer bowl
K-96057

Features

- Elongated bowl.
- 1-1/2" (38 mm) top spud.
- 2-1/8" (54 mm) fully-glazed trapway.
- 10" x 7" (254 mm x 178 mm) water surface.
- 1.1 gpf (4.2 lpf), 1.28 (4.8 lpf) or 1.6 gpf (6.0 lpf) depending on flushometer specified.
- Also available with antimicrobial finish K-96057-SS.
- 10" or 12" (254 or 305 mm) rough-in.
- Supports static load of 2,500 lbs.

Material

- Vitreous china.

Technology

- Designed to outperform competitors in bowl cleanliness and plug resistance.
- Maximum waste removal.
- Engineered for toilet seat cover removal.
- Excellent bowl rinse.
- Engineered to flush effectively in buildings with low supply pressure and flow.
- Maximum drain line carry at all flush volumes per ASME standard.

Installation

- 26-1/8" L x 14-5/8" W x 16-5/8" H.
- Replaces Highcrest K-4302, Highcliff K-4368 and Highline K-4405. Height and footprint may vary.

Recommended Products/Accessories

K-23726 Drain treatment
K-23724 Toilet cleaner & disinfectant
K-23734 Toilet bowl cleaner & disinfectant

Included Components

Additional Components:
Bolt cap accessory pack
Spud



ADA C&A B651 OBC

Codes/Standards





ASME A112.19.2/CSA B45.1
DOE - Energy Policy Act 1992
EPA WaterSense®
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
OBC

KOHLER® One-Year Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color tiles intended for reference only.

Color	Code	Description
	0	White
	96	Biscuit
	47	Almond
	7	Black Black™

1-800-4KOHLER (1-800-456-4537)

Kohler Co. reserves the right to make revisions without notice to product specifications.

For the most current Specification Sheet, go to www.kohler.com.

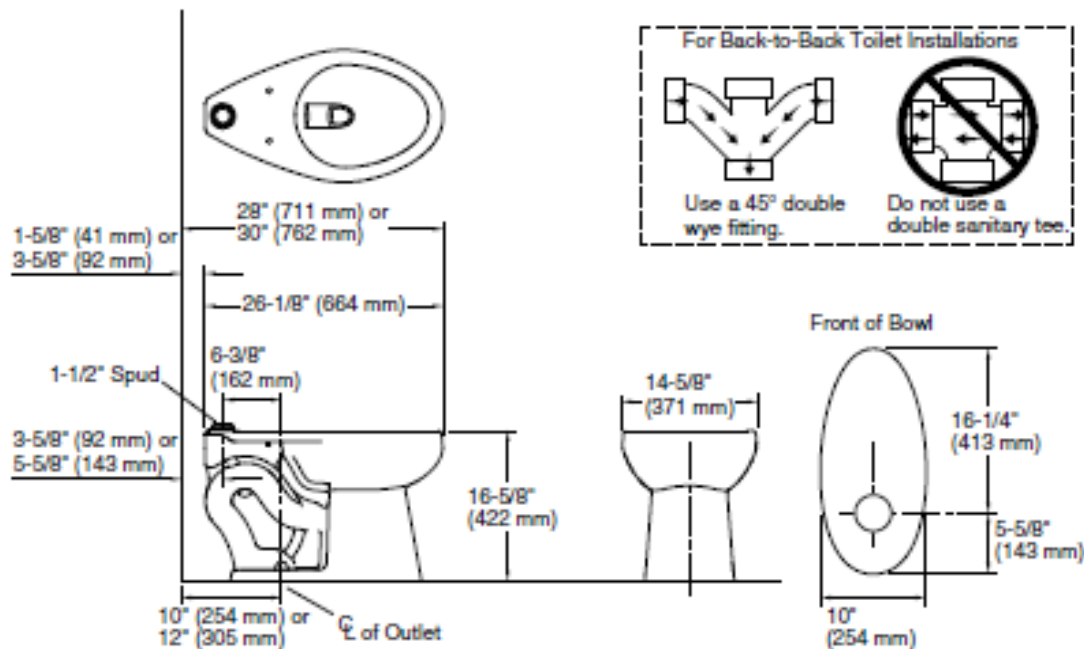
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THE BOLD LOOK
OF **KOHLER**

Attachment 2 – Proposed Toilets & Dual Flush Carriage (page 2 of 5)

KOHLER

Highcliff™ Ultra
 Top spud flushometer bowl
K-96057



Technical Information

All product dimensions are nominal.

Toilet type:	Flushometer, Floor-mount
Waste Outlet:	Floor
Bowl shape:	Elongated
Flush type:	Flushometer valve siphon
Spud size:	Inlet, Top
Trap passageway:	2-1/8\" (54 mm)
Water surface size:	10\" x 7\" (254 mm x 178 mm)
Rim to water surface:	6\" (152 mm)
Rough-in:	12\" (305 mm)
Seat-mounting holes:	5-1/2\" (140 mm)

Fixture Supply Requirements

Min static pressure:	35 psi (241.3 kPa)
Max static pressure:	80 psi (551.6 kPa)
Min flowing pressure:	25 psi (172.4 kPa)
Min flow rate:	25 gpm (94.6 lpm)

Notes

Install this product according to the installation instructions.

For back-to-back toilet installations: Use only a 45° double wye fitting.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

Plumbing codes may require elongated toilets and elongated, open-front seats in public bathrooms.

Accessibility standards may require controls to be located on the open side of the toilet.

1-800-4KOHLER (1-800-456-4537)

Kohler Co. reserves the right to make revisions without notice to product specifications.

For the most current Specification Sheet, go to www.kohler.com.

10-4-2020 09:44 - US/CA/MX

THE BOLD LOOK
 OF **KOHLER**

Attachment 2 – Proposed Toilets & Dual Flush Carriage (page 3 of 5)



UPPERCUT® MANUAL FLUSHOMETER WES 113

NOTES

For product line drawings, view model-specific spec sheets.

All information contained within this document subject to change without notice.



Image for a standard WES 113 shown

DESCRIPTION

UPPERCUT® Exposed Manual Water Closet Flushometer

FEATURES

- Lift handle to initiate reduced, 1.1 gpf flush to eliminate liquid and paper waste, saving one-half gallon of water
- Push handle down for a regular 1.6 gpf flush to remove solid waste and paper
- Antimicrobial coating on handle lasts for the life of the product
- Green handle signifies UPPERCUT's water-saving features
- Comes with two metal wall plates that provide operational instructions
- Includes all the reliable, long-lasting features of the Royal® Flushometer
- PERMEX synthetic rubber diaphragm with Dual Filtered Fixed Bypass
- Valve body, Cover, Tailpiece and Control Stop shall be in compliance with ASTM Alloy Classification for Semi-Red Brass
- Valve shall be in compliance to the applicable sections of ASSE 1037.

DOWNLOADS

- [UPPERCUT Installation Instructions](#)
- [Control Stop Repair and Maintenance Guide](#)
- [Flush Connections Flanges Repair and Maintenance Guide](#)
- [Tail Piece Repair and Maintenance Guide](#)
- [Additional Downloads](#)

Sloan 10500 Seymour Ave, Franklin Park, IL 60131
Phone: 800.982.5839 • Fax: 800.447.8329 • sloan.com

Downloaded 11/05/20 • Revised 09/17/20 • View Latest Version

Attachment 2 – Proposed Toilets & Dual Flush Carriage (page 4 of 5)

KOHLER®

Highline® Comfort Height® Two-piece elongated dual-flush chair height toilet K-3989

Features

- Two-piece design.
- Elongated bowl offers added room and comfort.
- Comfort Height® feature offers chair-height seating that makes sitting down and standing up easier for most adults.
- Left-hand nested trip lever offers a choice of 1.1 or 1.6 gallons per flush (gpf).
- 2-1/8" (54 mm) fully glazed trapway.
- Combination consists of the K-4199 bowl and the K-4458 tank.
- Seat not included.

Technology

- Dual-flush technology allows you to choose between a full or partial flush.

Installation

- Standard 12" (305 mm) rough-in.
- Three-bolt quick-connect installation.

Water Conservation & Rebates

- Eligible for consumer rebates in some municipalities.

Recommended Products/Accessories

K-4636 Cachet® Quiet-Close™ Elongated Toilet Seat
 K-5588 Purefresh® Elongated Toilet Seat
 K-4108 C®-230 Elongated cleansing toilet seat
 K-5420 Low-Profile Bolt Caps
 K-9237 Dual-Flush Trip Lever
 1023457 Wax Ring/Hardware Kit
 1265114 Connector Hose
 K-23726 Drain treatment

Included Components

Product consists of:

K-4458 Toilet tank, dual-flush
 K-4199 Two-piece elongated chair height toilet bowl
 K-9237 Dual-Flush Trip Lever

Additional Components:

Bolt cap accessory pack
 Bowl
 Tank
 Tank cover
 Trip lever



ADA CSA B651 OBC

Codes/Standards




ASME A112.19.2/CSA B45.1
 EPA WaterSense®
 ADA
 ICC/ANSI A117.1
 CSA B651
 OBC

KOHLER® Toilets and Seats Limited Warranty

See website for detailed warranty information.

Available Colors/Finishes

Color tiles intended for reference only.

Color	Code	Description
	0	White
	96	Biscuit
	7	Black Black™

1-800-4KOHLER (1-800-456-4537)

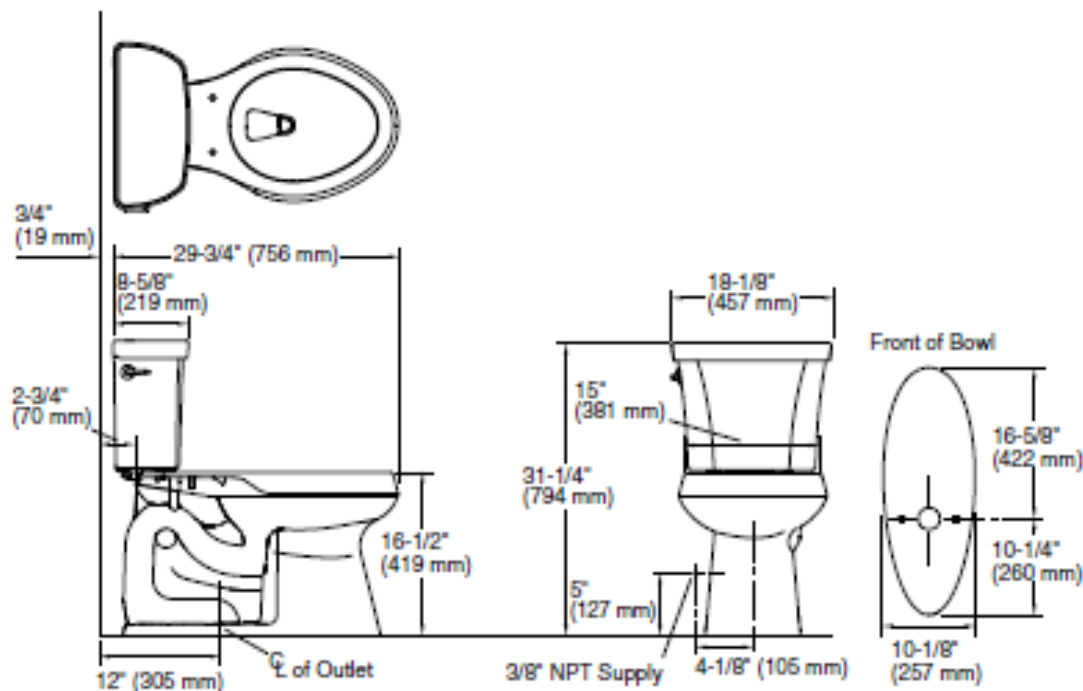
Kohler Co. reserves the right to make revisions without notice to product specifications.
 For the most current Specification Sheet, go to www.kohler.com.

THE BOLD LOOK
 OF **KOHLER**®

Attachment 2 – Proposed Toilets & Dual Flush Carriage (page 5 of 5)

KOHLER®

Highline® Comfort Height®
 Two-piece elongated dual-flush chair height toilet
K-3989



Technical Information

All product dimensions are nominal.

Toilet type:	Two-piece, Floor-mount
Waste Outlet:	Floor
Bowl shape:	Elongated
Flush type:	Class Five®
Trap passageway:	2-1/8" (54 mm)
Water Consumption	
Full:	1.6 gpi (6 lpf)
Reduced:	1.1 gpi (4.3 lpf)
Water surface size:	11-3/8" x 8" (289 mm x 203 mm)
Rim to water surface:	5-3/8" (137 mm)
Rough-in:	12" (305 mm)
Seat-mounting holes:	5-1/2" (140 mm)

Notes

Install this product according to the installation instructions.

The Model Plumbing Codes require the installation of elongated open-front toilet seats in public bathrooms.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

Plumbing codes may require elongated toilets and elongated, open-front seats in public bathrooms.

Accessibility standards may require controls to be located on the open side of the toilet.

1-800-4KOHLER (1-800-456-4537)

Kohler Co. reserves the right to make revisions without notice to product specifications. For the most current Specification Sheet, go to www.kohler.com.

THE BOLD LOOK
 OF **KOHLER®**

Attachment 3 – Quote for Tile Restoration Using In-house Staff

2021 Cost Estimate

Name: Tile repair work needed for ADA height wall mounted toilet
Address: Clubhouse 2 and Clubhouse 7

Dimensions:

Description	Size

Materials:

Description	Qty	Unit Cost	Ext. Cost \$
Permit Fees			\$ -
5/8" green board/drywall	6	\$ 18.87	\$ 113.22
Henry's 314 mastic adhesive	6	\$ 15.98	\$ 95.88
Grout non sanded white	20	\$ 1.18	\$ 23.60
Grout blades	11	\$ 24.14	\$ 265.54
Misc. supplies	1	\$ 30.00	\$ 30.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
TOTAL MATERIALS			528.24

Labor:

Work Ctr	Description	Hours	Bill Rate	
911	Appliance		\$ 73.34	\$ -
912	Carpentry		\$ 63.76	\$ -
913	Electrical		\$ 76.64	\$ -
914	Plumbing		\$ 69.07	\$ -
917	Interior Component Sys	71.5	\$ 70.29	\$ 5,025.74
932	Paint		\$ 62.35	\$ -
935	Janitorial		\$ 47.40	\$ -
936	Paving		\$ 61.24	\$ -
TOTAL LABOR				5,025.74

Outside Services:

Description	
TOTAL OUTSIDE SERVICES	\$ -

Subtotal

Contingency

TOTAL ESTIMATED COST

\$5,553.98

Notes:

This quote only includes removal and re-installation of approximately 3 X 3 square feet of tile and drywall along with grouting and sealing of the grout.
6.5 man hours per toilet. 11 toilets total.
The removal of toilets, drains, and water supply relocations with bracing will be completed by others.

Project Summary

Date: 4/14/2021

Amended: _____

Project Type: ☒ Budgeted ☐ Supplemental

Project Name: Report for Solar Pilot Light in Employee Parking Lot

Project Location: Employee Parking Lot on Via Campo Verde

Project Description: Install solar LED lighting in the employee parking lot for safety and security.

Estimated Project Cost: \$ 149,250

Contingency (if needed): \$ 14,925 (10% of Project Cost)

Estimated Expenditure: \$ 164,175 (Project Cost + Contingency)

Payout Benefits, If Any: May prevent trip and fall hazards and will add safety and security for staff.

Bid Attached: YES

Copy To: GRF M&C Committee

Project Originator: 2020 Capital Improvement Plan

Endorsements/Approvals: N/A

Total Project Cost: N/A
(if applicable)

STAFF REPORT

DATE: April 14, 2021
FOR: Maintenance and Construction Committee
SUBJECT: Update on the Solar Light Pilot Project in the Employee Parking Lot

RECOMMENDATION

Provide direction to staff.

BACKGROUND

The employee parking lot adjacent to the Maintenance Service Center on Via Campo Verde provides parking for staff from Broadband, Plumbing, Painting, Carpentry, Interior Components, Paving, Electrical, Appliance, Facility Services, Building Maintenance, Maintenance, Landscape and Security. Due to the various early morning, mid-day and overnight work schedules, the parking lot is used before sunrise and after sunset. Staff has previously rented a gas-powered light tower to illuminate the parking lot to help prevent trip and fall hazards; to allow staff to feel safe walking to and from their vehicles when it is dark out, and to prevent theft and loitering by the homeless.

A \$250,000 capital improvement submittal to provide electric powered lights for the entire employee parking lot was approved by the GRF Board during the 2020 Business Planning meeting. During a project review at a GRF Maintenance and Construction meeting staff was directed to bring back a statement of need for this lighting project (Attachment 1). At a subsequent Maintenance and Construction meeting the Committee proposed and approved a solar pilot project to install one dual-head photovoltaic (PV) LED light.

DISCUSSION

The installation of the dual-head solar LED light, located near the front of the employee parking lot, adjacent to Building D, has been completed. The approximate lighted area provided by the solar light fixture, is 30 feet from center of the pole. In Attachment 2, lighting of the parking lot can be seen from multiple angles. Included are photos which indicate that the lighting levels towards the back of the lot are not adequate, and if left unlit, will potentially cause a safety hazard.

It was previously suggested at an M&C Committee meeting that the front of the parking lot can be reserved for staff who work the late shift, so only that portion of the lot had to be lit. This area is currently reserved for non-union staff that use their personal vehicles for company business. They often come and go multiple times throughout the day for inspection appointments and field visits. If these reserved spaces were taken away, it would create an inefficient use of staff time as they would constantly have to walk to the farthest section of the parking lot each time they left for a scheduled appointment. Staff recommends that the Committee authorize adequate fixtures to be installed that distributes lighting uniformly from dusk to dawn, for the entire parking lot.

Staff requested a quote from Coastal Current Electric Corporation to add 19 additional photovoltaic (PV) light fixtures in the employee parking lot in order to achieve the balance of light needed to increase employee safety and security.

The cost provided by the contractor to complete the lighting project for the employee parking lot is \$149,250 (Attachment 3).

FINANCIAL ANALYSIS

The installation of 19 PV light fixtures, totaling 33 single-head and dual-head lights, would be fully funded from the Facilities Fund, using the adopted appropriation of \$250,000 from the 2020 Capital Improvement Plan.

Prepared By: Ian Barnette, Maintenance Services Manager

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director

Attachment(s)

Attachment 1 – Staff Report for Statement of Need for the Employee Parking Lot Lighting Project 6/10/2020

Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed

Attachment 3 – Quote for Installing 19 Solar Lights at Employee Parking Lot

Attachment 1 - Staff Report for Statement of Need for the Employee Parking Lot Lighting Project 6/10/2020



STAFF REPORT

DATE: June 10, 2020
FOR: Maintenance and Construction Committee
SUBJECT: Statement of Need for the Employee Parking Lot Lighting Project

RECOMMENDATION

Receive and file.

BACKGROUND

When the Maintenance Service Center employee parking lot was constructed, lighting was not installed or planned for. The parking lot is bordered by tall trees on three sides, and by palm trees and Maintenance Building D on the fourth side; however, no trees are currently located in the middle of the lot (Attachment 1).

This employee parking lot serves several divisions including Broadband, Security, Transportation, Landscape, and Maintenance staff who work a variety of shifts, both during the day and throughout the night. The lack of lighting causes numerous concerns for employee safety, such as trip hazards and roaming coyotes. In addition it has been reported that this area is also frequented by transient persons. In the late evening hours, Security Patrol staff has contended with non-employee vehicles parked in the lot where individuals have been found drinking alcohol, engaged in illegal drug use, and/or sleeping in their cars.

DISCUSSION

Due to the lack of lighting in the parking lot when daylight saving time ends, a temporary gas powered light tower is generally provided from November through March. March is the start of daylight saving time and sunrise begins around 7:00am, the need for lighting is still present through the end of March. The temporary lighting tower is an unbudgeted expense and a single tower illuminates approximately one third of the parking lot. The light tower was placed on the last row of parking spaces along the slope on the southwest corner of the parking lot. Security was tasked with turning the light tower on in the evening and off in the morning and maintenance staff was tasked with providing fuel for the light tower each day it was in use. The average yearly cost to light this parking lot for four months a year is \$15,000.

Approximately fifty employees utilize this parking lot before sunrise and after sunset. For the safety and security of the employees who utilize this area, as well as to provide adequate visibility for the Security Department staff to adequately patrol the parking lot, staff recommends that the entire parking lot area be illuminated.

This project would require an experienced lighting designer to determine the least expensive available options for the actual number of lights, type of light fixture, light dispersion, etc. that is needed to adequately and safely illuminate this area. A portion of the employee parking lot can be designated for those who utilize the parking lot after sunset and before sunrise; however,

**Attachment 1 – Staff Report for Statement of Need for the Employee Parking Lot
Lighting Project 6/10/2020 (continued)**

Golden Rain Foundation of Laguna Woods
Statement of Need for the Employee Parking Lot Lighting Project
June 10, 2020
Page 2

this will not deter transients or wildlife from entering, nor would it provide adequate visibility for our Security staff.

FINANCIAL ANALYSIS

The 2020 GRF Capital Plan, adopted by resolution 90-19-45, includes funding in the amount of \$250,000 to replace the temporary lighting that is rented each year for the employee parking lot at the Maintenance Service Center.

Adding permanent lighting to this parking lot is a solution to replace the annual cost of \$15,000 to temporarily illuminate this parking area and provide for the safety of VMS staff

Prepared By: Joe Barrera, Maintenance Services Supervisor

Reviewed By: Ian Barnette, Maintenance Services Manager
Ernesto Munoz, P.E., Maintenance and Construction Director

Attachment(s)

Attachment 1 – Satellite Image of Employee Parking Lot

**Attachment 1 – Staff Report for Statement of Need for the Employee Parking Lot
Lighting Project 6/10/2020 (continued)**

Golden Rain Foundation of Laguna Woods
Statement of Need for the Employee Parking Lot Lighting Project
June 10, 2020
Page 3

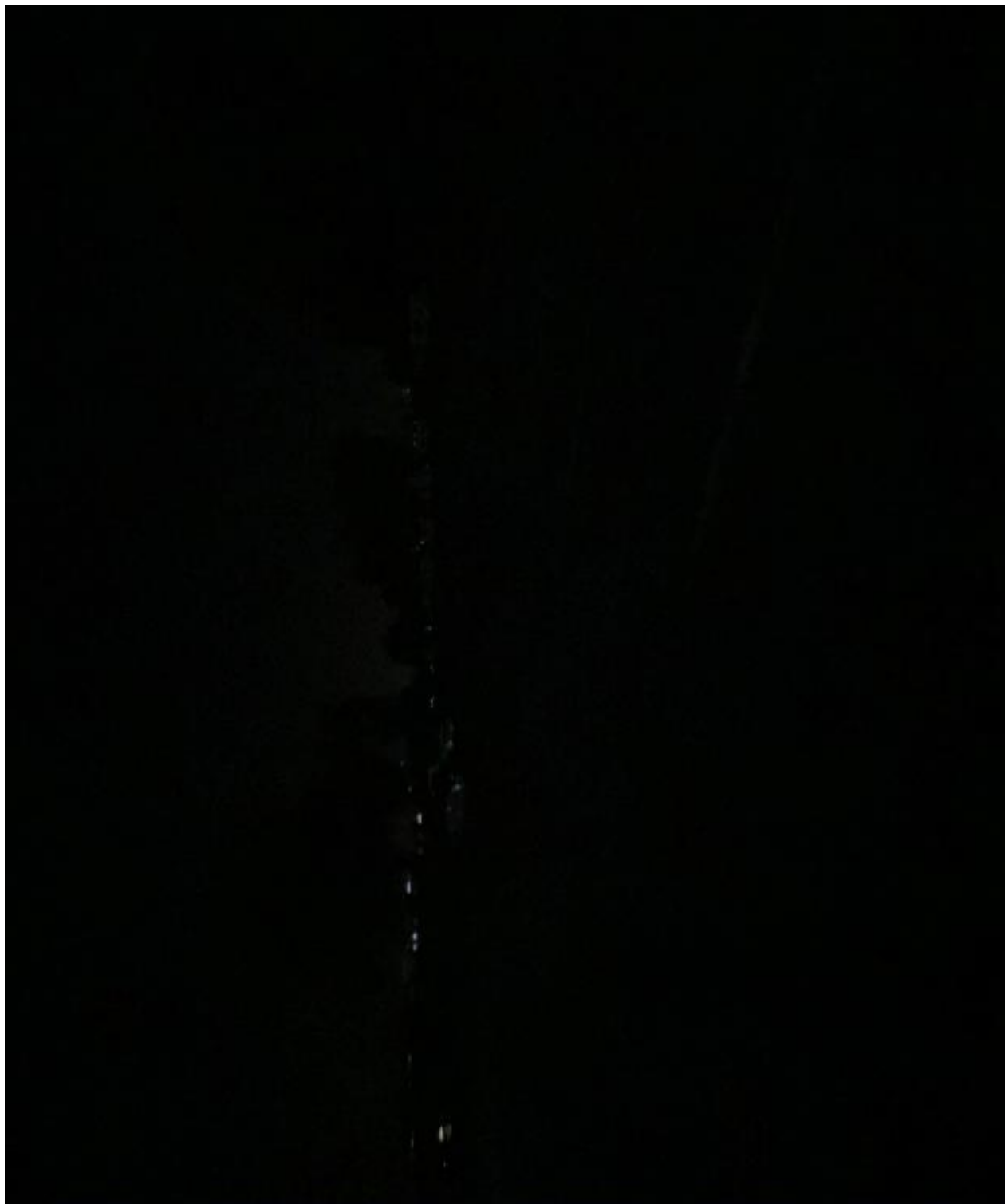
Attachment 1 – Satellite Image of Employee Parking Lot



Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 1 of 7)



Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 2 of 7)



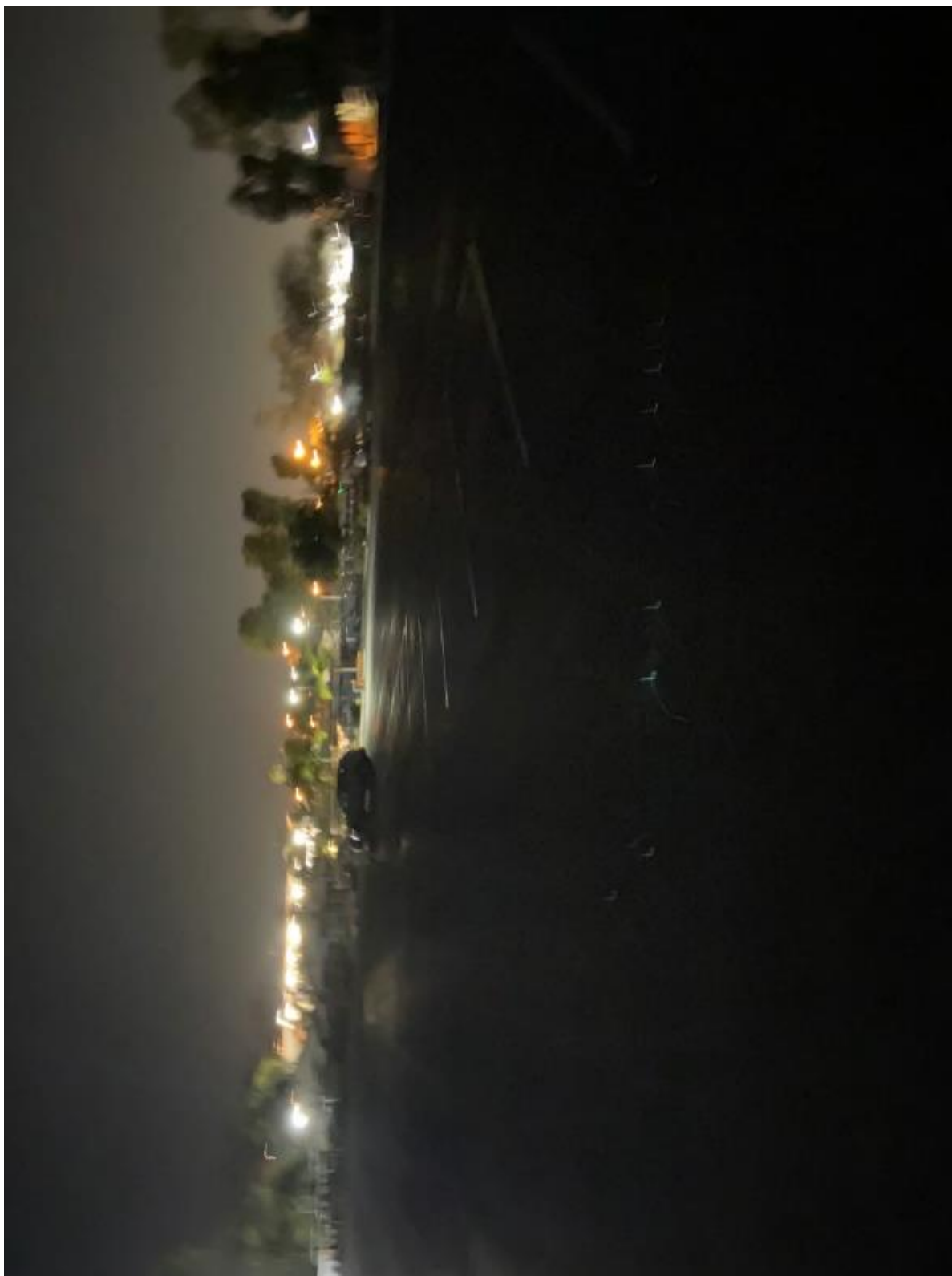
Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 3 of 7)



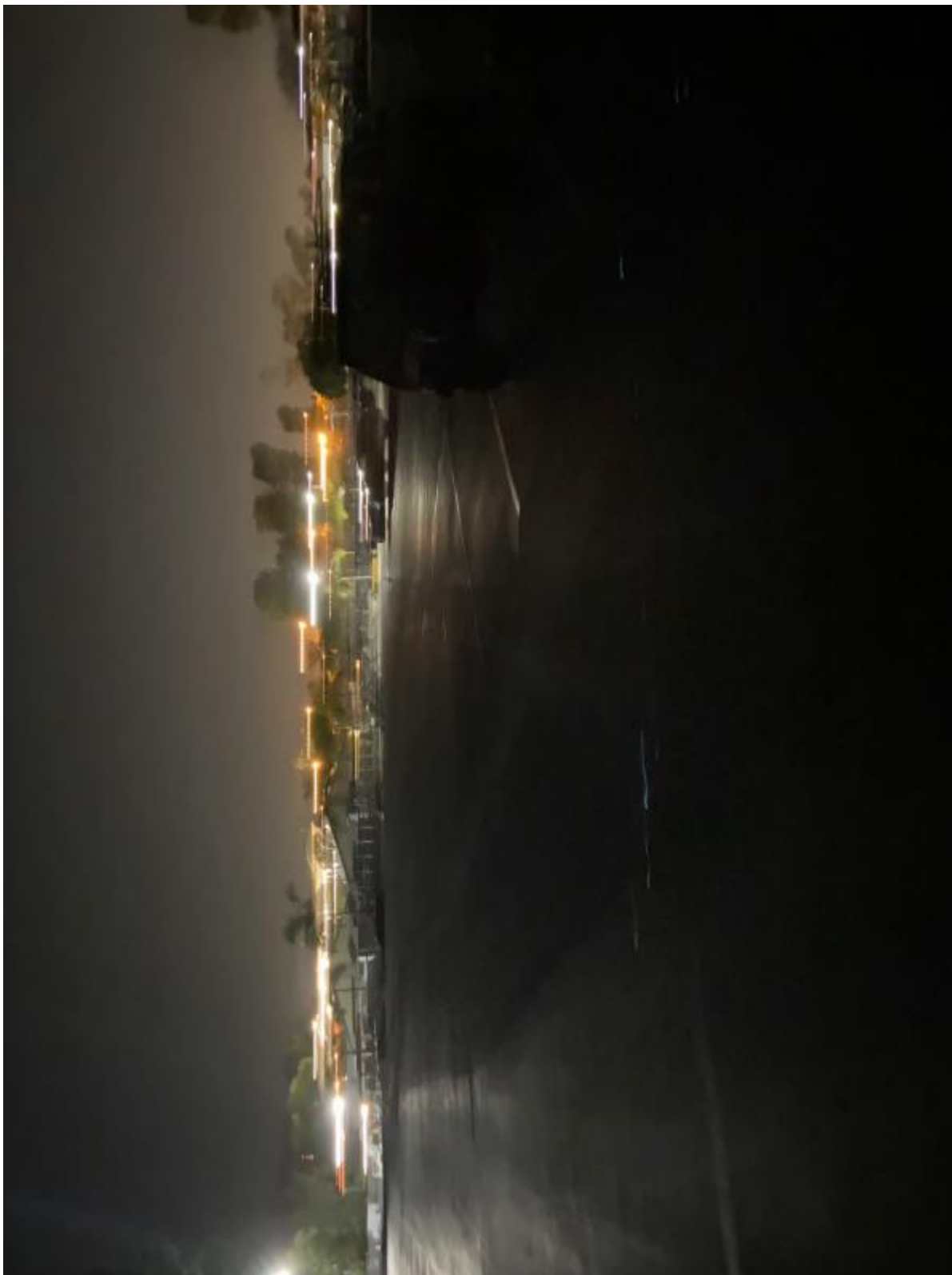
Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 4 of 7)



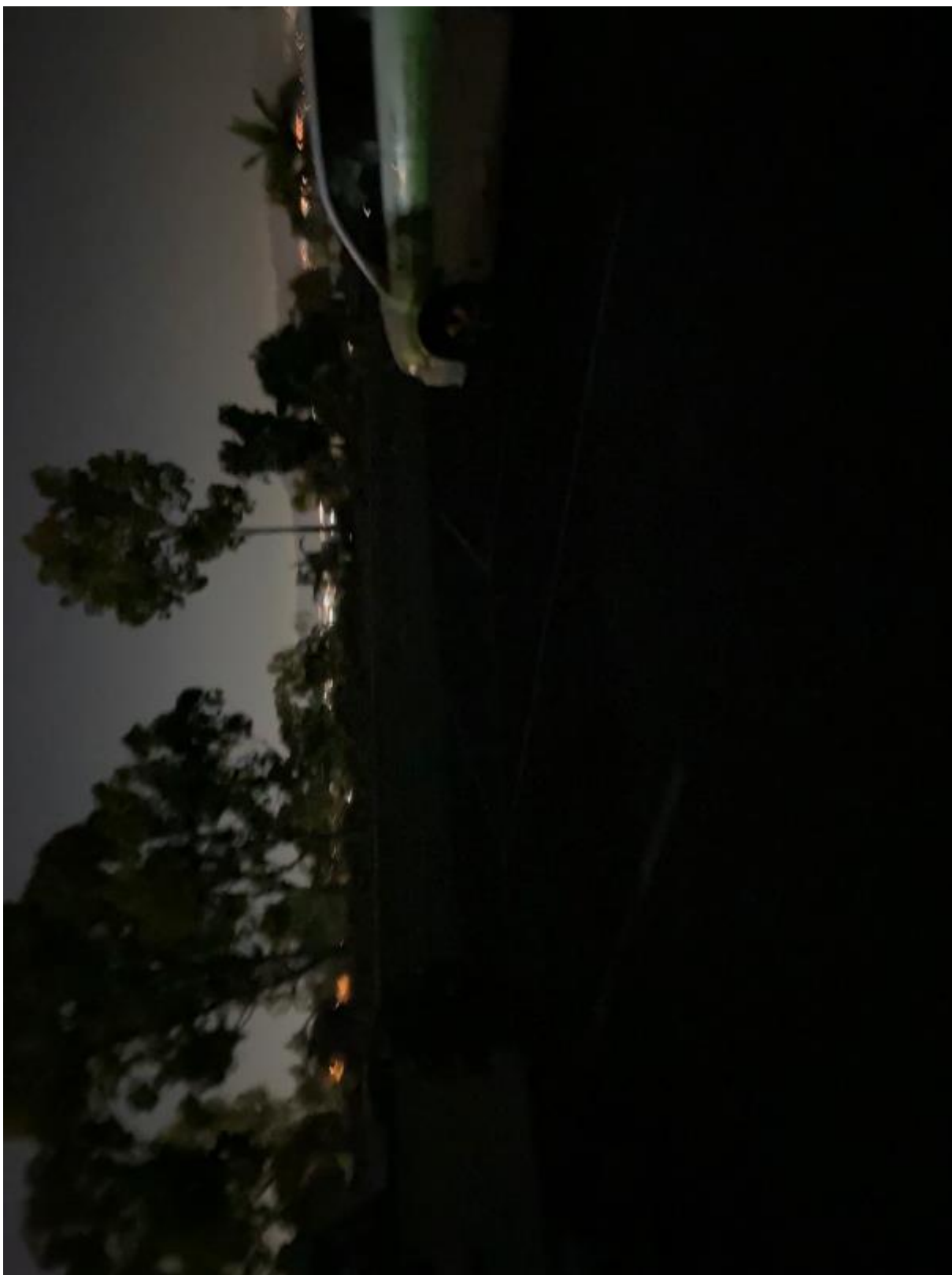
Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 5 of 7)



Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 6 of 7)



Attachment 2 – Photos of Parking Lot with the Solar LED Light Installed (page 7 of 7)



Attachment 3 – Quote for Installing 19 Solar Lights at Employee Parking Lot



Coastal Current Electric Corp
29811 Imperial Drive
San Juan Capistrano, CA, 92675
Off 1-949-547-1136
Lic# 846066

Submitted to: Laguna Woods Village
24351 El Toro Rd
Laguna Woods, CA, 92637

Job location: Employee Parking Lot
Maintenance Building
Laguna Woods, CA, 92637

Description of Work: Complete installation as per inclusions for 19 Solar Parking lot light poles and 33
Proposal#031721PL heads.

Proposal:	Total:	\$149,250.00
5 year warranty option \$500.00 each pole 9500.00 total		

WE PROPOSE to perform the work as stated in this contract in a neat and workman like manner and in compliance with plans and specifications submitted to us. All work will meet local and national electrical codes. This contract is executed at San Juan Capistrano, CA by Coastal Current Electric Corp.

Payment in the amount of: one hundred forty nine thousand two hundred fifty dollars
Will consist of : Progress payments upon completion net 30.

ACCEPTANCE OF PROPOSAL: The prices, specifications, terms and conditions are hereby accepted. See specifications and terms and conditions in additional pages. You are authorized to do work as specified. Payment will be made as outlined above. Proposal valid for 30 days.

DATE.....SIGNATURE.....
Customer

DATE.....SIGNATURE.....
Coastal Current Electric Corp Representative

Attachment 3 – Quote for Installing 19 Solar Lights at Employee Parking Lot (continued)



Coastal Current Electric Corp
29811 Imperial Drive
San Juan Capistrano, CA, 92675
Off 1-949-547-1136
Lic# 846066

Project: Employee Parking Lot at Maintenance building
Proposal # 102020SL
Date :10/20/20

Inclusions:

- Permit engineered drawings for (19) bases, Photo metrics.
- Saw cut and excavate (19)
- Rebar cage, concrete, and anchor bolts (19)
- Rental for lift to set poles.
- Light and installation 30-Watt 2 head (14) and (5) Single head
- Match existing Solar light we installed previously.
- All items included in the RFP.
- Prices reflected are to do all lights at one time one start and finish.
- Less lights or staggered installation would result in higher cost.

Optional 5-year warranty \$500.00 per pole 9500.00 total

Exclusions:

- Existing code violations not in scope will be in above report.
- Underground obstructions that need to be relocated if applicable.

Michael Griffin / Coastal Current Electric Corp
29811 Imperial Drive
San Juan Capistrano, CA, 92675
949-547-1136
Lic#846066

STAFF REPORT

DATE: April 14, 2021
FOR: Maintenance and Construction Committee
SUBJECT: Tennis Court Resurfacing – Statement of Need

RECOMMENDATION

Receive and discuss staff's recommendation to re-surface all ten tennis courts as indicated per the board approved capital improvement plan.

BACKGROUND

Laguna Woods Village has ten regulation size tennis courts along with a newly renovated clubhouse accessible to all community residents. The facility allows for competitive and recreational play among residents equating to approximately 2,000 monthly users. In addition, for the past ten years in the month of May, the Laguna Woods Tennis Club coordinates and hosts an annual United States Tennis Association (USTA) sanctioned Super Seniors Singles Tennis Tournament. This event typically draws over 150 participants and spectators from across the United States. The event also acts as a marketing tool to attract new potential residents.

DISCUSSION

All ten tennis courts were resurfaced in April 2016. Industry recommendation is to resurface tennis courts every four to seven years depending on utilization, maintenance, and weather conditions. Analysis of the current court conditions reveals that the playing surface has deteriorated considerably over the past five years. The textured playing surface on all courts is minimally tacky and discolored indicating high usage wear (Attachment 1). A minimally tacky playing surface may cause slippage and injury during play when damp and/or leaves are on the courts.

In addition, a consistent playing surface and visible court line markings among all the courts is important for competitive play such as leagues, socials and tournaments.

FINANCIAL ANALYSIS

Funds in the amount of \$60,000 to resurface all ten tennis courts was approved and appropriated on September 1, 2020, to be applied and used in 2021.

Prepared By: Brian Gruner, Recreation and Special Events Director

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1 – Tennis Court Pictures

Attachment 1 – Tennis Court Pictures

Court 3



Court 10



Court 9



Court 4

