



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**

AGENDA

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Chair Remarks
5. Member Comments (Items Not on the Agenda)

Items for Discussion and Consideration:

6. 2019 Capital Plan Proposals

Concluding Business:

7. Board Member Comments
8. Adjournment

STAFF REPORT

DATE: June 11, 2018
FOR: GRF Board of Directors
SUBJECT: 2019 Capital Plan Proposals

RECOMMENDATION

In July, the GRF Board will be presented with capital requirements as part of the 2019 business planning process. Staff recommends that the Board make a preliminary review and prioritize the proposed equipment and project concepts identified below.

BACKGROUND

The Capital Reserve Expenditures Plan of this Corporation reflects the funding necessary to maintain, repair, replace or restore major common-area components with funding provided from the Equipment Reserve Fund and Facilities Reserve Fund.

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.

The Capital Reserve Expenditures Plan is also funded from the Trust Facilities Fee, an amount 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.

Annually the Capital Reserve Expenditures Plan is divided into the categories commensurate with the location of the projects. Typical categories include Aquatics, Broadband, Clubhouses, Community Center, Computers, Golf Facilities, Miscellaneous Projects/Equipment, Other GRF Facilities, Paving, and Vehicles. Other categories are utilized on an as-needed basis. This report provides a description of each project proposed for funding in 2019.

Approval of the Capital Reserve Expenditures Plan commences in June of every year with a review of proposed projects for the purpose of prioritizing the equipment and project requests. In July, the capital requirements including reserve contributions will be presented as part of the 2019 business planning meetings. The Capital Plan is then adopted in September as part of the annual Business Plan.

In April, Staff presented a Five-Year Capital Improvement Plan (CIP) with a summary of all the larger capital improvement projects and recommendations for funding for those projects. Funding for the CIP will occur each year as part of the business planning process. The Five-Year Capital Reserve Expenditures Plan is reflected in Table 1.

Table 1

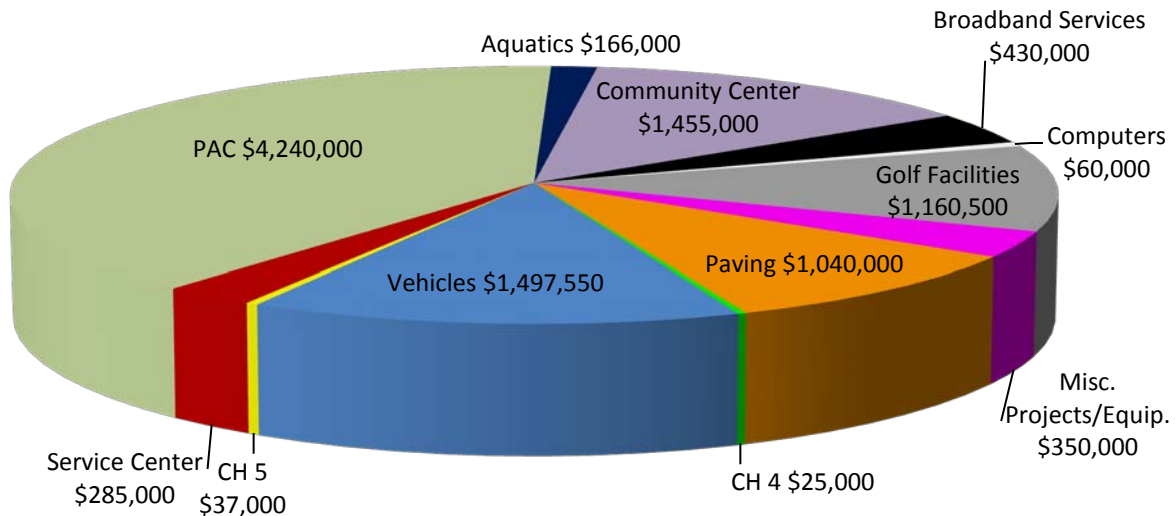
	Approved 2018	Proposed 2019	Estimated 2020	Estimated 2021	Estimated 2022
Capital Reserve Expenditure Plan	\$8,337,000	\$10,764,050	\$8,130,137	\$6,133,700	\$4,625,000

DISCUSSION

The proposed 2019 Capital Reserve Expenditures Plan totals \$10,746,050 and anticipates funding of \$2,966,050 from the Equipment Fund and \$7,780,000 from the Facilities Fund. The categories of the proposed expenditures are shown in Chart 1.

Chart 1

**Proposed 2019 Capital Reserve Expenditures Plan
 \$10,746,050**



The proposed funding is \$916,166 less than the \$11,680,216 (with inflation) projected in the current year reserves plan, primarily attributable to deferral of Clubhouse 1 improvements to reflect a more realistic timeline.

The following are descriptions of the proposed projects by category in descending cost order.

Description	Equipment	Facilities	Total
Performing Arts Center			\$4,240,000
PAC Renovation – Phase 1	--	\$4,200,000	\$4,200,000
PAC Sound Mixer	\$25,000	--	\$25,000
PAC Wireless Communications	\$15,000	--	\$15,000

The PAC is a 29,000 square foot building featuring theater facilities, including an 814-seat auditorium offering level and riser mounted theater-style seating. The venue hosts special events, musicals, seminars, and theatrical performances. The PAC also has two dining rooms with fully equipped kitchens, billiard room, main lobby, ticket booth, offices, and a rehearsal room. The PAC was constructed in 1971 and has only received minor renovations.

GRF has previously approved a total of \$1,778,000 for a collection of projects at the PAC, including furniture replacement, lobby upgrades and HVAC upgrades. Approximately \$1.6 million is available from these appropriations for the upcoming PAC renovation.

In December 2016, SVA Architects was retained to work with staff and the PAC Renovation Ad-hoc Committee (RAHC) to develop a schematic design and provide design development for the future renovation of the facility. The contract scope of work provided an assessment of the existing building, prepared schematic designs, and design development plans to renovate both the interior and exterior of the PAC.

On March 23, 2018, SVA presented findings of the schematic design phase to the RAHC. The presentation included a discussion on the roughly \$15 million estimated construction costs. The RAHC requested a value engineering analysis be conducted in an effort to lower the project cost to approximately \$10 million.

The value engineering analysis yielded a base upgrade project with an estimated cost of \$10,620,000, and six possible additive upgrades with an all-in estimated cost of \$12,804,000. All estimates include the complete preparation of construction documents, permit costs, contingencies, and construction management services.

The base design estimate includes:

1. Main Theater; stage extension, renovation of stage and rigging systems, curtains, audio controls, lighting controls, and video and audio system upgrades.
2. Support spaces; reprogramming Rehearsal Room to costume/prop storage, workshop, and conversion of billiards room into dressing rooms and restrooms.
3. Minor remodel of the existing public restrooms; replacement of plumbing fixtures, partitions, finishes and flooring.

4. New mechanical equipment (HVAC) – the removal and replacement of the rooftop units, and the separations of conditioned spaces for maximum efficiency, including the addition of an energy management system.
5. Lobby remodel; furnishings, finishes, flooring, lighting fixtures, and stairwell.
6. Life/safety, and ADA accessibility; seating, plumbing fixtures, assistive listening devices, and signage.
7. Upgrade and reconfiguration of seating areas (wider seats).
8. Addition of sound and light locks at entry doors to theater.
9. New Green Room converted from billiards room.
10. North Dining Hall; replace finishes and flooring.
11. Code compliance; occupancy sensors, LED lighting, daylight harvesting.
12. New roof installation.

The recommended project phasing includes:

- Preparation of construction documents including alternates for permit issuance. (2018)
- Advertising for contractor bids including bid alternates and contract award. (2019)
- Mobilize and begin construction. (2020)

Additional funding for PAC Renovation – Phase 1 is proposed at \$4,200,000. Subsequent funding as determined by the GRF Board will depend on project scope.

Industry standards for live sound mixing specify an independent mix position on stage for the purpose of controlling the monitor sound which the artist hears during the performances. The monitor sound is vital to the quality of the artists' performances. Currently the PAC does not provide an independent mixer which limits the types of performances that can be held at the PAC. It also compromises the sound quality for all live musical performances. Funding for a sound mixer is recommended at \$25,000.

Further, the stage crew currently is rendered immobile by the wired communication headsets they wear during shows. Wireless headset systems are an industry standard and allow the staff the freedom of movement to comprehensively manage the operations on stage without losing the ability to communicate with the rest of the crew throughout the building. Funding for the wireless headset system is recommended at \$15,000.

Description	Equipment	Facilities	Total
Vehicles			\$1,497,550
Replacement:			
Transit Cargo Vans (7)	\$301,800	--	\$301,800
Pickups (9)	\$370,800	--	\$370,800
Bus - ADA (2)	\$220,000	--	\$220,000
Utility Vehicles (9)	\$150,750	--	\$150,750
Transit Passenger Van	\$43,200	--	\$43,200
	Subtotal		\$1,086,550
Additions:			
Transit Passenger Vans (4)	\$172,400	--	\$172,400
Pickups (2)	\$82,400	--	\$82,400
Telescopic Boom Lift	\$90,000	--	\$90,000
Flat Bed Truck	\$66,200	--	\$66,200
	Subtotal		\$411,000

Vehicle Maintenance is responsible for maintenance and repair of the entire Laguna Woods Village vehicle and special 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 \$1,086,550 for the list of vehicle replacements noted above. The replacement vans, pickups, and utility vehicles are used by Recreation, Landscape and Maintenance to transport crews and equipment to job sites. The replacement buses will accommodate seven passengers and two wheelchairs, and the smaller size allows for service in the cul-de-sacs.

Because the funding is appropriated well in advance of the actual purchase, Vehicle Maintenance Staff will reevaluate utilization and repair costs prior to purchase to ensure that the appropriate individual vehicle is selected for replacement.

ADDITIONS: Funding of \$411,000 is proposed for new vehicles to support improved service levels in the paint program, carpentry, and landscape operations.

Description	Equipment	Facilities	Total
Community Center Phase 3			\$1,455,000
Security Operations/Dispatch/EOC	--	\$1,000,000	\$1,000,000
Security Equipment	\$105,000	--	\$105,000
Emergency Generator	--	\$350,000	\$350,000

The Community Center is a 57,800 sq. ft. three-story building in operation since 2002 and houses resident service centers, administrative functions, and several recreational amenities.

Phase 1 of a multi-year project for improved customer service at the Community Center included a relocation of the fitness facility to the first floor, which was opened in late 2017.

Phase 2 includes a remodel of the first floor resident services center, already funded with an expected completion date of December 2018.

Phase 3 includes the proposed relocation of Security Services to the third floor in 2019, with funding proposed at \$1,000,000 for necessary consultant services, tenant improvements and furnishings. Security Services, consisting of the Operations (uniformed security patrol, traffic enforcement, gate ambassadors, security inspectors, and dispatch), Compliance, and Social Services Divisions, are located in different office locations, resulting in communication challenges and lost productivity associated with traveling between facilities.

Moving Operations to the third floor of the Community Center (former fitness center location) will enable Operations and Compliance to be in the same facility, enhancing communication, productivity, and efficiency. This will also allow Operations to be in the same building as the Emergency Operations Center (EOC), critical in times of emergency. The co-location of Security Dispatch with Resident Services in the Community Center will enhance productivity and customer service.

Additionally, \$105,000 is recommended for the purchase of replacement Security Dispatch Center radio consoles and workstations that will allow more radio channels to be available at each workstation, hold and call queue times be reduced, and the center more compatible to use in a major event or situation. Security Dispatch is a 24/7 operation that handled approximately 34,000 calls for service in 2017.

The current Community Center 162 KVA emergency generator that powers the fire and life safety system, computer room, television station, and elevator 2 has no additional capacity. As such, \$350,000 is proposed for the replacement of the generator, including associated conduits, transfer switches and construction, with a larger emergency generator to supply power to the existing facilities plus the electrical equipment serving the EOC and Security Offices on the third floor of the Community Center and Board Room on the first floor. Based on initial consultant estimates, there is a need to double the current capacity to approximately 350 KVA.

Description	Equipment	Facilities	Total
Golf Facilities			\$1,160,500
Gate 16 Driving Range Improvements	--	\$500,000	\$500,000
Irrigation Head Replacement	\$275,000	--	\$275,000
Golf Facility Renovation	--	\$150,000	\$150,000
Rough Mower (2)	\$127,000	--	\$127,000
Fairway Mower	\$85,000	--	\$85,000
Golf Course Yardage Markers	\$15,000	--	\$15,000
Golf Course Tee Signs	\$8,500	--	\$8,500

The 27-Hole Golf Course is one of the most widely used amenities at Laguna Woods Village, with approximately 125,000 rounds of golf played each year. The practice areas are comprised of a 17-stall driving range, six-stall teaching area, small short game area at the main range and

a large putting green near the main clubhouse. The areas are heavily used and are a key amenity for residents. The proposed improvements would enhance service to residents and enhance operational efficiency.

Gate 16 Driving Range Improvements are proposed with funding of \$500,000 to improve the functionality and appearance of the range and practice areas. The driving range is in disrepair and is causing operational challenges. The terrain is heavily rutted, the drought resulted in large areas of bare dirt, and rains cause muddy conditions that require range closure. Renovations will provide ball retrieval efficiencies, reduce repair costs, and offer a better experience with more useable space and a wider variety of golf shots. A golf architect has been retained to provide design drawings.

The golf course irrigation system is comprised of a central computer, controllers, pipes, various sized valves and irrigation heads. Components have been replaced over the years, including a new computer, controllers and valves. The next major project is replacement of the green and fairway irrigation heads (950), proposed with funding of \$275,000. Some of these heads have been in the ground since 1989 when the irrigation system was replaced and experience frequent failures that lead to water leaks and decreased turf coverage. A subsequent project will be proposed in 2020 to replace the tee and rough heads (900).

The proposed Golf Facility Renovation project would update and modernize the existing 27-hole golf course maintenance facility break room, restroom, locker room, and office at an estimated cost of \$150,000. They are necessitated by age and condition of the structures and will address safety and maintenance issues associated with the work environment.

The replacement of golf maintenance equipment is proposed for replacement of specialized equipment used to maintain the greens, tees, collars, roughs and fairways.

Two rough mowers, purchased in 2010, will exceed their anticipated eight-year useful life and are recommended for replacement at a cost of \$127,000. The age and heavy daily usage is causing repair and maintenance costs to escalate. Funding of \$85,000 is also proposed to replace a fairway mower purchased in 2007. Expensive repairs will be needed soon to the hydrostatic transmission and hydraulic pumps of this unit. Other repairs are also anticipated if not replaced.

Currently, a variety of unattractive items are used to provide yardage information to the golfers. Including plates in the ground that are old, cracked and faded. The proposed replacement of these items with the Kirby Marker system at a cost of \$15,000 will provide required, accurate information, and facilitate the removal of the obsolete course markers.

Funding of \$8,500 is also recommended to replace the current signage on each tee at the 27-hole course. Existing signs are faded and cracked from exposure to the elements. The course tee signs are key to identifying the course and hole number, including par and yardage indicators.

Description	Equipment	Facilities	Total
Paving			\$1,040,000
Asphalt Paving Overlay	--	\$723,000	\$723,000
Sealcoat Program	--	\$117,000	\$117,000
Asphalt Paving 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 20 years, based on prior pavement performance within Laguna Woods Village. The proposed Asphalt Paving Overlay budget is \$723,000 and will provide for approximately 295,000 square feet (SF) of asphalt paving.

Sealcoat work for GRF pavement is completed on a five-year cycle. The proposed Sealcoat Program budget is \$117,000 and will provide for approximately 1.1 million SF of sealcoat.

In coordination with the paving, Staff has accessed the areas adjacent to the proposed overlay work and identified areas that require repair or replacement. With proposed funding of \$200,000, the Asphalt Paving Repairs Program is designed to repair all the damaged GRF curb/gutter, driveway aprons, and sidewalks adjacent to the planned paving overlay areas prior to asphalt paving work and add needed Americans with Disabilities (ADA) ramps, as needed. The estimated quantity of concrete repair is approximately 2,550 linear feet (LF) comprised of curb, gutter, corner spandrel areas, and/or driveway apron.

Description	Equipment	Facilities	Total
Broadband Services			\$430,000
Fiber Network Calibration	--	\$105,000	\$105,000
Set Top Boxes	\$300,000	--	\$300,000
Signal Receivers and Transcoders	--	\$25,000	\$25,000

GRF through the Broadband Services Division manages the operation of the Laguna Woods Village cable and internet services. These services are provided through a fiber optic network that needs periodic maintenance to maintain service levels. The existing fiber optic network has not been calibrated since 2008. A "node sweep" is recommended to be conducted every 2 to 3 years to calibrate each node to be sure equipment is operating within the specified parameters. Without keeping the system calibrated, network performance suffers with poor quality television picture and intermittent and unreliable internet access. Recommended funding is \$105,000 for fiber network calibration.

In January 2006, GRF authorized the implementation of enhanced digital services and on February 5, 2013 the transition to an all-digital cable system. To receive most digital services, a set-top box is required. To keep up with the demand for new installations and replacement of existing boxes that have a serviceable life of ten years, the purchase of boxes on annual basis is necessary. From 2007 to 2017, the GRF Board has authorized the purchase of approximately 9,300 set top boxes, which generated approximately \$1.6 million in rental revenue in 2017. Proposed funding of \$300,000 is designated for the purchase of

approximately 1,000 set top boxes in anticipation of the demand for digital services and replacement of failed set top boxes.

Signal Receivers and Transcoders are used to provide more than 295 high definition and standard definition channels. The applicable equipment was installed in 2006 and has reached the end of its serviceable life and is no longer supported by the manufacturer. Newer equipment has been installed to support added channels in the past few years, causing some compatibility and reliability problems with the older equipment. Components requiring replacement are estimated to cost \$25,000 and will help prevent service interruptions.

Description	Equipment	Facilities	Total
Miscellaneous Projects/Equipment			\$350,000
Miscellaneous Projects	--	\$250,000	\$250,000
Miscellaneous Equipment	\$100,000	--	\$100,000

Funding of \$250,000 is recommended for Miscellaneous Projects. By including contingency funding in the Capital Plan, unforeseen projects are 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 \$100,000 is recommended for Miscellaneous Equipment. Similar to projects, contingency funds for equipment will 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 projects over \$25,000 must follow normal Board approval process for supplemental appropriations.

Description	Equipment	Facilities	Total
Maintenance Service Center			\$285,000
Service Center Generator	\$150,000	--	\$150,000
Replace Welding Shop	--	\$100,000	\$100,000
Dumping Area Modifications	--	\$35,000	\$35,000

Funding of \$150,000 is recommended for the replacement of the Service Center Generator, a unit that is 20 years old with limited capability/functionality due to age. The replacement generator will provide backup power for Transportation Division and fueling services and enable the provision of critical services in an emergency.

Replacement of the existing Welding Shop is recommended with funding of \$100,000 to construct a concrete floor, install a metal pre-engineered metal building, and provide adequate electrical circuits and safety equipment. The welding shop fabricates and repairs a wide range of items for the Village, including 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 work

centers. The operation involves the use of electrical power tools and high voltage plasma and arc welders in an open air environment, as the current welding shop is a collection of shipping containers and pieced together roofs. The shop is open to the elements and the roof, although recently repaired, typically fails during the winter.

Another proposed renovation project at the Service Center is modification of the existing Dumping Area ramps to add a second manure dumping area at a cost of \$35,000. The waste hauler will not allow equestrian waste and shavings to be placed in the normal refuse disposal bins and current configuration of the refuse dumping area at the Service Center accommodates only one roll-off dumpster for manure. Separate handling is required.

Description	Equipment	Facilities	Total
Aquatics			\$166,000
CH 2, 4, 5 and 6 Pool Furniture	\$130,000	--	\$130,000
CH 2 Pool and Spa Heaters	\$18,000	--	\$18,000
Pool Covers for Pools 1, 2, 5, and 6	\$18,000	--	\$18,000

Replacement of existing furniture at Pools 2, 4, 5, and 6 is recommended with funding of \$130,000. Existing furniture (tables, chairs, lounges, and umbrellas) is outdated and is starting to breakdown with age and exposure to the elements. Replacement will resolve the problems noted above, while enhancing the users' experience and aesthetics of pool deck.

Funding of \$18,000 is proposed for replacement of Clubhouse 2 Pool and Spa Heaters. Replacement is based on an estimated serviceable life of 12 years; existing equipment requires frequent maintenance due to failures.

The replacement of covers for Pools 1, 2, 5, and 6 is also proposed at cost of \$18,000. Replacement is necessitated by equipment age and condition; current covers are beginning to tear.

Description	Equipment	Facilities	Total
Computers			\$60,000
Records Management System	\$60,000	--	\$60,000

Funding of \$60,000 is included for the Records Management System. The document imaging system OnBase has been one of the most successful automated systems implemented at Laguna Woods Village and stores more than ten million documents that are used throughout operations. The current OnBase software system has been recently upgraded and continues to perform well to store electronic documents and reduce the amount of paper storage required. This proposal would add the Records Management Module to OnBase, to include the storage and management of governing documents and corporate financial information and is part of the overall records management strategy currently being implemented.

Description	Equipment	Facilities	Total
Clubhouse 5			\$37,000
CH 5 Commercial Appliances	\$25,000	--	\$25,000
CH 5 Piano Refinishing	\$12,000	--	\$12,000

Clubhouse 5 is a heavily utilized facility with 128,083 uses in 2017 with the appliances (refrigerator, freezer, and ovens) utilized on a daily basis for various events at the clubhouse. The replacement of the appliances is proposed at a cost of \$25,000. Replacement is proposed based on the equipment age and condition.

The Baldwin piano was refinished more than 15 years ago and scratches on the piano are evident, detracting from the professional appearance of the unit during performances. Funding of \$12,000 is recommended to refinish the existing piano.

Description	Equipment	Facilities	Total
Clubhouse 4			\$25,000
Clubhouse 4 Jewelry Room Flooring	--	\$25,000	\$25,000

Clubhouse 4 is the arts and crafts center of the Village, with many specialty offerings including Saddleback College Emeritus classes. 2017 facility utilization was 77,167.

Funding of \$25,000 is proposed for replacement of the existing linoleum flooring in the Jewelry Room, which was damaged in 2017 by a broken water main, resulting in bubbling and cracking of the floor surface. Floor replacement would enhance the user experience, while enabling the performance of effective janitorial maintenance services.

Prepared By: Executive Staff

Reviewed By: Brad Hudson, CEO

Attachment(s):

- ATT1 – Proposed 2019 Capital Plan Items
- ATT2 – GRF 5 Year Capital Improvement Plan

PROPOSED 2019 CAPITAL PLAN ITEMS
Golden Rain Foundation

LOCATION/DESCRIPTION	EQUIPMENT	FACILITIES	TOTAL
Performing Arts Center			\$ 4,240,000
PAC Renovation - Phase 1	-	4,200,000	4,200,000
PAC Sound Mixer	25,000		25,000
PAC Wireless Communications	15,000		15,000
Vehicles			1,497,550
Transit Cargo Vans (7)	301,800	-	301,800
Pickups (9)	370,800	-	370,800
Bus - ADA (2)	220,000	-	220,000
Utility Vehicles (9)	150,750	-	150,750
Transit Passenger Van	43,200	-	43,200
Add: Transit Passenger Vans (4)	172,400	-	172,400
Add: Pickups (2)	82,400	-	82,400
Add: Telescopic Boom Lift	90,000	-	90,000
Add: Flat Bed Truck	66,200	-	66,200
Community Center Phase 3			1,455,000
Security Operations/Dispatch/EOC	-	1,000,000	1,000,000
Security Equipment	105,000	-	105,000
Community Center Emergency Generator	-	350,000	350,000
Golf Facilities			1,160,500
Gate 16 Driving Range Improvements	-	500,000	500,000
Irrigation Head Replacement	275,000	-	275,000
Golf Facility Renovation	-	150,000	150,000
Rough Mower (2)	127,000	-	127,000
Fairway Mower	85,000	-	85,000
Golf Course Yardage Markers	15,000	-	15,000
Golf Course Tee Signs	8,500	-	8,500
Paving			1,040,000
Asphalt Paving Overlay	-	723,000	723,000
Sealcoat Program	-	117,000	117,000
Asphalt Paving Repairs	-	200,000	200,000
Broadband Services			430,000
Fiber Network Calibration	-	105,000	105,000
Set Top Boxes	300,000	-	300,000
Signal Receivers and Transcoders	-	25,000	25,000
Miscellaneous Projects/Equipment			350,000
Miscellaneous Projects	-	250,000	250,000
Miscellaneous Equipment	100,000	-	100,000
Service Center			285,000
Service Center Generator	150,000	-	150,000
Replace Welding Shop	-	100,000	100,000
Dumping Area Ramp Modifications	-	35,000	35,000
Aquatics			166,000
CH2, 4, 5 and 6 Pool Furniture	130,000	-	130,000
CH2 Pool and Spa Heaters	18,000	-	18,000
Pool Covers for Pools 1, 2, 5 and 6	18,000	-	18,000
Computers			60,000
Records Management System	60,000	-	60,000
Clubhouse 5			37,000
CH5 Commercial Appliances	25,000	-	25,000
CH5 Piano Refinishing	12,000	-	12,000
Clubhouse 4			25,000
CH4 Jewelry Room Flooring	-	25,000	25,000
	\$2,966,050	\$7,780,000	\$10,746,050



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