



OPEN MEETING

**REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION
BUILDING E SPACE PLANNING AD HOC ADVISORY COMMITTEE***

**Wednesday, May 1, 2024 – 12:30 p.m.
Clubhouse 5, 24262 Punta Alta, Laguna Woods, CA 92637**

In Person & Virtual with Zoom

SECOND ADDENDUM TO THE AGENDA

Please see attached document that was added after the agenda packet was printed and distributed.

9a. Continue Discussion of Options Presented on April 10, 2024

iii. Sue Stephens

James Hopkins, Chair
Manuel Gomez, Staff Officer
Telephone: 949-268-2380

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Comments on Building E Proposals Submitted on April 10, 2024

Square Footage Required for Security Department:

Previous studies have included several different estimates of space needed for the Security Department:

2022 Rangel Study: 4100 sq. ft. (not including common area)

2023 Austin Study: 4483 sq. ft. (including common area)

April 10, 2024 Chair Hopkins Proposal: 5500 sq. ft.

Conclusion:

A new 5500 sq. ft. building for Security Dept. personnel, plus required storage, special equipment, and common areas (conference room, break room, restrooms, lockers, lobby, etc.) appears adequate.

Available Space at Community Center for Landscape and Maintenance Departments:

2440 sq. ft. of space is currently vacant on the Third Floor. In addition, the June 2022 “Rengel” Study (see below) noted significant “underutilization” of a computer classroom and labs that occupy 4760 sq. ft. on the Third Floor. In response to Residents’ concerns about losing free tax preparation services, the Carlson/Ginocchio report identified five local charities, all within five miles of Laguna Woods Village, that provide free tax prep services between February 1 and April 11 every year.

Space Utilization Optimization:

During the time of the building survey, the PC and MAC computer labs had no residents traffic in either computer lab. In addition to these rooms being underutilized, they are also oversized for the function they perform. Large portions of the room have either open floor space or have tables without computers on them. Reducing the size of these rooms would free up space for other departments.

Conclusion:

By optimizing the space currently used for computer classroom and labs on the Third Floor, plus 2440 sq. ft. of currently vacant space, there would be more than adequate space to locate both Landscape and Maintenance (2788 sq. ft.) on the Third Floor. Common areas, restrooms, etc. are shared by all departments/activities located on the Third Floor.

Respectfully submitted,

Sue Stephens

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