

**THE BOARD OF DIRECTORS OF
THE GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Wednesday, July 8, 2020, at 9:30 a.m.
VIRTUAL MEETING
24351 El Toro Road**

NOTICE AND AGENDA

1. Call Meeting to Order – Bunny Carpenter, President
2. Establish Quorum – Bunny Carpenter, President
3. Approval of the Agenda
4. Member Comments

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 two options:

- a. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name GRF Capital 2021 in the subject line of the email. Name and unit number must be included.
 - b. 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.
5. Review of the 2021 Capital Plan Proposals and Five Year CIP
 6. Adjournment

STAFF REPORT

DATE: July 8, 2020
FOR: Board of Directors
SUBJECT: 2021 Capital Plan

RECOMMENDATION

Staff recommends that the Board review and prioritize proposed equipment and project concepts identified below for inclusion in the 2021 Business Plan proposal.

BACKGROUND

The Capital Reserve Expenditures Plan (Capital Plan) of this corporation reflects the funding necessary to maintain, repair, replace or restore major common-area components with funding provided from various reserve funds over the next 30 years.

- The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the board.
- The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the board.
- Trust Facilities Fee Fund accumulates fees charged at the time of title transfer, generating revenue to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. These monies are transferred by the board, as needed, to fund projects included in this plan.

A narrower focus over the next five years is provided by the Capital Improvement Plan (CIP) (see Attachment 1). This document details the proposed projects and budgetary estimates for all GRF equipment and facility needs. A summary of the five-year CIP is reflected in Table 1 below. Annual funding is obtained as part of the business planning process.

Table 1

	Proposed Funding 2021	Estimated 2022	Estimated 2023	Estimated 2024	Estimated 2025
CIP Total	\$7,507,069	\$13,081,020	\$13,136,684	\$5,493,044	\$6,564,470

FINANCIAL ANALYSIS

The proposed projects for 2021 total \$7,507,069, as summarized below. This report provides a brief description of each project recommended for the upcoming budget year, divided into the categories commensurate with the location of the projects.

	Equipment	Facilities	Total
Aquatics			\$25,000
CH 2, 5, 6 Handicap Pool Access Chairs	\$25,000		\$25,000

- Funding of \$25,000 is recommended to provide handicap access at the pools and spas at Clubhouses 2, 5 and 6. Those with disabilities cannot safely get in and out of the pool and/or spa. ADA compliance in the public sector requires all pools and spa to be accessible for those with disabilities. Laguna Woods Village is a private community however due to the demographics of the community many residents would benefit from the service.

	Equipment	Facilities	Total
Broadband Services			\$573,000
Set Top Boxes	\$300,000		\$300,000
Infrastructure	\$250,000		\$250,000
Flooring and Work Stations	\$23,000		\$23,000

- Funding of \$300,000 is recommended for the purchase of approximately 1,000 Set Top Boxes in anticipation of the demand for digital services and replacement of failed units at the end of their useful lives.
- Funding of \$250,000 is recommended to replace aging HD equipment at the Head End facility. In addition to replacing old equipment, additional HD equipment is needed to broadcast the remaining SD channels in high definition.
- Funding of \$23,000 is recommended to replace flooring and work stations at the Head End facility. The Broadband office space has not had a remodel or flooring replaced in 15 years. The current state of the flooring and work stations have become a safety and trip hazard to staff and should be replaced in 2021.

	Equipment	Facilities	Total
Clubhouses			\$2,050,000
PAC Renovation*		\$2,000,000	\$2,000,000
CH 2 Lawn Bowling Re-Roof		\$30,000	\$30,000
Active Net Integration Software	\$20,000		\$20,000

* This funding was recently authorized as a supplemental appropriation in 2020 but placed on hold.

- Funding of \$2,000,000, in addition to amounts previously authorized, for the Performing Arts Center includes the redesign and/or replacement of HVAC systems, ADA Fire, Life, Safety improvements, general lighting replacements, fire alarm system and extinguisher replacements, theatrical stage rigging, lighting and curtains replacement, audio/video

and lobby and dining room improvements. Renovations will improve the functionality of the facility and eliminate present safety issues.

- For Lawn Bowling, funding of \$30,000 is recommended to replace the existing flat roof areas. Existing areas consist of hot tar built up roofing and will be replaced with a new PVC roof system. Existing roof will be 21 years old in 2021. Industry standards for useful life expectancy of hot tar built up roofing is 16 to 20 years. Leak issues will be addressed with the new PVC roof system.
- Funding of \$20,000 is recommended to upgrade existing Active Net Integration Software. The recreation office conducts hundreds of onsite reservation transactions per month totalling 20,000 reservations annually. The office contains three workstations and two offices. Often there are up to 15 people in the small recreation room. Staff attempts to transition as many room reservations to online reservations as possible and new software improve capabilities.

	Equipment	Facilities	Total
Computers			\$685,000
Phone System	\$370,000		\$370,000
Records Management System	\$315,000		\$315,000

- Funding of \$370,000 is recommended for the upgrade of the VoIP phone system installed in 2013. The software version that is currently in use will sunset this year and will no longer be supported. For that reason, staff is doing an emergency upgrade to the new version in June 2020 within the existing maintenance agreement. The vendor has agreed to support old software until it can be replaced in 2021. New features will provide a user friendly web-based interface.
- Funding of \$315,000 is recommended for additional work on the Records Management System. Following the first steps taken to implement a corporate records retention policy, staff determined the current document imaging system (OnBase by Hyland Software) would be utilized to move the diverse paper and digital records into a single system of record for all corporate records as required by the boards and various regulations. To fully build the system to enable documents and other records to be moved easily into the document management system, additional licensing and professional services are required.

	Equipment	Facilities	Total
Fitness			\$6,000
CFC Upper Body Equipment	\$6,000		\$6,000

- Funding of \$6,000 is recommended to add upper body equipment to the Community Fitness Center, which hosted more than 94,000 users in 2019. When the facility moved from to the first floor the arm cycle was removed; users have asked to reintroduce the upper body equipment.

	Equipment	Facilities	Total
Golf Facilities			\$49,000
Mower - Riding Greens	\$49,000		\$49,000

- The 27-Hole Golf Course is one of the most widely used amenities at Laguna Woods Village. To maintain the aesthetic appeal and functionality of the golf courses and driving range, the golf maintenance crew relies on specialized equipment to address specific maintenance needs. Funding of \$49,000 is recommended for the replacement of a Riding Greens Mower, which is 11 years old and has reached the end of its serviceable life.

	Equipment	Facilities	Total
Landscape			\$594,000
48" Lazer Lawn Mowers (5)	\$300,000		\$300,000
Centralized Irrigation System (Phase 2)	\$200,000		\$200,000
Mini Skid-Steer Loader (2)	\$50,000		\$50,000
Navigator Mowers - Walkers (2)	\$30,000		\$30,000
60" Lazer Lawn Mower	\$14,000		\$14,000

- Funding of \$394,000 is recommended to replace a variety of mowers and miscellaneous landscaping equipment that requires replacement due to age.
- The current centralized irrigation system was installed in 2001. The current system cannot be utilized to track problems in the field, requiring staff to physically visit every system to verify functionality. The Landscape Services Department recommends replacement of the system over the course of five years. Initial funding of \$100,000 was approved in 2020 and the next funding phase of \$200,000 is recommended in 2021.

	Equipment	Facilities	Total
Miscellaneous Equipment			\$100,000
Building Maintenance Equipment	\$50,000		\$50,000
Miscellaneous Equipment	\$50,000		\$50,000

- Funding of \$50,000 is recommended for building maintenance equipment. By including contingency funding in the Capital Plan, unforeseen maintenance tools and equipment can be purchased without deferring service requests or decreasing productivity.
- Funding of \$50,000 is recommended for miscellaneous equipment. Contingency funds for equipment support operational needs when unforeseen requirements result in equipment purchases to meet or improve service levels. Equipment purchases under \$25,000 will be completed at the discretion of the CEO and purchases over \$25,000 must follow normal board approval process for supplemental appropriations.

	Equipment	Facilities	Total
Other GRF Facilities			\$920,000
Broadband HVAC System		\$300,000	\$300,000
Welding Shop Replacement		\$275,000	\$275,000
Miscellaneous Projects		\$125,000	\$125,000
Tennis Court Resurfacing		\$60,000	\$60,000
Building E Assessment and Design Development		\$50,000	\$50,000
SB 326 Load Bearing Component Inspections		\$50,000	\$50,000
Nursery Power and Data		\$35,000	\$35,000
Nursery Irrigation System		\$25,000	\$25,000

- Funding of \$300,000 is recommended for replacement of the Broadband HVAC System. The current system is approximately 17 years old. The existing HVAC system was sized for an analog-type equipment housed in the head-end facility. With the new mobile technology, the current equipment footprint of the data center is only about 2/3 of the original setup requiring less energy and cooling output. Three out of the four units were out of service in 2020 and parts were not readily available. A new updated HVAC system tailored to the facility usage will be more energy efficient and require less maintenance.
- Funding of \$275,000 is recommended for welding shop replacement. The current welding shop consists of a collection of shipping containers and pieced together roofs. It is open to the elements and the roof, although recently repaired, typically fails during the winter. This facility fabricates and repairs a wide range of items for the Village and the workforce. It constructs fences, gates, railings, stair risers, and works on a variety of equipment as needed, when the welding or fabrication is beyond the capabilities of other divisions. The operation typically involves the use of electrical power tools and high voltage plasma and arc welders in an open-air environment. The goal is to construct an appropriate facility with a concrete floor, a pre-engineered metal building with adequate electrical circuits and safety equipment to perform the necessary functions of the welding shop. Air circulation, sky lights, roll-up doors or other specific additions would be included to ensure a safe, functional, efficient shop.
- Funding of \$125,000 is recommended for miscellaneous projects. By including contingency funding in the Capital Plan, unforeseen projects can be completed in an economical and timely fashion without going through the formal board review process required for supplemental appropriations. Projects under \$25,000 will be completed at the discretion of the CEO and projects over \$25,000 must follow normal board approval process for supplemental appropriations.
- Funding of \$60,000 is recommended for tennis court resurfacing. Tennis courts receive approximately 20,000 user per year. The court surface deteriorates due to weather and use.
- Funding of \$50,000 is recommended for Building E Assessment and Design Development. Building E is a one-story building with wooden frame and has an area of 5,300 SF. It contains staff offices for Landscape, Security, and Maintenance

Departments. Building E was originally a warehouse building that consisted of concrete slab and corrugated sheet metal. In 1976, it was converted to a single-story wood-framed building atop the existing slab. It has potentially experienced structural movement.

- Funding of \$50,000 is recommended for Senate Bill 326 Load Bearing Component Inspections. Buildings and facilities in the community were constructed from 1960-1980. The Davis-Stirling Common Interest Development Act, requires the association to maintain, repair, and replace the common area. The new requirement for balcony inspections are to determine whether the exterior elevated elements are in a generally safe condition and performing in compliance with applicable standards.
- Funding of \$35,000 is recommended for Nursery power and data connections. The nursery is a stand-alone facility without power or data connections. The current power used for lights comes from a nearby manor. All plant inventory updates, staff orders, plant health data and material orders are performed manually requiring inefficient trips back and forth to the maintenance center.
- Funding of \$25,000 is recommended for Nursery Irrigation System. The current system is old and outdated. The existing system has an inefficient irrigation controller, inefficient sprinkler heads, bad coverage, leaking valves, leaking pipes, leaking lateral lines and drip irrigation system that is often damaged by rodents and rabbits. Hand watering is frequently required to supplement the automatic system. The current irrigation controller lacks the capability to adjust or be reprogramed. Staff proposes upgrading the system with a solar powered irrigation controller that is programmable and capable of meeting the needs of the nursery. The upgrade would also include replacing lateral lines/pipes, drip irrigation, valves, and overhead irrigation heads.

	Equipment	Facilities	Total
Paving			\$879,069
Asphalt Paving and Sealcoat Programs		\$679,069	\$679,069
Parkway Concrete Repairs		\$200,000	\$200,000

- GRF streets and parking lots provide residents vehicular access to their manors and facilities within the Community. The anticipated serviceable life of the new pavement is estimated to be 25 years. The recommended asphalt paving and sealcoat budget is \$579,069 and sealcoat work for GRF pavement is completed on a five-year cycle, budgeted at \$100,000.
- In coordination with paving, Staff has identified concrete areas that require repair or replacement. With recommended funding of \$200,000, the parkway concrete repairs program is designed to repair damaged GRF curb/gutter, driveway aprons, and sidewalks adjacent to the planned paving overlay areas prior to asphalt paving work and add requisite accessibility Americans with Disabilities Act (ADA) ramps, as needed. The estimated quantity of concrete repair is approximately 2,550 linear feet (LF).

	Equipment	Facilities	Total
Security			\$280,000
Shepherds Crook - Gate 3		\$207,000	\$207,000
Dispatch Center	\$43,000		\$43,000
Portable Radios	\$30,000		\$30,000

- Funding of \$207,000 is recommended for the installation of approximately 1,585 liner feet of new Shepherds crook to replace existing barbed wire fencing along the Gate 3 entrance. The City of Laguna Woods discontinued the use of barbed wire in perimeter barriers in 2017.
- Funding of \$43,000 is recommended for the dispatch center, in need of replacement because of age and technological advances. The current equipment is over 20 years old, obsolete, and replacement parts are no longer available. The new dispatch center equipment is expected to be serviceable for approximately 15 years as determined by industry standards.
- Funding of \$30,000 is recommended for replacement and upgrade of existing 10 to 15-year old radio equipment. In 2020, 17 two-way portable radios that are both digital/analog were purchased. Proposed funding will complete the purchase of 49 remaining units. Enhanced dispatch capabilities will provide dispatchers a visual map display showing each officer and location, which will assist in dispatching the closest unit to an incident. Additionally, the digital component of the radio will provide better clarity in receiving and transmitting information.

	Equipment	Facilities	Total
Vehicles			\$1,346,000
Misc Vehicle Purchases	\$250,000		\$250,000
Vans (5)	\$200,000		\$200,000
Pickup Trucks (6)	\$150,000		\$150,000
Bus	\$150,000		\$150,000
Security Vehicles (4)	\$140,000		\$140,000
F-250 Truck (4)	\$140,000		\$140,000
F-250 Crew Cab (3)	\$126,000		\$126,000
Utility Vehicles (8)	\$120,000		\$120,000
Equipment Trailers	\$45,000		\$45,000
Subtotal			\$1,321,000
Additions:			
Pickup Truck	\$25,000		\$25,000
Subtotal			\$25,000

Vehicle Maintenance is responsible for maintenance and repair of the entire Laguna Woods Village vehicle and mobile equipment fleet. Staff strives to extend serviceable life where possible by providing preventive maintenance on equipment. However, as equipment ages,

repairs can become more frequent and costly. To minimize expense and downtime, replacement of certain equipment is necessary.

- **REPLACEMENTS:** Staff evaluated the fleet and recommends funding of \$1,301,000 for the vehicle replacements noted above. These components of the fleet are used by various departments to transport crews and equipment to job sites and to perform work. Because the funding is appropriated well in advance of the actual purchase, General Services Fleet Maintenance personnel will reevaluate utilization and repair costs prior to purchase to ensure that the appropriate individual vehicle is selected for replacement.
- **ADDITION:** Funding of \$25,000 is recommended for a pickup truck.

Prepared By: Jose Campos, Financial Services Manager
Betty Parker, Chief Financial Officer

Reviewed By: Ernesto Munoz, Maintenance & Construction Director
Siobhan Foster, Chief Operating Officer
Jeff Parker, Chief Executive Officer

ATTACHMENT(S)

ATT1: 2021 CIP Report

ATT2: 2021 CIP Slide Presentation

GOLDEN RAIN FOUNDATION

5-YEAR CAPITAL IMPROVEMENT PLAN

ATTACHMENT 1

Category/Fund/Description	2021	2022	2023	2024	2025	Total
Aquatics						
Equipment Fund						
CH 5 Pool Heaters	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000
CH2, CH5, CH6 - Handicap Pool Access Chairs	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
CH5 Pool Cover	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Facility Fund						
CH 1 Pool & Spa Plastering	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
CH 2 Pool Deck	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
CH 2 Pool Replastering	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000
Locker Room Ventilation System (Pools 1, 2, 4, 5)	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 1
Pool Solar Heaters	\$ -	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000
Aquatics Total	\$ 25,000	\$ 15,001	\$ 310,000	\$ 38,000	\$ 55,000	\$ 443,001
Broadband Services						
Equipment Fund						
Board Room Cameras & Equipment	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Broadband Fiber Network Calibration	\$ -	\$ -	\$ -	\$ 105,000	\$ -	\$ 105,000
Broadband Flooring and Work Stations	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ 23,000
Broadband Infrastructure	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
Broadband Set Top Boxes	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000
Broadband Signal Receivers and Transcoders	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 50,000
Broadband Standby Satellite Dish	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
Broadband UPS Battery for Power Supplies	\$ -	\$ 22,000	\$ -	\$ -	\$ -	\$ 22,000
Control Room Digital Upgrade	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
Encoder/Ad Insertion Equipment	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
ENG Camera	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Remote Broadcast Cameras at CHs	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Village Television Studio Equipment	\$ -	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 70,000
Broadband Services Total	\$ 573,000	\$ 629,500	\$ 667,500	\$ 872,500	\$ 679,500	\$ 3,422,000
Clubhouses						
Equipment Fund						
Active Net Integration Software	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
CH 1 Commercial Appliances	\$ -	\$ -	\$ 64,000	\$ -	\$ -	\$ 64,000
CH 1 Commercial Dishwasher and booster	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
CH 1 Fountain Equipment	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000

GOLDEN RAIN FOUNDATION

ATTACHMENT 1

5-YEAR CAPITAL IMPROVEMENT PLAN

CH 1 Pool & Locker Rm Shower Heaters	\$	-	\$	-	\$	100,000	\$	-	\$	-	\$	100,000
CH 2 Commercial Appliances	\$	-	\$	-	\$	25,000	\$	-	\$	-	\$	25,000
CH 2 Convection Oven	\$	-	\$	-	\$	-	\$	-	\$	15,000	\$	15,000
CH 5 Commercial Pool Equipment/pumps	\$	-	\$	-	\$	25,000	\$	-	\$	-	\$	25,000
CH1 Clubhouse Tables	\$	-	\$	50,000	\$	-	\$	-	\$	-	\$	50,000
CH1 Drop in Lounge (Equipment)	\$	-	\$	15,000	\$	-	\$	-	\$	-	\$	15,000
CH1 Main Lounge Sound System	\$	-	\$	40,000	\$	-	\$	-	\$	-	\$	40,000
CH1 Mounted Projector - Main Lounge	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
CH5 Portable Stages	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
CH5 Projector (Ballroom)	\$	-	\$	6,000	\$	-	\$	-	\$	-	\$	6,000
CH5 Screen (Ballroom)	\$	-	\$	-	\$	-	\$	15,000	\$	-	\$	15,000
CH5 Sound Board	\$	-	\$	-	\$	-	\$	7,000	\$	-	\$	7,000
CH5 Stage Curtains (Ballroom)	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
CH5 Stage Lighting - Dimmer Rack	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
CH6 Sound System	\$	-	\$	-	\$	10,000	\$	-	\$	-	\$	10,000
CH7 Tables	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
PAC Pool Tables	\$	-	\$	-	\$	-	\$	-	\$	16,000	\$	16,000
Facility Fund												
CH 1 Assessment / Renovation	\$	-	\$	5,500,000	\$	5,000,000	\$	-	\$	-	\$	10,500,000
CH 1 Fountain Replaster & Tile	\$	-	\$	-	\$	15,000	\$	-	\$	-	\$	15,000
CH 2 Annex Building Assessment / Renovation	\$	-	\$	-	\$	50,000	\$	100,000	\$	2,000,000	\$	2,150,000
CH 2 Lawn Bowling Re-roof	\$	30,000	\$	-	\$	-	\$	-	\$	-	\$	30,000
CH 4 Assessment / Renovation	\$	-	\$	-	\$	-	\$	80,000	\$	200,000	\$	280,000
CH 4 Expanded Community Gathering Area	\$	-	\$	100,000	\$	-	\$	-	\$	-	\$	100,000
CH 4 Flat Roof Replacement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CH 4 Lounge renovation	\$	-	\$	75,000	\$	-	\$	-	\$	-	\$	75,000
CH 5 Assessment / Renovation	\$	-	\$	-	\$	-	\$	-	\$	80,000	\$	80,000
CH 5 Flooring	\$	-	\$	-	\$	-	\$	-	\$	6,000	\$	6,000
CH 6 Assessment / Renovation	\$	-	\$	-	\$	-	\$	-	\$	50,000	\$	50,000
CH 7 Coat/Storage remodel	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
CH 7 Flat Roof Replacement	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
CH 7 HVAC System	\$	-	\$	175,000	\$	-	\$	-	\$	-	\$	175,000
CH4 Metal Raku Roof Cover	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
PAC Renovation	\$	2,000,000	\$	-	\$	-	\$	-	\$	-	\$	2,000,000
PAC Roof Replacement	\$	-	\$	-	\$	225,500	\$	-	\$	-	\$	225,500
Clubhouses Total	\$	2,050,000	\$	6,122,000	\$	5,529,500	\$	202,000	\$	2,367,000	\$	16,270,500
Computers												
Equipment Fund												

GOLDEN RAIN FOUNDATION

ATTACHMENT 1

5-YEAR CAPITAL IMPROVEMENT PLAN

CAD Format Plotter	\$	-	\$	-	\$	-	\$	8,000	\$	-	\$	8,000
Community WiFi Hotspots - RUCKS	\$	-	\$	-	\$	60,000	\$	-	\$	-	\$	60,000
Financial Software	\$	-	\$	-	\$	-	\$	1,000,000	\$	-	\$	1,000,000
Fleet Management Software	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
HR Management and Payroll Software - Hosted	\$	-	\$	-	\$	-	\$	-	\$	100,000	\$	100,000
Network Server Hardware and Software	\$	-	\$	500,000	\$	-	\$	-	\$	-	\$	500,000
Network Switching, Routing, and Security Hardware	\$	-	\$	350,000	\$	-	\$	-	\$	-	\$	350,000
Phone System	\$	370,000	\$	-	\$	-	\$	-	\$	-	\$	370,000
Records Management System	\$	315,000	\$	-	\$	-	\$	-	\$	-	\$	315,000
Vehicle Computers	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
Computers Total	\$	685,000	\$	890,000	\$	60,000	\$	1,008,000	\$	100,000	\$	2,743,000
Fitness												
Equipment Fund												
CFC SciFit PRO1 Upper Body	\$	6,000	\$	-	\$	-	\$	-	\$	-	\$	6,000
CH1 Elliptical Trainers	\$	-	\$	22,100	\$	-	\$	-	\$	-	\$	22,100
CH1 Recumbent Cross Trainer	\$	-	\$	-	\$	17,000	\$	-	\$	-	\$	17,000
CH1 Treadmills	\$	-	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	108,000
Facility Fund												
CH 1 Fitness Center HVAC	\$	-	\$	-	\$	-	\$	-	\$	100,000	\$	100,000
CH 1 Fitness Flooring	\$	-	\$	45,000	\$	-	\$	-	\$	-	\$	45,000
Fitness Total	\$	6,000	\$	94,100	\$	44,000	\$	27,000	\$	127,000	\$	298,100
Golf Facilities												
Equipment Fund												
Bowling Greens Roller	\$	-	\$	15,000	\$	-	\$	-	\$	-	\$	15,000
Chemical Sprayer	\$	-	\$	-	\$	55,000	\$	-	\$	-	\$	55,000
Core Processor	\$	-	\$	32,000	\$	-	\$	-	\$	-	\$	32,000
Golf 9-Hole Patio Furniture	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
Irrigation Component; 250 Saddles	\$	-	\$	200,000	\$	-	\$	-	\$	-	\$	200,000
Irrigation System Components; Heads	\$	-	\$	175,000	\$	-	\$	-	\$	-	\$	175,000
Mower - Riding Greens	\$	49,000	\$	-	\$	-	\$	-	\$	-	\$	49,000
Mowers - Fairway	\$	-	\$	80,000	\$	-	\$	-	\$	-	\$	80,000
Par Three Course Irrigation Renovation	\$	-	\$	800,000	\$	-	\$	-	\$	-	\$	800,000
Pond Aerator	\$	-	\$	-	\$	-	\$	10,000	\$	-	\$	10,000
Rough Mower, GM 3100	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	45,000
Rough Mower; 72	\$	-	\$	-	\$	-	\$	-	\$	45,000	\$	45,000
Rough Mower; ReelMaster7000, #2	\$	-	\$	85,000	\$	-	\$	-	\$	-	\$	85,000
Tow Behind Top Dresser	\$	-	\$	27,000	\$	-	\$	-	\$	-	\$	27,000
VG - Lounge Furniture	\$	-	\$	-	\$	-	\$	10,000	\$	-	\$	10,000

GOLDEN RAIN FOUNDATION

ATTACHMENT 1

5-YEAR CAPITAL IMPROVEMENT PLAN

VG - Water and Ice Machine	\$	-	\$	-	\$	-	\$	8,000	\$	-	\$	8,000
Facility Fund												
Golf 27-Hole Restrooms	\$	-	\$	-	\$	-	\$	-	\$	20,000	\$	20,000
Golf Course Starter Shacks	\$	-	\$	200,000	\$	-	\$	-	\$	-	\$	200,000
VG - Renovation	\$	-	\$	-	\$	-	\$	600,000	\$	-	\$	600,000
Golf Facilities Total	\$	49,000	\$	1,619,000	\$	55,000	\$	673,000	\$	65,000	\$	2,461,000
Landscape												
Equipment Fund												
48" Laser Lawn Mowers w/Mulch Kits (5)	\$	300,000	\$	-	\$	-	\$	-	\$	65,000	\$	365,000
60" Lazer Mower w/Mulch Kit	\$	14,000	\$	-	\$	-	\$	-	\$	14,000	\$	28,000
Centralized Irrigation System	\$	200,000	\$	200,000	\$	200,000	\$	300,000	\$	-	\$	900,000
Laser Lawn Mowers (10)	\$	-	\$	-	\$	-	\$	90,000	\$	-	\$	90,000
Laser Lawn Mowers (5)	\$	-	\$	-	\$	60,000	\$	-	\$	-	\$	60,000
Mini Skid Steer Trencher 07	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
Mini Skid Steer Trencher Dingo 2000	\$	-	\$	-	\$	-	\$	-	\$	26,000	\$	26,000
Mini Skid-Steer Loader (2) P2788 P2789 rblt 2013	\$	50,000	\$	-	\$	-	\$	-	\$	-	\$	50,000
Navigator Mowers - Walkers (2)	\$	30,000	\$	-	\$	-	\$	-	\$	35,000	\$	65,000
Utility Tractor (2) Kubotas '99 P2468, P2469	\$	-	\$	-	\$	-	\$	-	\$	42,000	\$	42,000
Landscape Total	\$	594,000	\$	220,000	\$	260,000	\$	390,000	\$	182,000	\$	1,646,000
Other Equipment												
Equipment Fund												
Building Maintenance Equipment	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	250,000
EQ Arena Groomer/Planer	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
EQ Hot Walker/Horse Conditioner	\$	-	\$	-	\$	-	\$	15,000	\$	-	\$	15,000
EQ Sun Shades	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
Lawn Bowling Shade Covers	\$	-	\$	30,000	\$	-	\$	-	\$	-	\$	30,000
Misc Painting Equipment	\$	-	\$	-	\$	-	\$	-	\$	61,000	\$	61,000
Miscellaneous Equipment	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	57,000	\$	257,000
Other Equipment Total	\$	100,000	\$	140,000	\$	100,000	\$	115,000	\$	168,000	\$	623,000
Other GRF Facilities												
Facility Fund												
Automatic Lighting Controls	\$	-	\$	-	\$	-	\$	100,000	\$	-	\$	100,000
Broadband HVAC System	\$	300,000	\$	-	\$	-	\$	-	\$	-	\$	300,000
Building D Assessment and Design Development	\$	-	\$	-	\$	-	\$	-	\$	50,000	\$	50,000
Building E Assessment and Design Development	\$	50,000	\$	140,000	\$	2,000,000	\$	-	\$	-	\$	2,190,000
Community Center Building/Site Renovation	\$	-	\$	-	\$	1,660,000	\$	-	\$	-	\$	1,660,000
EMS System - Consultant Fee	\$	-	\$	-	\$	-	\$	-	\$	30,000	\$	30,000

GOLDEN RAIN FOUNDATION

ATTACHMENT 1

5-YEAR CAPITAL IMPROVEMENT PLAN

EQ Lighting Musco System	\$	-	\$	100,000	\$	-	\$	-	\$	-	\$	100,000
EQ Replacement and Painting of Wooden Aspects of Building	\$	-	\$	-	\$	18,000	\$	-	\$	-	\$	18,000
EQ Replacement of Large Arena Footing	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
EQ Siding/Enclosure of Hay Barn	\$	-	\$	8,000	\$	-	\$	-	\$	-	\$	8,000
EQ Trail System Renovation	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
EQ Wooden Fencing & Mounting Block Replacement	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
Equipment Covered Shelter-Landscape	\$	-	\$	80,000	\$	-	\$	-	\$	-	\$	80,000
Garden Center 2 - Roofs (Off. Baths, other)	\$	-	\$	15,000	\$	-	\$	-	\$	-	\$	15,000
Gate 16 Pickle/Paddle	\$	-	\$	-	\$	-	\$	-	\$	60,000	\$	60,000
Historical Society Bldg/Site Renovate	\$	-	\$	-	\$	80,700	\$	-	\$	-	\$	80,700
Library Bldg/Site Renovation	\$	-	\$	-	\$	170,600	\$	-	\$	-	\$	170,600
Miscellaneous Projects	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	625,000
Nursery Irrigation System	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	25,000
Power and Data for Nursery	\$	35,000	\$	-	\$	-	\$	-	\$	-	\$	35,000
Senate Bill 326 Load Bearing Component Inspections	\$	50,000	\$	-	\$	-	\$	-	\$	-	\$	50,000
Tennis Court Resurfacing	\$	60,000	\$	-	\$	-	\$	-	\$	-	\$	60,000
Vehicle Maintenance HVAC	\$	-	\$	60,000	\$	-	\$	-	\$	-	\$	60,000
Welding Shop Replacement	\$	275,000	\$	-	\$	-	\$	-	\$	-	\$	275,000
Other GRF Facilities Total	\$	920,000	\$	558,000	\$	4,054,300	\$	225,000	\$	265,000	\$	6,022,300
Paving												
Facility Fund												
Asphalt Paving and Sealcoat Programs	\$	679,069	\$	714,419	\$	636,564	\$	722,544	\$	720,970	\$	3,473,566
Parkway Concrete Repairs	\$	200,000	\$	150,000	\$	150,000	\$	150,000	\$	150,000	\$	800,000
Paving Total	\$	879,069	\$	864,419	\$	786,564	\$	872,544	\$	870,970	\$	4,273,566
Security												
Equipment Fund												
Dispatch Center	\$	43,000	\$	-	\$	-	\$	-	\$	-	\$	43,000
Portable Radios	\$	30,000	\$	-	\$	-	\$	-	\$	-	\$	30,000
Speedminders	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
Facility Fund												
Camera Surveillance System	\$	-	\$	-	\$	-	\$	-	\$	425,000	\$	425,000
Community Center Emergency Generator	\$	-	\$	350,000	\$	-	\$	-	\$	-	\$	350,000
Security Bldg HVAC System	\$	-	\$	65,000	\$	-	\$	-	\$	-	\$	65,000
Security Bldg Roof Replacement	\$	-	\$	-	\$	-	\$	-	\$	40,000	\$	40,000
Shepherds Crook	\$	207,000	\$	-	\$	-	\$	-	\$	-	\$	207,000
Security Total	\$	280,000	\$	425,000	\$	-	\$	-	\$	465,000	\$	1,170,000
Vehicles												

GOLDEN RAIN FOUNDATION

5-YEAR CAPITAL IMPROVEMENT PLAN

ATTACHMENT 1

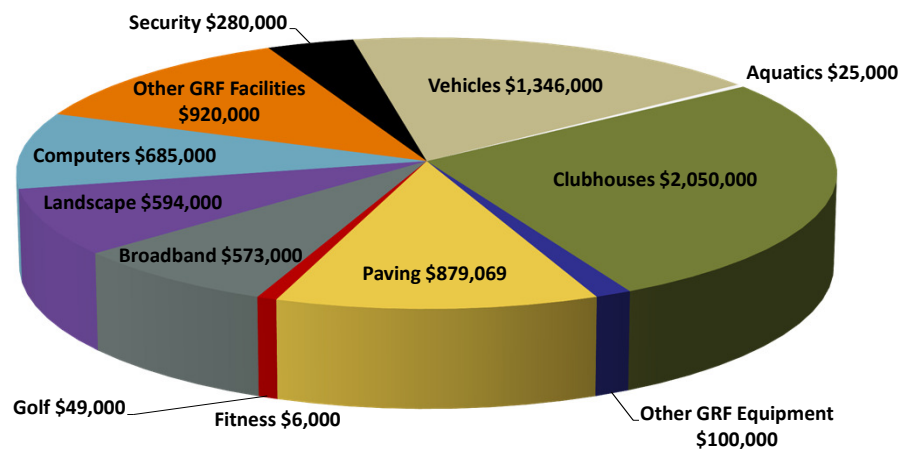
Equipment Fund							
F-250 Crew Cab (3)	\$	126,000	\$	84,000	\$	-	\$ - 210,000
Electric/Hybrid Vehicles (4)	\$	-	\$	-	\$	-	\$ 150,000
Equipment Trailer	\$	45,000	\$	45,000	\$	45,000	\$ 225,000
F-250 Truck (4)	\$	140,000	\$	140,000	\$	140,000	\$ 700,000
F-650 Dump Truck	\$	-	\$	125,000	\$	-	\$ 125,000
Fleet/Fuel Management System	\$	-	\$	200,000	\$	-	\$ 400,000
Ford Transit Work Van (5)	\$	200,000	\$	200,000	\$	200,000	\$ 1,000,000
In-Car Video Surveillance Equipment	\$	-	\$	25,000	\$	-	\$ 25,000
Miscellaneous Vehicle Purchases	\$	250,000	\$	250,000	\$	250,000	\$ 1,250,000
Mule Utility Vehicles (8)	\$	120,000	\$	120,000	\$	120,000	\$ 600,000
Security Vehicles (4)	\$	140,000	\$	140,000	\$	140,000	\$ 700,000
Standard Pick up Truck (7)	\$	175,000	\$	175,000	\$	175,000	\$ 875,000
Transportation Bus	\$	150,000	\$	-	\$	-	\$ 150,000
Vehicles Total	\$	1,346,000	\$	1,504,000	\$	1,270,000	\$ 1,070,000
Grand Total	\$	7,507,069	\$	13,081,020	\$	13,136,864	\$ 5,493,044

2021 Capital Program Proposals

July 8, 2020



2021 Capital Program Expenditures by Category - \$7,507,069



Five-Year CIP Comparison



	Proposed 2021	Estimated 2022	Estimated 2023	Estimated 2024	Estimated 2025
CIP	\$7,507,069	\$13,081,020	\$13,136,864	\$5,493,044	\$6,564,470
2020 Reserves Plan	\$8,750,700	\$5,863,600	\$10,765,800	\$10,540,500	\$6,732,700

Note: Posted CIP report reflects proposed 2021 CIP total of \$7,538,569. Since issuance, a project has been removed from the clubhouses section reducing proposed 2021 CIP total to \$7,507,069.

3

2021 Capital Program – Aquatics



Description	Equipment Fund	Facilities Fund
Handicapped Pool Access Chairs (Aquatics)	\$25,000	--
Total	\$25,000	--

4

Aquatics



- Handicap pool access chairs: \$25,000
 - Provide handicap access to pools and spas at Clubhouses 2, 5, 6

5

2021 Capital Program – Broadband Services



Description	Equipment Fund	Facilities Fund
Set-Top Boxes	\$300,000	--
Infrastructure	\$250,000	--
Flooring and Workstations	\$23,000	--
Total	\$573,000	--

6

Broadband Services



- **Set-top boxes: \$300,000**
 - 1,000 units for new and replacement installations
 - Additional subscribers due to demand for digital services
- **Infrastructure: \$250,000**
 - Replace HD equipment more than 10 years old at head end
- **Flooring and workstations: \$23,000**
 - Replace flooring and workstations more than 15 years old
 - Safety concerns

7

2021 Capital Program – Clubhouses



Description	Equipment Fund	Facilities Fund
PAC Renovation	--	\$2,000,000
CH 2 Lawn Bowling Reroofing	--	\$30,000
ActiveNet Integration Software	\$20,000	--
Total	\$20,000	\$2,030,000

8

Clubhouses



- PAC renovation: \$2,000,000
 - Resolution 90-20-28 authorized supplemental appropriation of \$2,331,527
 - Project on hold
- ActiveNet integration software: \$20,000
 - Upgrade existing software program to maximize online reservations

9

Clubhouses



- Lawn bowling roof replacement: \$30,000
 - Replace 21-year-old roof exceeding life expectancy with PVC roof
 - Resolve leak issues



Lawn bowling roof

10

2021 Capital Program – Computers



Description	Equipment Fund	Facilities Fund
Telephone System	\$370,00	--
Records Management System	\$315,000	--
Total	\$685,00	--

11

Computers



- Telephone system: \$370,000
 - Upgrade VoIP telephone system installed in 2013
 - Current software sunsets this year
 - Vendor agreed to support software until it can be replaced in 2021
- Records management system: \$315,000
 - Utilize document management system (On-Base) to move paper and digital records into single system of record for all corporate records
 - Provides for professional services and additional licensing

12

2021 Capital Program – Fitness



Description	Equipment Fund	Facilities Fund
CFC Upper Body Equipment (Fitness)	\$6,000	--
Total	\$6,000	--

13

Fitness



- CFC upper body equipment: \$6,000
 - Add upper body equipment to Community Fitness Center

14

2021 Capital Program – Golf Facilities



Description	Equipment Fund	Facilities Fund
Mower – Riding Greens (Golf)	\$49,000	--
Total	\$49,000	--

15

Golf Facilities



- Mower – riding greens: \$49,000
 - Replace unit purchased in 2010 exceeding useful life
 - Downtime totals 28 days over last two years

16

2021 Capital Program – Landscape



Description	Equipment Fund	Facilities Fund
48" Laser Mower with Mulch Kit (5)	\$300,000	--
60" Laser Mower with Mulch Kit	\$14,000	--
Centralized Irrigation System	\$200,000	--
Mini Skid-Steer Loader (2)	\$50,000	--
Navigator mowers – Walkers (2)	\$30,000	--
Total	\$594,000	--

17

Landscape



- **Centralized irrigation system: \$200,000**
 - Replace system installed in 2001 over four years
 - Current system cannot identify problems, necessitating field visits to verify functionality
- **Equipment replacement: \$394,000**
 - Replace variety of mowers and equipment requiring rebuilding or replacement due to age

18

2021 Capital Program – Other Equipment



Description	Equipment Fund	Facilities Fund
Building Maintenance Equipment	\$50,000	--
Miscellaneous Equipment	\$50,000	--
Total	\$100,000	--

19

2021 Capital Program – Other GRF Facilities



Description	Equipment Fund	Facilities Fund
Broadband HVAC	--	\$300,000
Welding Shop Replacement	--	\$275,000
Miscellaneous Projects	--	\$125,000
Tennis Court Resurfacing	--	\$60,000
Bldg. E Assessment/Design	--	\$50,000
SB 326 Inspections	--	\$50,000
Nursery Power and Data	--	\$35,000
Nursery Irrigation System	--	\$25,000
Total	--	\$920,000

20

Other GRF Facilities



- Broadband HVAC: \$300,000
 - Replace 17-year-old system at head-end facility
 - Three of four units out of service this year
 - Parts not readily available
 - Energy efficiency



Broadband HVAC system

21

Other GRF Facilities



- Welding shop replacement: \$275,000
 - Replace series of shipping containers open to elements
 - Construct facility with concrete floor, pre-engineered metal building with adequate electrical circuits



Welding shop

22

Other GRF Facilities



- SB 326 load-bearing component inspections: \$50,000
 - Inspect exterior elevated elements (decks, balconies, walkways) every nine years
 - Require preventive measures be taken immediately upon receiving report



Exterior elevated element inspections

23

Building E Assessment/Design



Building E



Building E structural movement evidence

24

Other GRF Facilities



- Building E assessment/design: \$50,000
 - 5,300 SF one-story, wooden frame building for Landscape, Security and Maintenance
 - Signs of building movement: Ceiling and wall cracks, separation of walls from ceiling, etc.
 - Assessment to review conditions and options for future use

25

Other GRF Facilities



- Tennis court resurfacing: \$60,000
 - Industry standard is for courts to be resurfaced every five years; due 2021
- Nursery power and data: \$35,000
 - Automate nursery operations increasing operational efficiency
- Nursery irrigation system: \$25,000
 - Replace obsolete system increasing water and staff efficiency
- Miscellaneous projects: \$125,000
 - Contingency for unforeseen equipment to support operational needs

26

2021 Capital Program - Paving



Description	Equipment Fund	Facilities Fund
Asphalt Paving	--	\$579,069
Sealcoat	--	\$100,000
Parkway Concrete Repair	--	\$200,000
Total	--	\$879,069

27

Paving



- Asphalt paving overlay: \$579,069
 - 224,528 SF with estimated 25-year life
 - Street areas: Ave Sosiega, Calle Aragon, Pina, Via Carrizo
- Sealcoat program: \$100,000
 - 831,559 SF as part of five-year cycle
 - Street areas: Calle Sonora (Gate 14, Gate 7), Calle Sonora Oeste and Este loop
 - Garden Center 2 and Maintenance Center lots
- Parkway concrete repair: \$200,000
 - 8,650 SF in conjunction with paving

28

2021 Capital Program - Security



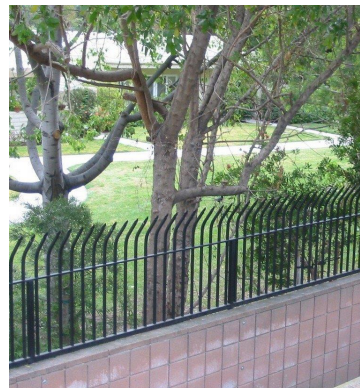
Description	Equipment Fund	Facilities Fund
Shepherds Crook	--	\$207,000
Dispatch Center	\$43,000	--
Portable Radios	\$30,000	--
Total	\$73,000	\$207,000

29

Security



- Gate 3 shepherds crook: \$207,000
 - 1,585 LF completes GRF portion of project
- Dispatch center: \$43,000
 - Replace 20-year-old equipment
- Handheld radios: \$30,000
 - Replace radios more than 15 years old with two-way digital/analog units with GPS capability



Completed shepherd crooks

30

2021 Capital Program - Vehicles



Description	Equipment Fund	Facilities Fund
Replacements	\$1,321,000	--
Additions	\$25,000	--
Total	\$1,346,000	--

31

Vehicles - Replacements



Description	Amount
Ford Transit work van (5)	\$200,000
Arboc 20-passenger bus	\$150,000
Ford Ranger small pickup truck (6)	\$150,000
Ford Edge security vehicle (4)	\$140,000
Ford F-250/F-150, medium pickup truck (4)	\$140,000
Ford F-250 crew cab, long-bed (3)	\$126,000
Kawasaki utility vehicle (8)	\$120,000
BigTex Tandem 5'x10' dump trailers (3)	\$45,000
Miscellaneous vehicle purchases	\$250,000
Total	\$1,321,000

32

Vehicles - Additions



Description	Amount
Ford Ranger small pickup truck (1)	\$25,000
Total	\$25,000

33

Vehicle Replacement Plan



- Total vehicles: 407
 - Exceeding life expectancy: 166/41%
- Replacement frequency
 - 5 years: security
 - 7 years: buses
 - 10 years: utility vehicles and work vans
 - 13 years: pickup trucks and passenger vans



Pickup truck to be replaced

34

Electric Vehicles



- Incorporate new EV models into fleet
 - Ford F-150 pickups
 - Ford Transit vans
- Analyze benefits of lease versus purchase
- Compare maintenance costs
 - EV savings
\$2,000/vehicle/year



EV charging station at Maintenance Services