

A G E N D A

PLANNING COMMITTEE

REGULAR MEETING
THURSDAY, NOVEMBER 8, 2018, AT 10:00 A.M.
BOARD ROOM -- GATEWAY COMPLEX

1. MEETING CALLED TO ORDER: Leslie Birdsall, Chairman
2. ROLL CALL: Birdsall, Anderson, Brown, and Neff
3. APPROVAL OF REPORT: Regular meeting of October 11, 2018 (Attachment)
4. RESIDENTS' FORUM
5. CHAIRMAN'S REPORT
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a) Review information about the Golden Rain Road merge. (Attachment)
 - b) Review and consider recommending to the Board the relocation of the Hillside Clubhouse sign at Lower and Upper Golden Rain Road to improve sight distance. (Attachment)
 - c) Consider additional information regarding significant capital improvement projects. (Attachment)
8. ADJOURNMENT
9. NEXT MEETING: Thursday, January 10, 2019, at 10:00 a.m. in the Board Room at Gateway Complex

TO

cc: GRF Board

PLANNING COMMITTEE REPORT

REGULAR MEETING
THURSDAY, OCTOBER 11, 2018, AT 10:06 A.M.

A regular meeting of the Planning Committee was convened by the Vice Chairman, Kenneth Anderson, at 10:06 a.m. on Thursday, October 11, 2018, in the Board Room at Gateway Complex.

Present, in addition to the Vice Chairman, were, Carl W. Brown, and Mary K. Neff. Also attending were Robert D. Kelso, President, and Sue DiMaggio Adams, Director, GRF; Timothy O'Keefe, CEO; Jeffrey P. Matheson, Director of Resident Services; Dennis Bell, Public Safety Manager; Deborah Rose, Senior Administrative Assistant, Executive Services; and one resident.

Attendance

The Planning Committee's report of its meeting held on September 18, 2018, was approved as written.

Report
Approved

There were no Resident Forum speakers.

Residents'
Forum

The Vice Chairman introduced agenda item 7a1, review and consider recommending to the Board the addition of a right turn only lane northbound Tice Creek at Golden Rain Road.

Right Hand
Turn

The Vice Chairman then turned the meeting over to the Chairman, who joined the meeting.

Addition on
Tice Creek
and

After discussion, a motion was made by Ms. Neff, seconded by Mr. Brown, and CARRIED, with Mr. Anderson voting no, not to recommend to the Board the addition of a right turn only lane northbound Tice Creek at Golden Rain Road.

Golden Rain
Not Recomm-
ended

A discussion was held regarding the low visibility due to the Hillside sign at the intersection of Golden Rain Road and Upper Golden Rain Road. After further discussion, the Committee asked Dennis Bell to look into options regarding correcting these two issues, including the possibility of bringing in a Traffic Engineer.

Discussion
re. Merge
on Golden
Rain/
Review of

The Chairman then reviewed agenda item 7b, consider a practice exercise to score an expanded list of potential major projects. Mr. O'Keefe reviewed the Project Criteria Template scores (attachments), which were submitted by the Committee prior to the meeting. Discussion followed.

Project
Criteria
Template
Scores

The Chairman proposed to present a status update regarding the Project Criteria Template with scores to the Finance Committee and to the Board. Discussion followed.

Status
Update to
Board and
Finance
Committee

A motion was made by Ms. Neff, seconded by Mr. Brown and CARRIED UNANIMOUSLY to present a status update regarding the Project Criteria Template to the Finance Committee and to the Board.

There being no further business to come before the Committee, the meeting was adjourned at 11:40 a.m.

Adjourn-
ment

The next regular meeting of the Planning Committee will be held on Thursday, November 8, 2018, at 10:00 a.m. in the Board Room at Gateway Complex.

Next Mtg.
11/8/18

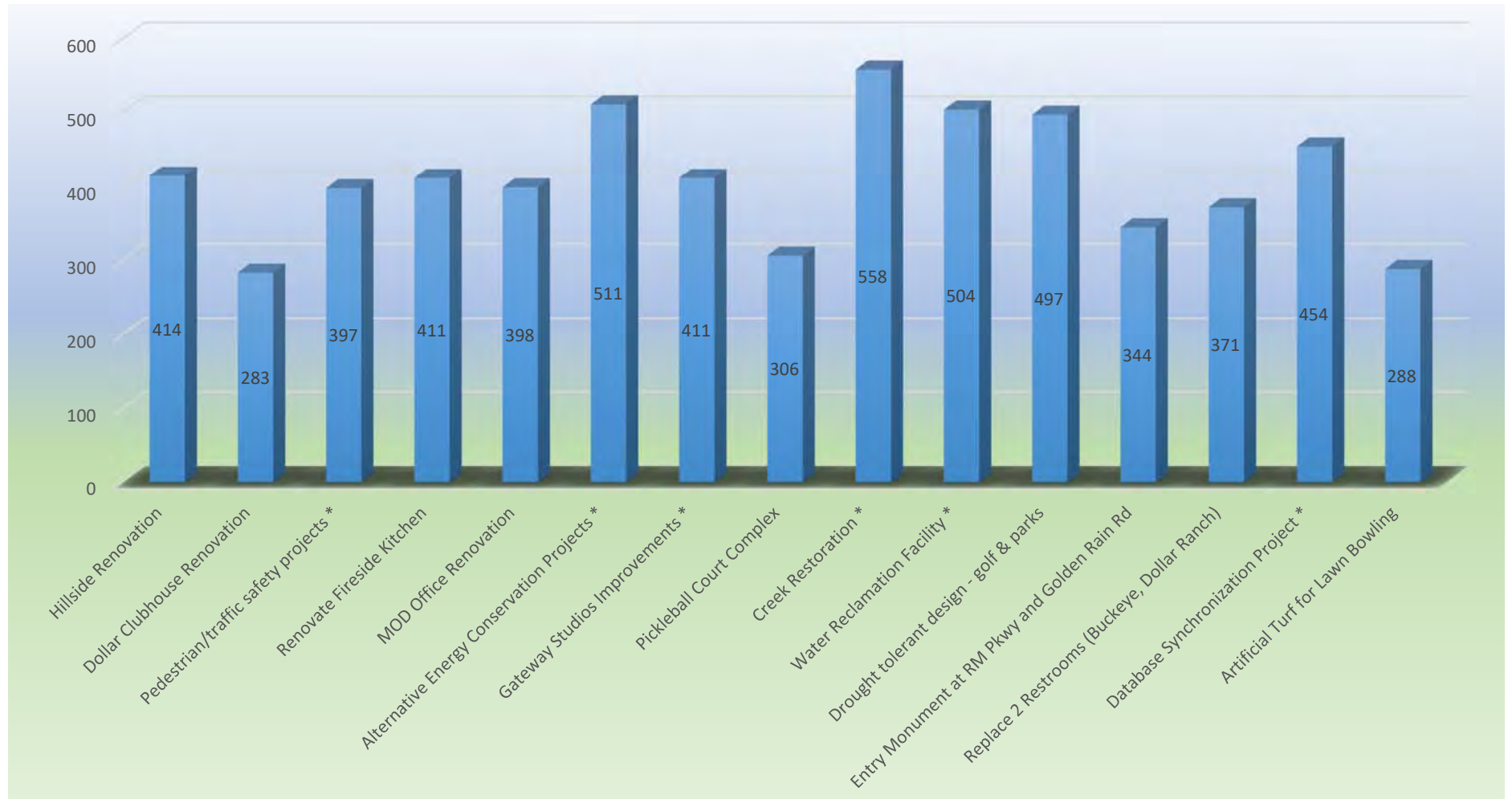
Leslie Birdsall, Chairman
Planning Committee

dr

DRAFT

PRIORITIZATION OF GRF INITIATIVES		Hillside Renovation	Dollar Clubhouse Renovation	Pedestrian/Traffic safety projects	Renovate Fireside Kitchen	MOD Office Renovation	Alternative Energy/Conservation Projects	Gateway Studios Improvements	Pickleball Court Complex	Creek Restoration	Water Reclamation Facility	Drought tolerant design - Golf & Entry Monument at RM Pkwy and Golden Bell Rd	Restrooms (Buckeye, Dollar Clubhouse)	Synchronization Project	Artificial Turf for Lawn Bowling
WEIGHTING	PRIORITY SETTING CRITERIA	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10
why (select 1)	5 Amenity Enhancement														
	6 Asset Replacement														
	9 Asset Preservation														
	10 Regulatory Compliance														
	10 Safety														
evaluate	8 Financial Impact: Value vs. Cost														
	7 Return on Investment														
	8 Number of Residents Receiving Benefits														
	9 Availability of Resources: People, Capital, Equip, etc														
	7 Benefits/Advantages vs. Risks/Disadvantages														
	8 Cost of Timing														
	7 Dependencies														
	5 Need vs Desire														
Prioritization score		0	0	0	0	0	0	0	0	0	0	0	0	0	0

COMMITTEE MEMBER AVG. WTD. SCORING (Some work has been approved for projects marked with *)



Meeting Date: November 8, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION PLANNING COMMITTEE**

REPORT PREPARED BY:

Dennis Bell
Public Safety Manager

REQUESTED ACTION/RECOMMENDATION:

Review information about the Golden Rain Road merge.

BACKGROUND:

At its October 8, 2018 meeting, Director Brown asked the Planning Committee to reconsider removing the Golden Rain Road merge and realigning the roadway. Staff was asked to research traffic accident data related to the merge and when Golden Rain Road will be repaved.

Staff reviewed accident data from January 1, 2014 to October 28, 2018. During this time frame, there were no reported accidents due to the merge. Staff reviewed the paving schedule and depending on road conditions, Golden Rain Road will be repaved in the 10 to 15-year time frame.

ALTERNATIVES AND OPTIONS:

N/A

SUBSEQUENT ACTIONS:

The Committee can return this request to staff for additional study, recommend options for Board consideration, or decide that no further action will be taken.

FINANCIAL IMPACT:

Unknown.

ATTACHMENTS:

None

Meeting Date: November 8, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION PLANNING COMMITTEE**

REPORT PREPARED BY:

Dennis Bell
Public Safety Manager

REQUESTED ACTION/RECOMMENDATION:

Review and consider recommending to the Board the relocation of the Hillside Clubhouse sign at Lower and Upper Golden Rain Road to improve sight distance.

BACKGROUND:

Hillside Clubhouse Sign:

At the October 11, 2018, Planning Committee meeting, Director Brown raised a concern about the Hillside Clubhouse sign, on the southwest corner of Lower and Upper Golden Rain Road. The concern is the Hillside Clubhouse is interfering with sight distance for drivers looking west from northbound Lower Golden Rain to westbound Upper Golden Rain Road.

Staff reviewed this concern and determined that the sign does interfere with sight distance (see Attachment #1). The position of the sign causes drivers to pull forward into the crosswalk. Staff watched this intersection and saw three vehicles that pulled into the crosswalk before coming to a complete stop.

The sign is metal and is mounted on sealed metal uprights. The upright beams are set into the ground in concrete. The ground around the sign is landscaped and irrigated.

ALTERNATIVES AND OPTIONS:

Staff researched two options to increase sight distance.

Option 1:

Lower the sign and leave the sign in its current position. This requires Trust Maintenance Staff to cut open the sealed posts, lower the sign and then cut the top off the posts. The posts will then need to be ground and repainted. To create the desired sight distance, the sign will need to be mounted at ground level.

Option 2:

Move the sign two to three feet back from Upper Golden Rain Road. This requires that Trust Maintenance Staff dig up the sign and then reset the sign. After the sign is reset, the landscaping must be redone by the Golden Rain Foundation's landscape contractor.

SUBSEQUENT ACTIONS:

The Committee can return this request to staff for additional study, recommend options for Board consideration, or decide that no further action will be taken.

FINANCIAL IMPACT:

Unknown. The lowering or moving of the sign, will be done by Trust Maintenance staff and the work absorbed in the existing budget. If the project is recommended to the Board, staff will obtain bids for the landscape work.

ATTACHMENTS:

Attachment 1: Picture of the Hillside Clubhouse sign.

Attachment #1



Meeting Date: November 8, 2018

SUMMARY REPORT
GOLDEN RAIN FOUNDATION PLANNING COMMITTEE

REPORT PREPARED BY:

Jeff Matheson
Resident Services Director

REQUESTED ACTION/RECOMMENDATION:

Consider additional information regarding significant capital improvement projects.

BACKGROUND:

During the last Planning Committee meeting, the Committee reviewed the results of the prioritization exercise. Members mentioned that they each approached the exercise from different perspectives related to the list of projects. Currently, the list of projects is not well defined. The range in cost for completion of each project depends on the final scope and funding source. Some projects may have a return on investment, some may not need to be funded from the Trust, and some may be tied to other projects.

The Water Reclamation project is in the feasibility study phase. A result of the study may indicate that the project can be funded, similar to a power purchase agreement, which would result in a limited impact on the Trust. This certainly would make the project more viable sooner.

Currently, GRF has an agreement with BKF Engineers to study and develop plans for the restoration of the Creek at Buckeye and Creekside. The repairs at Creekside will likely result in the elimination of the PB courts. This creates an urgency to consider the future location of a complex and interim options.

Major renovations to clubhouses such as Hillside and Dollar can be put off as demand for additional meeting space and facilities are minimal at this point. Delaying a major renovation, however, means the clubhouses will need ongoing modernization projects.

Several projects on the list have estimated costs that are minimal compared to others. Having a minimum threshold such as \$250,000 for a project to be part of the major capital list would help with prioritization. Projects under \$250,000 would be funded annually as part of the machinery and equipment list, capital modernization projects, or paving. The total for these projects should be fairly consistent from year to year. The current reserve study will help with this annual list.

ALTERNATIVES AND OPTIONS:

The attached capital list does not include recommendations from the IT Committee. The list is intended to provide a little more definition for each project to help the Committee in future prioritization exercises.

ATTACHMENTS:

Major Capital List Information

Major Facility Capital List

Suggested Criteria:

- Only major projects with a value over \$250,000 should be listed
- A set amount should be planned for annual paving
- A set amount should be planned for annually for machinery and equipment replacement
- A set amount should be planned annually for renovation/modernization style projects such as (Hillside clubhouse, Restroom renovation, Etc.)

Projects:

- **Creek Restoration:** This project has several components. The immediate need is the erosion at Buckeye and at Creekside. The secondary yet very important need is the replacement of the bridges on the golf course.

Initial project at Buckeye and Creekside: A study is currently underway by BKF Engineers. A possible project could be scheduled for late summer 2019 pending regulatory review and permitting. This erosion repair will impact the existing PB courts at Creekside. A decision on the future location of a PB complex should be determined before repairs are made at Creekside. It does not make sense to rebuild PB courts at Creekside if this is not the long term site for a complex. PB courts rated low on the priority list but this may be the time to address this project (see below under PB complex). In the past there have been discussions about extending parking for Creekside. If this is an interest it should be planned for now while the erosion repairs are being studied.

Additional Creek restoration: The bridges used for golf carts are in need of repair and/or replacement. This will be a significant project. It is a project that can be phased over many years. If the regulatory agencies will approve a master plan then we could proceed with replacing one bridge per year. If new permits are required based on each bridge replacement then it would be better to replace most at once.

- **Water Reclamation:** This project is in the feasibility study phase. It does not make sense to judge this project until the study is complete. The study will include funding options as well as potential payback. If funded like a Power Purchase Agreement it may be worth moving forward sooner than later. This project may have limited impact on the Trust Estate Fund or it may have a large one.
- **Alternative Energy Conservation Projects:** I would remove this as a major project. It will be made up of several smaller projects and each project should have a reasonable payback period. There is also potential for alternative funding programs so any upgrade would not hit the Trust Estate Fund.

- **Drought Tolerant Landscape:** This project should be removed as it would be made up of several smaller projects that should have a payback period. This project also may not be needed if water reclamation is approved.
- **Data Base Synchronization:** Move this to the list of projects under technology. This project is being studied but has no immediate solution or cost.
- **Gateway Studio Improvements:** The Board has authorized a contract with PSM Architects to develop the plans and construction documents. The Board will be asked to approve the final designs and authorize the project to proceed to construction plan phase. The project can be phased but there is a cost to phasing. Phasing can be a wing at a time or a studio at a time. The project could be completed over one year or spread over five years. If phased over many years it should be noted that interests change and the current plans may not meet the expectations of new representatives in each club in the future. If the Board wants to phase it may be best to only complete construction plans for each studio as they are funded. For example Ceramics in 2019, sewing 2020, etc.
- **Renovate Fireside Kitchen:** This project is going to be driven by code, existing kitchen equipment, and waste lines. It is not an exciting project but at some point it will need funding.
- **Hillside Renovation:** Hillside is the oldest Clubhouse. It has three main rooms serving a variety of clubs and resident functions. Recent projects have included roof/dry rot repair, plumbing line replacement, kitchen grease interceptor added, and updating of the Diablo Room. Proposed for 2019 will be funding to renovate the Las Trampas Room and the Vista Room. Currently there is not a pressing need for additional meeting room space. The performing arts groups would like improved facilities and storage however significant additional space is currently not needed based on demand for reservations. Hillside will need restroom improvements, kitchen improvements, and HVAC improvements over the next five years. A full scale renovation can be put off for beyond 10 years if preventative maintenance is done as well as modernization. Restrooms and the catering kitchen will be expensive but much less than a full renovation and the projects can be spread out over several years.
- **MOD Office Renovation:** The MOD offices are in need of significant review and upgrade. The first step is to evaluate the functions that are currently scheduled at MOD. Should this facility serve residents, administrative functions, and maintenance and operation needs? There is no room for office expansion and parking/circulation is extremely poor. HVAC replacement is needed in 2019.

- **Pedestrian/traffic safety projects:** This project should be removed from the list. Some projects have been completed. Others may be addressed over time however the cost impact of each project is minor.
- **Entry Monument:** This project should be removed based on cost estimate being under \$250,000. Momentum for this project should be as a donation to help fund. There are many projects that will come up in this cost range. If they are included in this process they will have a hard time getting support.
- **Replace two restrooms on the golf course:** These projects should be removed based on cost estimates being under \$250,000 each. The restrooms can be replaced individually. The Buckeye restrooms may be part of a PB complex project if PB moved to Buckeye.
- **Artificial Turf for Lawn Bowling:** This project has potential for a return on investment through elimination of maintenance. The project may have a 6-8 year pay back. The project would need to include significant improvements to the sidewalks and access as well as tied to upgrades to the restrooms in the Hillside Clubhouse. With artificial turf there is the possibility of eliminating one of the greens and using the space for other functions such as PB courts. This would need to be studied for compatibility. PB is a noisy sport and lawn bowling is very quiet.
- **PB Court Complex:** As mentioned above; the existing courts at Creekside may be severely impacted by work to restore the creek. It would not make sense to rebuild these courts if a new complex is in the future and if this area can be used for expanded parking for Creekside. This may be an opportunity to consider a joint complex at Buckeye or at Hillside. The Club is interested in covered or indoor space. Indoor space is not feasible based on current available locations and based on cost. Covered space may be an option if existing space at Buckeye or Hillside is repurposed to PB complex.

A temporary solution could be to move PB to Buckeye and repurpose courts 1 and 2 until a permanent solution can be determined. This would be very low cost. Tennis has been declining in participation over the past several years and PB is a compatible sport with tennis.

- **Dollar Clubhouse:** A full renovation would be very costly and has had little support over the years. The house does require maintenance including the accessible ramp project, restroom renovation, flooring replacement, patio upgrades, etc. These projects can be scheduled one at a time and spread out over several years. If this is the approach then this project should be removed from the list.

Updated project list:

- Creek restoration phase one (erosion control)
- Creek restoration phase two (golf bridge replacement)
- Water reclamation (may not require funding from the Trust Estate)
- Gateway studio renovation (option for phasing)
- Hillside Renovation (complete modernization projects annually and a full renovation in the future)
- MOD Office Renovation
- Convert Lawn Bowling Greens to Artificial Turf (has a payback of approximately 6 years from reduction in maintenance)
- PB Complex (temporary move to Buckeye once the erosion project begins at Creekside and then long term solution studied)
- Dollar Clubhouse (complete modernization projects annually and a full renovation in the future)