

FACILITIES

Committee Meeting Agenda
Tuesday, September 5, 2023 - 10:00 A.M.
Conference Room A

This meeting may also be live streamed at www.lwsb.com.

The tab will be active 15 minutes prior to the start of the meeting.

The live streaming uses YouTube Live and terminates at the close of the meeting.

1. Call to Order/Pledge of Allegiance

2. Roll Call

- Nick Massetti – Chair
- Carole Damoci
- Susan Hopewell
- Janet Isom
- Edward Jablonski
- Carol Levine
- Lee Melody
- Daniel Weber
- Marsha Gerber, Ex-Officio.

3. Chair Announcement

4. Approve Minutes

- a. Facilities Committee, August 1, 2023

5. Member Comments/Correspondence

6. Staff Report

7. Priority Items

- a. Reserve Study Proposed Updates

8. Capital Funding Items

- a. Speed Cushion Change Order
- b. Bocce Court Remodel
- c. Cooling Turbines for Shuffleboard Courts
- d. Amphitheater Dance Ramps
- e. Backup Power for Service Maintenance
- f. Clubhouse 2 Card & Game Room Renovation - Scope of Work

9. Operation Funding Items

- a. Sewer Preventive Maintenance Three-Year Contract

10. Reserve Funding Items

- a. HVAC Reroute in Administration Office
- b. Channel Fence Replacement Phase One
- c. Clubhouse One Renovation

11. Future Agenda Items

12. Next Meeting Date

- Tuesday, October 3, 2023, at 10:00 a.m. – Conference Room A

13. Adjournment



Golden Rain Foundation
Committee Agenda
September 5, 2023

Please be always courteous and respectful to other members, Board Directors and representatives from Management. We ask that you do not raise hands or interrupt the Committee or anyone else who may be speaking. **A Member not adhering to these protocols and/or who becomes unruly may be asked to leave the meeting. Failure to comply will result in a special hearing with the Board at which disciplinary action may be taken.**

PRIORITY ITEMS

Annual Budget Preliminary Review

The Executive Director provided an update; the Annual Budget Preliminary will be finalized in September.

Reserve Study Proposed Updates

The Executive Director provided an update; Reserve study should be ready in September.

CAPITAL FUNDING ITEMS

Bocce Ball Court

The Senior Facilities Director presented information regarding the Bocce Ball Court. Senior Facilities Director will get a cost proposal ready and bring it to the next scheduled meeting.

Backup Power to Service Maintenance

The Senior Facilities Director will get a cost proposal and bring it to the next scheduled meeting.

Update on Solar on Church for Pool

The letter sent by the Executive Director asking for permission for GRF to use their roof for the solar EV electricity for pool was rejected by the church.

Cooling Turbines for Shuffleboard Court

After discussion, the Senior Facilities Director will retrieve more information regarding the cooling turbines for the Shuffleboard Court and bring it to the next scheduled meeting.

Location for the Donation of the Aluminum and Stainless Wall Sculpture

Motion: To reject the donation of the wall sculpture after hearing new information.

First: Susan Hopewell
Second: Carole Damoci

The motion passed with two no votes (Directors Massetti and Levine)

RESERVE FUNDING ITEMS

Elevator Cab Remodel

Motion: To recommend the GRF Board award a contract to Elite Elevator Services for the remodel of the elevator cab in the Administration Building at a cost not to exceed \$20,427 including a 10% contingency, Reserve funding and authorize the President to sign the contract.

Frist: Lee Melody
Second: Carol Levine

The motion passed unanimously.

Rubberized Walking Path to the Bridge at the Golf Course

Motion: To recommend the GRF Board to award a contract to Robertson Recreational Surfaces for the replacement of the rubberized walking path to the bridge at the Golf Course for a cost not to exceed \$14,195 including a 10% contingency, Reserve Funding and authorize the President to sign the contract.

Frist: Lee Melody
Second: Susan Hopewell

The motion passed unanimously.

STRATEGIC INITIATIVES

- a. Main Gate renovation - include in reserve study
- b. CH1 & CH2 renovations scheduled for 2023
- c. CH3 refurbish scheduled for 2024
- d. CH4 refurbish scheduled for 2025
- e. Rebuild the Amphitheater
- f. CH2 woodshop space utilization
- g. Energy Independence
- h. Emergency Preparedness

Motion: To remove item line e. Rebuild the Amphitheater from the strategic initiatives list.

First: Lee
Second: Damoci.

FACILITIES COMMITTEE MINUTES - 08.01.2023

The motion passed unanimously.

GOVERNING DOCUMENT N/A

FUTURE AGENDA ITEMS

- Ramps to Amphitheatre side dance areas

ADJOURNMENT

Chair Massetti adjourned the meeting at 11:21 a.m.

Nick Massetti, Chair
Facilities Committee
TM: 08.01.23

PHYSICAL PROPERTY COMMITTEE PROJECT REPORT

Project	Proj #	Status	BOD Approved	Scheduled Completion	BOD Approved Funds	Used Funds	Balance
Speed Cushions	1019-22	OCFA Permit approved, Change order submitted	22-Jan	TBD	\$13,500		\$13,500
Paving Trust Street Phase 6	1051-23	Project started	23-Jul	October	\$580,000	(\$58,000)	\$522,000
Maintenance Yard EV Engineering	1050-23	Work in process	23-Jul	TBD	\$4,000		
Safety Improvements at Golden Rain / St. Andrews - Stantec Report	1011-22	Review Study in process	22-Aug	September	\$15,535	(\$9,954)	\$5,581
Radar Speed Signs	1049-23	Order in process	23-Jul	September	\$15,000	\$0	\$15,000
News Office HVAC Replacement	1047-23	Work in process	23-Jul	September	\$22,800		\$22,800
Inside Sales Sign at Main Gate	1046-23	Contract awarded - project on hold	23-Jul	on hold	\$9,500	\$0	\$9,500
Rubberized Golf Walking Path	1053-23	Contract executed	23-Aug	Oct.	\$14,195	\$0	\$14,195
Perimeter Wall Frontier	1040-23	Project completed	23-May	Sept.	\$211,530	(\$190,000)	\$21,530
Clubhouse 3 Kitchens	1037-23	70% completed	22-May	Oct	\$122,905	(\$15,120)	\$107,785
Clubhouse One Remodel		Agenda item: Interior lights, windows, interior/exterior paint.	NA		\$0	\$0	\$0
Library Painting, Flooring etc.		Work scheduled for December to be reviewed at Oct. meeting	NA		\$0	\$0	\$0
1.8 Acre Design and Cost Study	1035-23	RFP sent out, bids due back Sept. 29 AD HOC Committee to review	NA		\$62,150	(\$12,850)	\$49,300
Channel Fence Type and Budget costs		Agenda item	NA		\$0	\$0	\$0
Elevator Cab Remodel	1025-23	Contract executed	23-Aug	Nov.	\$20,427	\$0	\$20,427
Traffic Study Entry Main Gate		Work in process	23-Aug	Sept.	\$14,400	\$0	\$14,400



COMMITTEE ACTION REQUEST

DATE: SEPTEMBER 5, 2023
TO: FACILITIES COMMITTEE
FROM: KEVIN BLACK, FACILITIES MANAGER
ACTION: SPEED CUSHION CHANGE ORDER

Background:

GRF Board of Directors approved the Capital expense for speed cushions in five areas designated by the Security Department for the community at their September 2022 meeting for \$13,500. JB Bostick was awarded the contract.

OCFA permitting has been completed by JB Bostick. The contractor made an error in the material order. The contractor is now requesting a change order for a material charge for the correct speed cushions. Listed below are the cost comparisons of the original bids:

- JB Bostick - \$13,500
- MJ Jurado - \$21,785 (reached our current price of \$30,785)

Fiscal Impact:

This change order will be an additional capital expense and there are no contingency monies for this project. The additional funding for the change order material is \$12,573. The new complete total for this project now will be \$26,073.

Recommendation:

I move to recommend the GRF Board of Directors approve the change order for \$12,573 from JB Bostick to complete the speed cushion project and authorize the President to sign the change order to the current contract.

COMMITTEE ACTION REQUEST

DATE: SEPTEMBER 5, 2023
TO: FACILITIES COMMITTEE
FROM: KEVIN BLACK FACILITIES MANAGER
ACTION: BOCCE BALL COURT REMODEL

Background:

At the July 3rd meeting, the Facilities Committee requested costs for modifications to the Bocce court area.



The modifications are: changing the playing surface to artificial grass, re-establishing the drains, adding a second court, modification of the fence, and moving the pergola to accommodate the second court. Cost estimates are as follows:

HARDSCAPE/PERGOLA/DRAINAGE/COURT

- MJ Jurado - \$
- Hadi Construction - \$

SUB BASE/SYNTHETIC GRASS

- J and J Landscaping - \$15,500 x2 = \$31,000
- Always Green - \$11,614.50 x2 = \$23,229

Sprinkler valves/ sprinklers

- J and J Landscaping - \$600

Fiscal Impact:

Construction funding would be from Capital Funding. The additions will have a minor impact on operations maintenance.

Recommendation:

I move to recommend the GRF Board of Directors award contracts to _____ for the amount of \$ _____ and Always Green for a contract amount of \$23,229 and a work order for J & J Landscape in the amount of \$ _____ to move the valves and sprinklers. For a total cost not to exceed \$ _____ which includes a 20% contingency, and authorize the President to sign the contracts.



COMMITTEE ACTION REQUEST

DATE: SEPTEMBER 5, 2023
TO: FACILITIES COMMITTEE
FROM: KEVIN BLACK, FACILITIES MANAGER
ACTION: SEWER PREVENTATIVE MAINTENANCE THREE-YEAR CONTRACT

Background:

The Physical Property Department sent out a Request for Proposal (RFP) for a 3-year preventative maintenance sewer cleaning contract. The current contract has been terminated and work is required in December.

Listed below are the companies that were sent an RFP which included a prebid mandatory meeting.

- Empire Pipe Cleaning and Equipment – present at the meeting – sealed RFP received
- A-1 Total Service Plumbing - no show at the meeting – sealed RFP received
- Performance Pipeline Technologies - no show – no bid received
- Pro Pipe Professional Pipe Service - no show – no bid received
- Sewer Pros - no show – no bid received

Fiscal Impact:

Three-year preventative sewer maintenance contract, funding coming from Operations. Last year's cost was \$39,000.

Recommendation:

I move to recommend the GRF Board award a three-year contract (2023-2025) to _____ in the amount of \$ _____ and authorize the President to sign the contract



COMMITTEE ACTION REQUEST

DATE: SEPTEMBER 5, 2023
TO: FACILITIES COMMITTEE
FROM: KEVIN BLACK, FACILITIES MANAGER
ACTION: HVAC REROUTE ADMINISTRATION OFFICE

Background:

Several offices at the Administration Building upstairs have competing heating and cooling issues. The Physical Properties Department was tasked with obtaining a quote to modify portions of the HVAC system in three offices to prevent this problem, listed below are the general specifications and pricing from our contractor of record, Greenwood Heating and Air:

- Zone 5 office spaces and convert into 3 zones with 3 separate thermostats
- Greenwood Heating and Air - \$14,500

Fiscal Impact:

Funding to come from Reserve HVAC Systems

Recommendation:

I move to recommend the GRF Board award a contract to Greenwood Heating and Air in the amount of \$14,500 and add a 10% contingency for a total cost not to exceed \$15,950 for the rerouting of ductwork and installation of thermostats in the three office areas of concern in the Administration Building upstairs.



COMMITTEE ACTION REQUEST

DATE: SEPTEMBER 5, 2023
TO: FACILITIES COMMITTEE
FROM: KEVIN BLACK, FACILITIES MANAGER
ACTION: CLUBHOUSE ONE RENOVATIONS

Background:

The Facilities Committee tasked the Physical Property Dept. to seek costs for Clubhouse One, specifications and costs as follows:

Scope of Work:

- Repaint the interior and exterior of Clubhouse One and Shuffle Board Building.
- Install New light fixtures for the main room and lobby of Clubhouse One.
- Replacement of north and south side windows of Clubhouse One, main room, and lobby.

Costs:

Clubhouse One/Shuffle Board Court: Painting

- First Street Painting interior/exterior paint – \$62,230
- Hutton Painting interior/exterior paint - \$52,400

Clubhouse One: Light fixtures in main room and lobby:

- MWG Electric - \$90,894
- Pacific 3 Electric - \$71,990
- Hadi Construction - \$

Clubhouse One: Window replacement main room and lobby:

- Custom Glass - \$74,060.00
- Bodies Glass - \$

Fiscal Impact:

Funding in the Reserve Study is as follows:

- Clubhouse one interior light fixture: \$75,000
- Clubhouse One interior/exterior paint: \$54,000
- Capitol Funding for the window replacement \$74,060

Recommendation:

I move to recommend the GRF Board award contracts for work in Clubhouse One; to Hutton Painting for \$52,400 to repaint the interior and exterior including the shuffleboard court (reserve funding), to Pacific 3 Electric for \$71,990 for replacement of the lobby and main room lighting fixtures (reserve funding), and to Custom Glass for \$74,060 for the replacement of the windows on the north and south sides of the lobby and main room (capital funding), for a total cost not to exceed \$218,295 including a 10% contingency and authorize the President to sign the contracts.
