



# Laguna Woods Village®

**OPEN MEETING**

## **REGULAR MEETING OF THE VILLAGE ENERGY TASK FORCE**

**Wednesday, May 1, 2019 – 1:30 PM**  
**Laguna Woods Village Community Center Board Room**  
**24351 El Toro Road**

### **NOTICE and AGENDA**

*This Meeting May be Recorded*

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of Meeting Report for March 6, 2019
5. Chairman's Remarks
6. Member Comments (*Items Not on the Agenda*)
7. Department Head Update

#### **Consent:**

*All matters listed under the Consent Calendar are considered routine and will be enacted by the Task Force in one motion. In the event that an item is removed from the Consent Calendar by members of the Task Force, such item(s) shall be the subject of further discussion and action by the Task Force.*

8. Project Log
9. Street Light Outage Report

#### **Reports:**

10. Selection of Task Force Chair
11. Street Light Pilot Program Update (oral discussion)

#### **Items for Future Agendas:**

##### **Third Mutual:**

- Electric Vehicle History Report
- Golf Cart Report
- LED Solar Street Lights (low priority)
- 2-story Buildings LED Lighting Pilot Program (low priority)

##### **United Mutual:**

- Electric Vehicle History Report
- Golf Cart Report



## Laguna Woods Village®

### GRF:

- Install Level II EV Bollard Chargers (on the streets)

### **Concluding Business:**

Date of next meeting – July 3, 2019

Adjournment

Carl Randazzo, Vice Chair  
Ernesto Munoz, Staff Officer  
Telephone: 268-2281



# Laguna Woods Village®

**OPEN MEETING**

## **REPORT FOR REGULAR MEETING OF THE VILLAGE ENERGY TASK FORCE**

**Wednesday, March 6, 2019 – 1:30 P.M.  
Laguna Woods Village Community Board Room  
24351 El Toro Road**

- MEMBERS PRESENT:** Bert Moldow – Chair, Dick Palmer, Carl Randazzo, Sue Margolis, John Frankel, Cush Bhada, Advisors: Bill Walsh, Sue Stephens, Steve Leonard
- MEMBER ABSENT:** None
- OTHERS PRESENT:** Juanita Skillman, Gary Morrison, Beth Perak, Pat English, Steve Parsons, Kathryn Freshly
- STAFF PRESENT:** Ernesto Munoz - Staff Officer, Siobhan Foster, Jeff Parker, Laurie Chavarria

### **1. Call to Order**

Chair Moldow called the meeting to order at 1:33 PM.

### **2. Acknowledgment of Media**

Chair Moldow noted no members of the media were present.

### **3. Approval of the Agenda**

The topic of the Walkway Lighting Program was added to Items for Future Agendas. The agenda was approved as amended.

### **4. Approval of Meeting Report for January 9, 2019**

The Meeting Report of January 9, 2019, was approved as written.

### **5. Chairman's Remarks**

Chair Moldow commented on a Community Choice Aggregation workshop coming up in Dana Point; his years of service and involvement with lighting and energy conservation; the GRF code of ethics; and the street light pilot program. Chair Moldow stated that he was resigning from the Village Energy Task Force.

### **6. Member Comments (*Items Not on the Agenda*)**

- Gary Morrison (107-R) commented on waiting for the water to get hot in his faucets & shower.
- Pat English (2202-D) commented on Chair Moldow leaving the Village Energy Task Force.
- Kathryn Freshley (5490-N) commented on the energy distribution system.
- Loren Lutzenhiser (567-A) commented on the state's energy goals.

Staff Officer Ernesto Munoz, Chair Moldow, Advisors Walsh and Leonard responded briefly to all comments.

## **7. Department Head Update**

Staff Officer Ernesto Munoz provided an update on the multi-year contract for the Pushmatic Panel Replacement project.

### **Consent:**

*All matters listed under the Consent Calendar are considered routine and will be enacted by the Task Force by one motion. In the event that an item is removed from the Consent Calendar by members of the Task Force, such item(s) shall be the subject of further discussion and action by the Task Force.*

Both items on the Consent Calendar were pulled for discussion.

## **8. Project Log**

Staff Officer Ernesto Munoz provided an update to the Task Force on a few items listed in the project log.

## **9. Street Light Outage Report**

Director Margolis commented that there are a fewer number of street light outages than has been reported previously.

Discussion ensued regarding access to the street light repair portal, the audit performed by Siemens, the street light pole damaged by a vehicular accident, a meeting with Siemens to evaluate the pilot program, working with Marketing to get information out to the residents and trees to be trimmed for street light pilot.

By consensus, staff was directed to set up a meeting with Siemens Industry to discuss the street light LED pilot project.

**Post meeting note:** A Street Light LED Pilot Presentation & Discussion was set up with Siemens Industry, Inc. on Monday, April 8, 2019 between 2:00 – 4:00PM in the Board Room

**Reports:**

**10. Community Center EV Charging Station Update**

Staff Officer Ernesto Munoz summarized the report and addressed questions from the Task Force.

At this meeting we reviewed the budget and overall project for 8 Electric Vehicle Charging Stations that will be installed on 4 bollards in the Community Center parking lot adjacent to the other 2.

**Post meeting note:** This budget was approved at the GRF finance committee meeting and subsequently approved by the GRF Board. With this money four bollards that will contain a total of 8 chargers will be installed. We are addressing the addition of them at that location and not in the community yet, because it is a public space and as such if we add EV stations in this public space, we are eligible under the Southern California Incentive Project (SCIP) to be reimbursed up to 75% of the cost up to \$210,000. The other reason to have them located there is the fact that we have most of the infrastructure in place to support the additions and therefore this would minimize the cost of the installation. Within the village there is no public access so we are not eligible for any monies through the SCIP.

**11. Ice Bear Technology Update**

Staff Officer Ernesto Munoz summarized the report and addressed questions from the Task Force.

The report addressed the fact that the Ice Bear Technology will not be able to be used within the Village. This could have been a cost saving measure, however, the Ice Bear people in coordination with our Staff, have determined that the application of this technology here in the Village is either not available or is not cost effective.

**12. Solar Roofs (oral discussion – Bert)**

Chair Moldow commented on the policy change for allowing solar installations in Third Mutual.

Discussion ensued regarding the state requirements for solar roof installations, the alteration standard currently in place, roof penetrations, and available space on residential building roof tops.

**13. JCI Solar Installations (oral discussion)**

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Director Margolis commented on a United Solar Power Plant Task Force meeting that members of United Mutual have scheduled to discuss the JCI contract and the Kwh generation from the solar arrays.

Discussion ensued regarding a performance guarantee, how to calculate energy generation, energy generation information gathered in the portal for each inverter location and an independent study of the total energy generation.

**Items for Future Agendas:**

Third Mutual:

- Electric Vehicle History Report
- Golf Cart Report
- LED Solar Street Lights (low priority)
- 2-story Buildings LED Lighting Pilot Program (low priority)
- Additional Walkway Lighting

United Mutual:

- Electric Vehicle History Report
- Golf Cart Report

GRF:

- Install Level II EV Bollard Chargers (on the streets)

**Concluding Business:**

Committee Member Comments:

- Advisor Stephens commented on the SCE owned street lights in Mutual 50.
- Advisor Walsh commented on Chair Moldow's resignation.
- Director Bhada commented on Chair Moldow's resignation.
- Director Frankel commented on Chair Moldow's resignation.
- Director Margolis commented on OOM Energy, a Canadian company that offers alternative energy systems.
- Director Randazzo commented on Chair Moldow's resignation.
- Chair Moldow commented on the need for the Task Force to continue their education regarding future energy initiatives.

Date of next meeting – May 1, 2019

**Adjournment**

This meeting was adjourned at 3:54 PM



Carl Randazzo, Vice Chair

# Energy Task Force Project Log (April 2019)

## United Mutual

#	Name	Description	Status	Estimated Completion	Budget
1	<b>Walkway Lighting Program</b>	This program is dedicated to improving walkway lighting through additional fixture installation, or the upgrade of existing lighting. Alternatives to the existing pagoda style fixtures are evaluated as needed. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if it meets the program requirements.	There are 6 requests for additional walkway lighting that are currently under review by staff at various locations throughout the Mutual.	December 2019 Annual	Budget: \$60,691 Exp: \$12,116 Balance: \$48,575
2	<b>Energy Consultant Services</b>	An energy consultant will be used as-needed in order to advance United's and the Community's future energy initiatives.	TEC is in the process of developing infrastructure assessment reports, pending additional load information requested from SCE. They will be preparing a map with proposed locations for EV charging stations based on their recommendations for infrastructure upgrades.	On-going	Supplemental: \$50,000 Exp: \$12,719 Balance: \$37,281
3	<b>Pushmatic Electrical Panel Replacement</b>	This project is funded to replace 2,750 Pushmatic electric panels over a 10 year period. The Pushmatic panels are unreliable and no longer supported. The Board entered into a five year contract with Coastal Current Electric Corp. to install 1,375 Pushmatic electric panels. This contract expires in May 2021; at which time a new five year contract will be required to complete the remaining 1,375 electric panels.  Estimated Project Completion: Year 2026	The estimated number of manors scheduled for 2019: 275 Number of manors completed in 2019 as of this update: 76  Number of manors completed to date: 707 Number of manors left to complete: 2043	October 2019	Budget: \$425,000 Exp: \$80,208 Balance: \$344,792  Cumulative Expenditures 2016 through 2018: \$1,002,762

## Third Mutual

1	<b>Solar Street Light Pilot Program</b>	<p>The Energy Committee directed staff to install a solar powered street light as a pilot project. The Committee's goal was to determine whether the solar street light was an economical option to improve street lighting levels without trenching for new conduits.</p>	<p>The pilot installation was completed approximately one year ago on Del Faro. The Board has expressed interest in keeping this fixture and requested a quote to install it permanently. A quote was procured and provided to the Committee for use of a marbleite pole to match others in the community. The Committee directed staff to ask the contractor to wait until Siemens completes the light assessment to determine whether this pilot should be installed permanently.</p>	N/A	Not Budgeted
2	<b>Electrical Systems</b>	<p>These funds are allocated to repair or replace electrical equipment failures as needed.</p>	<p>It has been determined by staff that the grounding at the Garden Villa electric panels are not up to code and should be improved for safety reasons. Staff has completed grounding improvements to 20 of the GV buildings.</p> <p>The 2019 budget includes funding for 23 GV buildings to be completed this year. Work started in March and will be completed by December.</p> <p>The remaining 10 buildings will be completed in 2020.</p>	December 2019 Annual	Budget: \$50,000 Exp: \$0 Balance: \$50,000
3	<b>Energy Consultant Services</b>	<p>An Energy Consultant will be used as-needed in order to advance Third's and the Community's future energy initiatives.</p>	<p>TEC is in the process of developing infrastructure assessment reports, pending additional load information requested from SCE. They will be preparing a map with proposed locations for EV charging stations based on their recommendations for infrastructure upgrades.</p>	December 2019	Budget: \$50,000 Exp: \$1,676 Balance: \$48,324

4	<b>Exterior Lighting</b>	<p>In 2018, funding for this program was allocated toward the purchase of the Southern California Edison street light infrastructure. A consultant was retained to assist with the street light acquisition; the retrofit of the existing lighting fixtures to more efficient LED technology, and to perform the operations and maintenance of the asset for three years.</p>	<p>On January 18, 2019, SCE notified the Mutual that the street light transfer was complete and that they relinquished the maintenance responsibility of the street lights. The Siemens team worked with SCE during the transfer process. Both SCE and Siemens conducted a field audit of the infrastructure. Siemens is currently reconciling both audits with SCE. LWV staff is using the Siemens website portal to track street light repair requests.</p> <p>Siemens installed three sets of LED fixtures for the pilot program along Avenida Sosiega on March 19. Feedback from the community has been gathered and the results were discussed at the April 8th, Special Open Board meeting. Staff was directed to work with Siemens to present additional pilot options based on comments and information received during the meeting.</p>	December 2019	<p>Budget: \$800,000 Exp: \$0 Balance: \$800,000</p>
<b>GRF</b>					
1	<b>Energy Consultant Services</b>	<p>GRF retained the services of an Energy Consultant to be engaged as needed in order to advance GRF's and the Community's future energy initiatives.</p>	<p>TEC received some load data from SCE and is in the process of developing infrastructure assessment reports. However, additional data is needed and has been requested from SCE. Next steps are pending review of the load information from SCE and further analysis of critical loads.</p> <p>The consultant has also been researching alternative energy systems and conducted a site visit to determine possible sites locations. TEC has reviewed load information as well as current backup power sources for the Community Center, Broadband Building and the Maintenance Yard.</p>	On-going	<p>Supplemental: \$50,000 Invoiced: \$12,390 Balance: \$38,905</p>

2	<p><b>Community Center HVAC and Controls Upgrade</b></p>	<p>Funding for this project is allocated to make the facility more energy efficient by engineering and retrofitting the Community Center with a new Heat Ventilation Air Conditioning (HVAC) system and upgraded controls being integrated to the existing Energy Management System (EMS).</p>	<p>The on-site installation of the digital controller wiring, the replacement of the rooftop boiler, the variable air volume (VAV) controllers, and both split-system A/C units in the server room have been completed. Fabrication of the two 75 ton and one 90 ton rooftop units are in progress and are scheduled for installation in May. The project in its entirety is scheduled to be completed by the end of June.</p>	<p>June 2019</p>	<p>Budget: \$1,447,163 Exp: \$137,811 Balance: \$1,309,352</p>
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**Energy Task Force Street Light Outage Report - SCE & Siemens  
Status as of April 19, 2019**

**SCE Repairs in Progress:**

Facility	Req Date	Description	Note
B3099	4/15/2019	Light to Report to SCE	Edison needs to repair Light Fixture # 1861231E near B3099 < on in the daytime >
B3024	4/15/2019	Light to Report to SCE	SCE Light # 1873363E < Pathway Lights out IFO Manor B >
B5328	4/8/2019	Light to Report to SCE	light pole #2008561E next to bldg 5328 not working. SCE Light
B3499	4/6/2019	Light to Report to SCE	light pole #2070030E pathway to bldg 3499 SCE Light Pole
B2308	3/25/2019	Light to Report to SCE	Edison pole # 2008707E stays lit throughout morning and afternoon hours / YT tagged.
B3499	3/11/2019	Light to Report to SCE	Light #2070030E is out
B5326	2/26/2019	Light to Report to SCE	light pole #2008560E -
B3272	2/20/2019	Light to Report to SCE	CONFIRMED SCE WALKWAY LIGHT - Light #1974536E is out < walkway light closest to the bridge >
B3354	1/22/2019	Light to Report to SCE	SCE Issue **Pole number 4229322E**
B5529	1/22/2019	Light to Report to SCE	SCE to Repair Wiring Issue **Pole number 2194869E but there is no number at the top of the light**
B5497	1/22/2019	Light to Report to SCE	SCE to Repair Wiring Issue **Pole number is missing but at the top of the pole there is a number 15*
B3072	11/16/2018	Light to Report to SCE	Bad Cable - Light out #1961382E has been out for over 1 year, resident can't see sidewalk curb
B3175	8/21/2018	Light to Report to SCE	CONFIRMED SCE POST - Light #1963802E IS out. Located N of B-3175, CDS 303. Tagged.

**SIEMENS Repairs in Progress:**

At this time Siemens has 0 open Service Orders.