



SPECIAL MEETING OF THE BOARD OF DIRECTORS

**Monday, June 11, 2018 – 1:30 p.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road**

**ITEM BELOW WILL BE ISSUED UNDER SEPARATE
COVER**

Agenda Item 6.

Attachment 2 – GRF 5 Year Capital Improvement Plan

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
Aquatics						
Facility Fund						
CH 1 Pool & Spa Plastering			\$105,000			\$105,000
CH 5 Pool Replastering				\$55,000		\$55,000
Equipment Fund						
CH 1 Pool Furniture	\$50,000					\$50,000
CH 2 Pool 2 Blanket				\$6,500		\$6,500
CH 2 Pool and Spa Heaters		\$18,000				\$18,000
CH 2, 4, 5 and 6 Pool Furniture		\$130,000				\$130,000
Pool Covers for Pools 1, 2, 5 and 6		\$18,000				\$18,000
Aquatics Total	\$50,000	\$166,000	\$105,000	\$61,500		\$382,500
Broadband Services						
Facility Fund						
Fiber Network Calibration		\$105,000				\$105,000
Signal Receivers and Transcoders		\$25,000				\$25,000
Broadband Infrastructure			\$250,000	\$250,000	\$250,000	\$750,000
Equipment Fund						
Broadband Cable Inspection & Infrastructure Repairs	\$100,000					\$100,000
ENG Camera			\$15,000			\$15,000
MAC-PRO Video Editing Systems			\$35,000			\$35,000
Set Top Boxes	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
UPS Batteries					\$22,000	\$22,000
Broadband Services Total	\$400,000	\$430,000	\$600,000	\$550,000	\$572,000	\$2,552,000
Clubhouse 1 Facilities						
Facility Fund						
CH 1 HVAC Replacement	\$350,000					\$350,000
CH 1 Maintenance	\$50,000					\$50,000
CH 1 Renovation Assessment	\$80,000					\$80,000
Clubhouse 1,3,5 Energy Management System	\$150,000					\$150,000
CH 1 Renovation/Replacement Design				\$500,000		\$500,000
Equipment Fund						
CH 1 Chairs	\$40,000					\$40,000
CH 1 Commercial Appliances				\$64,000		\$64,000
CH 1 Commercial Dishwasher and booster			\$15,000			\$15,000
CH 1 Convection Oven			\$15,000			\$15,000
CH 1 Fountain Equipment				\$6,000		\$6,000
CH 1 Main Lounge Sound System			\$40,000			\$40,000
CH 1 Pool & Locker Rm Shower Heaters				\$100,000		\$100,000
CH 1 Shower boiler	\$12,000					\$12,000
Clubhouse 1 Facilities Total	\$682,000		\$70,000	\$670,000		\$1,422,000
Clubhouse 2 Facilities						
Facility Fund						

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
CH 2 HVAC Equipment				\$50,000		\$50,000
CH 2 Spa Boiler and Domestic Heater			\$15,000			\$15,000
Equipment Fund						
CH 2 Pool & Locker Rm Shower Heaters			\$12,000			\$12,000
CH 2 Video room			\$10,000			\$10,000
Clubhouse 2 Facilities Total			\$37,000	\$50,000		\$87,000
Clubhouse 3 Facilities						
Facility Fund						
PAC Renovation		\$4,200,000	\$4,200,000			\$8,400,000
PAC Wireless Communications		\$15,000				\$15,000
Equipment Fund						
CH 3 Auditorium Video Projector	\$60,000					\$60,000
CH 3 Outdoor Concert Support System	\$80,000					\$80,000
CH 3 Stage Footlight Repair/Replace				\$20,000		\$20,000
PAC Sound Mixer		\$25,000				\$25,000
Clubhouse 3 Facilities Total	\$140,000	\$4,240,000	\$4,200,000	\$20,000		\$8,600,000
Clubhouse 4 Facilities						
Facility Fund						
CH 4 Lounge renovation					\$75,000	\$75,000
CH 4 Maintenance	\$91,000					\$91,000
CH 4 Roof Replacement	\$100,000					\$100,000
CH 4 Sewing Room Flooring			\$13,200			\$13,200
CH 4 Upper rooftop pool deck rebuild	\$62,000					\$62,000
CH 4 Assessment / Renovation				\$80,000	\$200,000	\$280,000
CH 4 Jewelry Room Flooring		\$25,000				\$25,000
CH 4 Pool 4 pump room restoration			\$100,000			\$100,000
Equipment Fund						
CH 4 2 Gas Kilns	\$100,000					\$100,000
CH 4 Bench Lathe			\$5,437			\$5,437
CH 4 Hot Water Heater	\$10,000					\$10,000
CH 4 Knee Type Milling Machine Model # 100-1527	\$7,000					\$7,000
CH 4 Replacement of vacuum system gates.			\$40,000			\$40,000
CH 4 Wood Lathe	\$6,000			\$8,000		\$14,000
Chairs for ceramic and sewing room			\$5,450			\$5,450
Clubhouse 4 Facilities Total	\$376,000	\$25,000	\$164,087	\$88,000	\$275,000	\$928,087
Clubhouse 5 Facilities						
Facility Fund						
CH 5 Maintenance	\$32,000					\$32,000
CH 5 Assessment / Renovation			\$80,000	\$200,000		\$280,000
CH 5 Building Update-Multipurpose Room	\$75,000					\$75,000
Equipment Fund						

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
CH 5 Chairs Main Lounge	\$75,000					\$75,000
CH 5 Commercial Appliances		\$25,000				\$25,000
CH 5 Portable Stages				\$5,000		\$5,000
CH 5 Projector & screen					\$15,000	\$15,000
CH 5 Refinish piano		\$12,000				\$12,000
CH 5 Kitchen Equipment - Conveyer belt			\$10,000			\$10,000
Clubhouse 5 Facilities Total	\$182,000	\$37,000	\$90,000	\$205,000	\$15,000	\$529,000
Clubhouse 6 Facilities						
Facility Fund						
CH 6 Assessment / Renovation					\$50,000	\$50,000
CH 6 Video Projector Installation			\$30,000			\$30,000
Equipment Fund						
CH 6 Commercial Dishwasher			\$7,000			\$7,000
CH 6 Tables & Chairs (was billiards)	\$50,000		\$5,000			\$55,000
Clubhouse 6 Facilities Total	\$50,000		\$42,000		\$50,000	\$142,000
Clubhouse 7 Facilities						
Facility Fund						
CH 7 Boiler	\$10,000					\$10,000
CH 7 HVAC System				\$175,000		\$175,000
CH 7 Kitchen Modifications	\$130,000					\$130,000
CH 7 Tennis Center Interior Renovation				\$50,000		\$50,000
CH 7 Coat/Storage remodel				\$35,000		\$35,000
Equipment Fund						
CH 7 Chairs	\$20,000					\$20,000
CH 7 Commercial Appliances			\$25,000			\$25,000
CH 7 Commercial Dishwasher			\$7,000			\$7,000
CH 7 Domestic water heater	\$7,000					\$7,000
CH 7 Furniture			\$50,000			\$50,000
Clubhouse 7 Facilities Total	\$167,000		\$82,000	\$260,000		\$509,000
Community Center						
Facility Fund						
Community Center Emergency Generator		\$350,000				\$350,000
Security Operations/Dispatch/EOC		\$1,000,000				\$1,000,000
Equipment Fund						
Security Equipment		\$105,000				\$105,000
Community Center Total		\$1,455,000				\$1,455,000
Computers						
Equipment Fund						
Access Control System Refresh ID Cards	\$89,000					\$89,000
CAD Format Plotter				\$8,000		\$8,000
Gate: Gate Access System Technology	\$700,000					\$700,000

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
Microsoft AX 2012 License	\$130,000					\$130,000
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
Vehicle Computers	\$30,000					\$30,000
Records Management System		\$60,000				\$60,000
Computers Total	\$949,000	\$60,000		\$728,000	\$500,000	\$2,237,000
Fitness						
Facility Fund						
CH 1 Fitness Center HVAC				\$20,000		\$20,000
CH 1 Fitness Flooring				\$45,000		\$45,000
CH 1 Shade Canopies: Bocce Courts	\$5,000					\$5,000
CH 1 Mini-gym ducting and equipment	\$15,000					\$15,000
Equipment Fund						
CH 1 Elliptical Trainers	\$8,000					\$8,000
CH 1 Fitness Center Upgrade	\$150,000					\$150,000
CH 1 Treadmills	\$27,000			\$27,000	\$27,000	\$81,000
Fitness Total	\$205,000			\$92,000	\$27,000	\$324,000
Golf Facilities						
Facility Fund						
Golf Netting at Garden Center 1	\$138,000					\$138,000
VG - HVAC System				\$30,000		\$30,000
Golf Course Starter Shacks					\$200,000	\$200,000
Gate 16 Driving Range Improvements		\$500,000				\$500,000
Golf Facility Upgrade		\$150,000				\$150,000
Equipment Fund						
Bowling Greens Roller				\$12,000		\$12,000
Collection Mower			\$13,500			\$13,500
Core Processor			\$32,000			\$32,000
Fairway Aerator	\$28,000					\$28,000
Golf Patio Furniture					\$5,000	\$5,000
Greens Aerator			\$30,000			\$30,000
Irrigation Component; 250 Saddles					\$110,000	\$110,000
Irrigation Head Replacement, (FWY)		\$275,000				\$275,000
Irrigation System Components: Gate Valves	\$100,000					\$100,000
Irrigation System Components; Heads					\$115,000	\$115,000
Mower - Riding Greens - 27-hole	\$35,000					\$35,000
Mower - Riding Tee			\$35,000			\$35,000
Rough Mower GM 3100		\$45,000				\$45,000
Rough Mower GM 4000		\$82,000				\$82,000
Rough Mower; ReelMaster7000, #2				\$80,000		\$80,000

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
Tow Behind Top Dresser			\$18,000			\$18,000
Tow-Behind Spreader			\$8,000			\$8,000
Walking Greens Mower	\$32,000					\$32,000
Walking Greens Mower BG				\$9,000		\$9,000
Mowers - Fairway		\$85,000		\$40,000		\$125,000
Golf Course Tee Signs		\$8,500				\$8,500
Golf Course Yardage Markers		\$15,000				\$15,000
Golf Facilities Total	\$333,000	\$1,160,500	\$136,500	\$171,000	\$430,000	\$2,231,000
Landscape						
Equipment Fund						
Laser Lawn Mowers (5)	\$60,000					\$60,000
Mini Skid Steer Trencher 07			\$20,000			\$20,000
Mini Skid Steer Trencher FAM001085 '04			\$20,000			\$20,000
Mini Skid-Steer Loader (2) P2788 P2789 rblt 2013				\$37,200		\$37,200
Mini Skid-Steer Loaders (2) 09			\$37,200			\$37,200
Root Cutter (Dosco)* P2476 '99			\$11,000			\$11,000
Small Brush Chipper PO2867			\$10,000			\$10,000
Spray Trailer-Pump P2460 '98			\$10,000			\$10,000
Toro Dingo w/Attachment (2)	\$35,000					\$35,000
Toro Self Propelled Sprayer '08			\$28,000			\$28,000
Utility Tractor w/backhoe F90702307 '94			\$21,000			\$21,000
Utility Tractor w/loader P2532			\$21,000			\$21,000
Landscape Total	\$95,000		\$178,200	\$37,200		\$310,400
Miscellaneous Projects/Equipment						
Facility Fund						
Miscellaneous Projects	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Equipment Fund						
Miscellaneous Building Equipment	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Miscellaneous Projects/Equipment Total	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
Other Equipment						
Equipment Fund						
Lawn Bowling Patio Furniture				\$10,000		\$10,000
Lawn Bowling Shade Covers					\$30,000	\$30,000
Misc Equipment	\$30,000					\$30,000
Portable Radios			\$5,000			\$5,000
Welding Machine MIG type	\$3,000					\$3,000
Welding Machine TIG Type	\$7,000					\$7,000
Other Equipment Total	\$40,000		\$5,000	\$10,000	\$30,000	\$85,000
Other GRF Facilities						
Facility Fund						
Broadband HVAC System					\$90,000	\$90,000

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
Building E Renovation				\$187,000		\$187,000
Clubhouse 1 Gymnasium Wall Padding			\$25,000			\$25,000
Community Center Building Exterior Painting					\$150,000	\$150,000
Community Center HVAC and Controls Replacement	\$450,000					\$450,000
Community Center Remodel	\$750,000					\$750,000
Community Center Roof Replacement	\$155,000					\$155,000
Community Center Tile Carpet Replacement				\$220,000		\$220,000
Equipment Covered Shelter				\$80,000		\$80,000
Equipment Covered Shelter-Landscape				\$80,000		\$80,000
Garden Center 2 Renovation				\$200,000		\$200,000
Head End Building HVAC Unit	\$12,000					\$12,000
Maintenance Building Radiant heaters	\$50,000					\$50,000
Tennis court resurfacing					\$28,000	\$28,000
Vehicle Maintenance HVAC					\$60,000	\$60,000
Other GRF Facilities Total	\$1,417,000		\$25,000	\$767,000	\$328,000	\$2,537,000
Paving						
Facility Fund						
Asphalt Paving and Sealcoat Programs	\$805,000	\$840,000	\$500,000	\$500,000	\$500,000	\$3,145,000
Asphalt Paving Repairs		\$200,000	\$150,000	\$150,000	\$150,000	\$650,000
Paving Total	\$805,000	\$1,040,000	\$650,000	\$650,000	\$650,000	\$3,795,000
Security						
Facility Fund						
Gate Access 1-4 including civil work	\$440,000					\$440,000
Gate Access 7-10 including civil work	\$440,000					\$440,000
Gatehouse 12 Design (also includes 10 & 11)	\$60,000					\$60,000
Security Bldg HVAC System					\$65,000	\$65,000
Security Bldg Roof Replacement			\$40,000			\$40,000
Security Total	\$940,000		\$40,000		\$65,000	\$1,045,000
Service Center						
Facility Fund						
Replace Welding Shop		\$100,000				\$100,000
Dumping Area Ramp Modifications		\$35,000				\$35,000
Equipment Fund						
Service Center Generator		\$150,000				\$150,000
Service Center Total		\$285,000				\$285,000
Vehicles						
Equipment Fund						
(1) 2018 Nissan Frontier	\$25,000					\$25,000
(1) Ford Box Van (add on) WC 910	\$35,000					\$35,000
(2) 2018 Ford F250 Regular Cab Pickup	\$37,000					\$37,000
(2) Ford/F-350 Flat bed truck (add on) WC910	\$70,000					\$70,000

Golden Rain Foundation

5 Year Capital Improvement Plan

Category / Fund / Description	2018	2019	2020	2021	2022	\$ Total
Bus (Low Floor)	\$200,000					\$200,000
In-Car Video Surveillance Equipment			\$25,000			\$25,000
Manlift - Scissor Lift	\$35,000					\$35,000
Manlift - Telescopic Boom JLG 400S	\$75,000					\$75,000
Tractor	\$195,000					\$195,000
Utility Van - Other	\$80,000					\$80,000
Utility Vehicles	\$78,000					\$78,000
Van - Cargo	\$176,000					\$176,000
Phase 1 Vehicle Replacements		\$1,497,550				\$1,497,550
Phase 2 Vehicle Replacements			\$1,497,000			\$1,497,000
Phase 3 Vehicle Replacements				\$1,444,000		\$1,444,000
Phase 4 Vehicle Replacements					\$1,333,000	\$1,333,000
Vehicles Total	\$1,006,000	\$1,497,550	\$1,522,000	\$1,444,000	\$1,333,000	\$6,802,550
Grand Total	\$8,187,000	\$10,746,050	\$8,296,787	\$6,153,700	\$4,625,000	\$38,008,537