



OPEN MEETING

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

**Wednesday, April 13, 2022 – 9:30 AM
24351 El Toro Road – Board Room & Virtual with Zoom**

MEMBERS PRESENT: Egon Garthoffner - Chair, Cash Achrekar, Jim Cook, Ralph Engdahl, Gan Mukhopadhyay, Lenny Ross, Sue Stephens

MEMBERS ABSENT: None

OTHERS PRESENT: John Frankel, Elsie Addington, Debbie Dotson, Juanita Skillman, Judith Troutman, Advisors Steve Leonard, Carl Randazzo and Bill Walsh

STAFF PRESENT: Guy West – Projects Division Manager, Manuel Gomez – Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette, Maintenance & Construction Assistant Director, Brian Gruner – Recreation and Special Events Director, Robert Carroll – General Services Director, Rodger Richter – Project Manager, Laurie Chavarria – Sr. Management Analyst, Sandra Spencer – Administrative Assistant

1. Call to Order / Establish Quorum*

Chair Garthoffner called the meeting to order at 9:30 a.m.

2. Acknowledgement of Media

Chair Garthoffner noted no members of the media were present.

3. Approval of the Agenda

The agenda was approved as written.

4. Approval of Meeting Report for February 9, 2022

The meeting report was approved as written.

5. Chair's Remarks

Chair Garthoffner commented that he would like to follow up on the expenditures of GRF projects to see how they compare to the original estimates.

6. Member Comments

- A member suggested the addition of a shaded outdoor facility near Clubhouse 7 and presented photo examples. Chair Garthoffner offered that the committee would potentially work in conjunction with Community Activities to pursue the matter.

7. Department Head Update

Guy West discussed potentially holding a Contractor's Open House in the near future. Chair Garthoffner directed staff to look for a date for this event and to add to the next M&C Committee meeting agenda.

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

Director Randazzo requested a status update on Building E and EV charging stations.

Mr. Mejia answered questions from the committee with regard to the EV charging stations. Discussion ensued including that no expenses have been incurred to date; none of the applications have been rejected at this time; that committee members have a say in where the strategic locations would be.

Staff was directed to hold a special meeting to discuss the findings from the SCE clubhouse site visits.

Items for Discussion and Consideration:

9. Relocation of Bus Benches to Improve Pedestrian Movement – Robert Carroll

Robert Carroll presented four options as outlined in the staff report and answered questions from the committee. Discussion ensued regarding the style of benches; the need to have arms for aid in standing; how they would be repaired if they were to rust; cost of current bench style vs. less expensive alternative style; and whether the work would be done in-house or by an outside contractor.

Three members of the Vision Club were present and commented on the topic.

- The current benches are preferred based on aesthetics, arm rests, and knee-to-neck support. These benches are used for people to rest, not just to wait for a bus.
- Replacing 40 in one year is a good start and continuing with the same green bench is

recommended.

- The members of the Vision Club expressed thanks to the committee for its work towards resolving this safety issue which affects not just their members, but everyone in the community.

A motion was made and seconded to accept Option 2 to use contracted labor to install the current model benches. Additionally, the committee agreed that the work should be completed on a one-year timeline. Chair Garthoffner requested the item be further discussed during the closed session in order to save time in the approval process.

10. Equestrian Hay Barn – Verbal Report

Mr. West provided the committee with options for constructing a cover for the hay barn to protect the hay from moisture and mold which could potentially cause harm to the animals who consume the hay. The building is approximately 25 years old and has not been renovated since it was constructed. A PowerPoint presentation provided photos of examples of different types of construction options.

Discussion ensued about retrofitting the current building to support the proposed curtain enclosures, consideration of other types of building materials such as netting, wood or pre-fab steel; replacing the building with a new building with an enclosed area for hay. Comments included potential costs of various options and if the rate of animal illness incidents and loss of damaged hay is what is driving this project.

Mr. Gruner verified that after a couple of animals became sick from eating moldy hay, requests for options to protect the hay were requested.

Staff was directed to bring additional options with associated costs to a future committee meeting.

11. Pickleball Lighting Completion – Verbal Report

Mr. West updated the committee on the completion of the project, showed before and after photos of the courts, and answered questions from the committee.

12. Employee Parking Lot Lighting Status Update – Verbal Report

Mr. West updated the committee on the project which is anticipated to be completed in the next few days.

13. Shepherd's Crook Status Update – Verbal Report

Mr. West updated the committee on the project and showed photos of the area within Gate 3 along the horse trail which is scheduled for replacement from May through July. Discussion of tree branch trimming and tree removal to facilitate installation ensued.

14. Call Center Remodel Status Update – Verbal Report

Mr. West informed the committee that a contract recommendation will be discussed in Closed

Session.

15. Welding Shop Status Update – Verbal Report

Mr. West informed the committee that the original plans for the building have expired and plans updated with the current code are required by the city and fire department prior to going back out to bid.

Staff was directed to proceed with obtaining those approvals and bring back results of the RFP to a future committee meeting.

16. Golf Range Status Update – Verbal Report

Mr. West updated the committee and showed an aerial photo of the golf range turf. Staff was previously directed to obtain a peer review of the scope of work and bid on renovating the turf. After further referral to a landscape architect and a soils scientist, preliminary feedback was provided including some changes that were not in the scope of work. Attempts are in progress to negotiate with the contractor to suggest cost-saving measures.

Discussion ensued about water conservation; how much irrigation is being dedicated to this area; and installation of a net. Mr. Gruner offered that the water being used is recycled water which is a cost savings, and that the installing a net is not recommended at this facility.

Staff was directed to obtain cost records from the Landscape Department for irrigating the driving range turf.

17. MelRok Energy Management System – Verbal Report

Mr. Mejia provided background on the energy management system (EMS). In 2019, GRF approved a pilot project at the community center, but for various reasons (including the pandemic), did not move forward with the contract and it has since expired. The Community Center has a relatively new and energy efficient HVAC system which has its own EMS.

Mr. Mejia verified that while the purchase was approved and a contract was signed, the purchase was not made. Discussion ensued about available staffing to monitor and adjust the system; how to adapt this system into the existing HVAC software; and how this system is less a gain of management than it is a loss of control. Claremont College and UCI are large facilities that use MelRok systems which staff might find informative to visit to see the system in action.

Staff would be pleased to visit either facility to compare systems that manage these buildings to see how the systems might benefit GRF facilities.

In general, incorporating the devices that communicate with the various components is less expensive when it is a part of a major remodel and less complicated than it would be to retrofit the system as a stand-alone project.

Concluding Business:

18. Committee Member Comments

Director Achrekar reminded the committee that Laguna Woods is a “senior community” and to keep that in mind when bringing projects to the village.

Director Ross encouraged committee members and residents to attend in person whenever possible. Additionally, as a new committee member, he would like to discuss the future use of solar power in some GRF facilities.

Director Dotson commented that although there is value in face-to-face meetings, if there is no virtual option she would not be able to attend. She thanked the committee for the meeting today and stated that there was a lot of good information provided.

Director Randazzo commented on the open house and whether that could be for both small and large jobs. Mr. West explained that Purchasing would be part of the process as vendors would need to be qualified prior to working in the community.

Director Mukhopadhyay commented on the value of continuing to offer meetings in the hybrid platform.

19. Date of Next Meeting: June 8, 2022

20. Recess

The meeting was recessed at 12:05 p.m.



Egon Garthoffner, Chair

Egon Garthoffner, Chair
Guy West, Staff Officer
Telephone: (949) 268-2380