

A regular meeting of the Board of Directors of the Golden Rain Foundation of Walnut Creek will be held in Peacock Hall at Gateway Complex, commencing at 9:00 a.m., Tuesday, October 11, 2016. The agenda for the meeting is listed below. It is sometimes necessary to add agenda items for consideration by the Board after the agenda has been prepared and distributed. These items will be described in the agenda available at the Board meeting. Regular meetings of the Board of Directors are open, and comments from residents are always welcome during the Residents' Forum.

A G E N D A

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, OCTOBER 11, 2016, AT 9:00 A.M.

1. MEETING CALLED TO ORDER: Leslie Birdsall, President
2. ROLL CALL: Birdsall (I), Fredlund (C), Delpech (E), Haley (H), Adams (A), Brown (B), Kelso (D), Pyle (G), Roath (F), and O'Keefe, ex-officio member
3. RESIDENTS' FORUM
4. UNFINISHED BUSINESS
5. NEW BUSINESS
 - a. Consider staff recommendation to approve the permit set of construction drawings and authorize staff to seek competitive bids for the Del Valle Complex Renovation Project. (Attachment) **Page 1**
6. ANNOUNCEMENTS
 - a. The next end-of-the month regular meeting of the Board will be held on Thursday, October 27, 2016, at 9:00 a.m. in Peacock Hall at Gateway Complex.
7. EXECUTIVE SESSION
 - a. If an executive session is necessary, it will be announced during the regular meeting. Executive session topics are restricted to legal, personnel, and third-party contract matters.
8. RECESS OR ADJOURNMENT

SUMMARY REPORT
GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS

REPORT PREPARED BY:

Jeff Matheson, Director of Resident Services

REQUESTED ACTION:

Consider staff recommendation to approve the permit set of construction drawings and authorize staff to seek competitive bids for the Del Valle Complex Renovation Project.

BACKGROUND:

At the January 28, 2016 meeting of the GRF Board, the Board authorized the CEO to execute an agreement with ELS Architecture and Urban Design to complete the plans for the renovation of the Del Valle Clubhouse. The Board also indicated that the design should be prepared based on an overall budget up to \$10 million including all related project expenses.

During the April 28th meeting the Board approved the schematic design for the project. Based on the approved schematic design, ELS and their sub consultants completed work on the next phase of the process called the design development phase. At the conclusion of the design development phase, the Board was again presented with an updated cost estimate and asked to authorize the consultant team to progress to the next phase: preparation of the construction drawings. On July 28th the Board approved the design development level plans. As a potential cost savings measure the Board agreed to the proposal of developing two bid alternates. The alternates included the entry canopy and finishes to the gymnasium.

Since the approval of the design development set of plans, the design team has been preparing the construction documents in preparation for submittal to the City Building Department and Planning Department. On September 12th the plans were submitted to the City to begin the plan review process.

As the permit set of construction drawings have been finished a final cost estimate has been prepared by Sierra West, a professional cost estimating firm, and by Pankow Builders, a general contractor. Below is the construction estimate from Sierra West that reflects all related costs such as general conditions, escalation, design contingency, and overhead & profit. As of the time of publication of this report the cost estimate from Pankow Builders was not finalized. That estimate will be reviewed at the Board meeting for comparison purposes. Attached is the current overall project budget estimate.

Current Construction Cost Estimate Without the Bid Alternates:

Sierra West Cost Estimators: \$7,400,083

Bid Alternates:

Two bid alternates have been developed in order to create some options should the actual construction bids come back higher than the \$10 million target set for the project. These alternates include the entry canopy and some finishes in the gymnasium.

Entry Canopy:

The base project will include plans to reuse the existing canopy. The canopy that runs in front of the enclosed pool down to the existing Porte Cochere will remain. The Porte Cochere and remaining canopy will be removed. The bid alternate would include the removal of the existing canopy over the new entry area and the construction on a new drop-off canopy that extends over the roadway for a more defined entry and to provide protection from weather for those getting off the bus or being dropped off. The estimate for this alternate is \$206,593. Images of the front elevation with the existing canopy and the proposed canopy are attached to this report.

Gymnasium Finishes:

The base bid for the project includes refinishing the gym floor, upgrading the lighting, adding basketball backstops that rise, and replacing the HVAC system. The bid alternate additionally includes some clearstory windows and new finishes to the walls and ceiling that includes acoustic treatments. The current estimate for this work is \$113,409.

Soft Cost Budget:

A major component of the project budget is the soft costs. The soft costs include items such as design fees, permits, consultants, furnishings and equipment, and temporary facilities. Attached to this report is a draft project budget that includes the soft costs. The soft cost and the construction costs together make the project budget with a not-to-exceed \$10 million target.

Phasing Versus Temporary Facilities:

In July the Board approved a scope of work for preconstruction services from Pankow Builders. Part of the scope was to analyze phasing options such that the fitness and aquatics program can continue to operate during construction. Pankow examined up to four phasing options for construction using space in the existing building. Each of the options presented significant challenges involving the moving of equipment, the coordination of construction on major components such as mechanical and structural systems, the need for temporary improvements and, challenges in providing safe clear access for residents. Phasing the project would add an estimated two months to the length of construction. Sierra West has estimated the additional cost for phasing at \$706,000. Phasing costs are expected to be higher because of how work must be scheduled and various trades needing to mobilize multiple times.

An alternative option was developed based on the use of modular building being placed in the center of the existing parking lot. Two 30'x60' modular buildings would house the existing workout equipment and provide space for one aerobics room. Classes will be scheduled utilizing this room as well as multiple facilities at various GRF clubhouses. These rooms have already been reserved. By utilizing modular buildings the selected contractor will be able to mobilize once and should complete the project in less time. The safety concern is significantly reduced as the construction site could be better sectioned off. It is estimated that the cost of the modulares including permit fees, rental fees, temporary power, etc. is \$200,000. This figure is significantly less than phasing within the building. A site plan showing the proposed modulares in the parking lot is attached to this report.

Additions to the Project:

At the July meeting there were a few items discussed that would be additions to the current project scope and budget. These items include additional accessible parking and two electric vehicle charging stations, and solar thermal for heating the pools and providing hot water for the showers. The additional accessible parking and vehicle charging station will be bid as alternates to the project so the board can decide if these are items desired to be added once actual costs are known. A preliminary design of the additional parking and vehicle charging station is attached to this report.

Staff is still investigating the cost of installation of a solar thermal system and the estimated cost recovery. Additionally, staff and the consultant team are evaluating the cost of installing plumbing for a system so it can be installed at a later date. More information will be provided at a later date.

Finishes, Entry, Equipment, and Technology:

Staff and the design team have been working with a consulting firm called Active Wellness. Active Wellness has extensive experience with equipment recommendations and layout planning, selections of finishes, technology, flooring specifications, audio/visual specifications, signage, and more.

The entry to the facility is extremely important. This is where members will check in and where a great deal of interaction with staff takes place. Of key concern is security and tracking of members as they enter the facility. Staff reviewed some goals and interests with the FCAC regarding controlled access. Staff is proposing the use of gateless turnstiles in coordination with a design that requires members to pass by a very visible front desk as they enter. The gateless turnstile will work with most software programs being evaluated for tracking membership and attendance. They can work with biometrics, barcodes, and smartcards.

Improving the experience for Residents through the use of technology is an important goal. Staff and the design team are working with Active Wellness on programs that will give residents the ability to interact with their trainer from home, track their workouts from home or at the facility, provide connectivity to mobile devices and fitness tracking devices, provide residents with schedule information and much more. Attached to this report is a presentation packet from Active Wellness. The packet includes the full suite of functions available through their software program. GRF would only purchase and

activate modules that are supported based on our facility, current programs, and staffing capabilities.

Competitive Bids:

The design team and project manager are preparing the bid documents so competitive bids can be sought from general contractors. Staff and the consultant team have developed a list of qualified general contractors for this project. These contractors have successfully completed projects for GRF in the past and/or have a great deal of experience with athletic club facilities and renovation projects. These contractors are all well known by the design team and the project manager. A brief bio for each of the recommended contractors is attached.

It is anticipated that the project will be through the building and design review process and ready for permit by the beginning of November. At this time the final bid documents will be prepared and sent to the selected general contractors for competitive bid. Bids will be due by mid-December with an anticipated award date by the Board on January 10th.

Project Schedule:

Attached to this report is an updated project schedule.

SUSBSEQUENT ACTION:

Staff will continue to work with our Project Manager and design team to finalize the bid documents and prepare for the start of construction.

FINANCIAL IMPACT:

The permit set of plans and specifications have been prepared based on the approved design development package previously approved by the Board. The overall target budget remains \$10 million for all project costs. Actual costs will not be known until bids are secured. Funding for the project will come from the Trust Estate Fund. Discussions related to a construction line of credit and loan will take place with the Finance Committee and Board over the next few months.

ATTACHMENTS:

- 1) Updated cost estimate summary and project budget
- 2) Floor plans and renderings of the current design
- 3) Elevation drawings showing the canopy alternate
- 4) Layout plan for the additional alternates
- 5) Layout plan for temporary modular buildings in the parking lot
- 6) Information packet regarding technology
- 7) Background information on recommended general contractors
- 8) Updated project schedule
- 9) Updated cash forecast

MASTER BUDGET
Del Valle Fitness Center Renovation

CATEGORIES	Amount
<u>HARD CONSTRUCTION COST CATEGORIES</u>	
<u>CONSTRUCTION COST ESTIMATE FOR RENOVATION</u>	
Base Construction Estimate by Sierra West Cost Consultants	\$5,682,060.00
General Conditions (8%)	\$454,565.00
Overhead and Profit (5%)	\$284,103.00
Bonds and Insurance (2.3%)	\$130,687.00
Contingency (for items not included or not defined in the 90% permit set - 8%)	\$524,113.20
Base Construction Cost Subtotal:	\$7,075,528.20
Escalation / Inflation (0.417% per month - 11 months from estimate to midpoint)	\$324,554.48
TOTAL FOR CONSTRUCTION COST ESTIMATE	\$7,400,082.68
<u>SOFT CONSTRUCTION COST CATEGORIES</u>	
<u>PROFESSIONAL SERVICES CONTRACT AMOUNTS</u>	
ELS Architecture and Consultants	\$965,000.00
Project Management / Owner Representation ArcPath Project Delivery	\$172,000.00
Pre-Construction Services, Cost Estimation	\$50,000.00
TOTAL FOR PROFESSIONAL SERVICES CONTRACTS	\$1,187,000.00
Note: Yellow highlight indicates contracts that have been authorized	
<u>TEMPORARY FACILITIES, STAFF AND EQUIPMENT RELOCATION</u>	
Temporary Modular Buildings for Admin, Fitness Equipment, Aerobics (9 months)	\$180,000.00
Temporary Shower and Changing Room during Locker Room shutdown (3 months)	\$15,000.00
Moving Costs:	
Relocation of staff and equipment out of existing facility	\$4,000.00
Relocation of staff and equipment into renovated facility	\$4,000.00
Miscellaneous moving costs: supplies, telecom relocation, new power connection	\$4,000.00
TOTAL FOR TEMPORARY FACILITIES AND RELOCATION	\$207,000.00
<u>SPECIALIZED CONSTRUCTION COSTS</u>	
Specialized materials testing and inspections	\$10,000.00
Building Permits	\$126,000.00
TOTAL FOR SPECIALIZED CONSTRUCTION COSTS	\$136,000.00

Attachment 1

As of October 4, 2016

MASTER BUDGET
Del Valle Fitness Center Renovation

<u>FIXTURES FURNISHINGS AND EQUIPMENT</u>	
Cardio Vascular / Fitness equipment	\$150,000.00
Furniture: Desks, Tables, Seating, Room Accessories	\$50,000.00
Security System (budget allowance)	\$15,000.00
Building Wide PA System, Music System with Multi-Plex Capability	\$25,000.00
Secure Entry System - Gateless Turnstiles	\$15,000.00
Membership Tracking Equipment:	
Comprehensive computer/network equipment and peripheral support	\$10,000.00
Member services hardware costs (camera, badge maker, bar code reader)	\$10,000.00
Customized program and facility management computer software	\$25,000.00
Informational Graphics - Design, Fabrication and Installation	\$30,000.00
Digital Graphics - Interactive Monitors for changing information	\$30,000.00
TOTAL FOR FIXTURES, FURNISHINGS AND EQUIPMENT	\$360,000.00
<u>PROJECT COST CONTINGENCIES</u>	
Hard Construction Cost Contingency (8%)	\$566,042.26
Professional services contingency (0% - included in category above)	\$0.00
Temporary Facilities contingency (10%)	\$20,700.00
Specialized Construction Costs contingency (10%)	\$13,600.00
Fixtures, Furnishings and Equipment contingency (15%)	\$54,000.00
TOTAL FOR HARD AND SOFT COST CONTINGENCIES	\$654,342.26
<u>RECAP OF CATEGORIES</u>	
Construction Cost Estimate	\$7,400,082.68
Professional Services Contracts	\$1,187,000.00
Temporary Facilities Costs	\$207,000.00
Specialized Construction Costs	\$136,000.00
Fixtures, Furnishings and Equipment	\$360,000.00
Total Project Contingencies	\$654,342.26
TOTAL PROJECT ESTIMATE AS OF 10/4/16	\$9,944,424.93
<u>PROJECT BID ALTERNATES</u>	
Extended Entry Canopy / Breezeway (includes escalation/inflation factors)	\$206,593.00
Enhanced Gymnasium Finishes (includes escalation/inflation factors)	\$113,409.00
TOTAL FOR ESTIMATED BID ALTERNATES	\$320,002.00
Additional Accessible Parking, Golf Cart Parking, Car Charging Stations	To be priced



FINISH PLAN- LEVEL 2



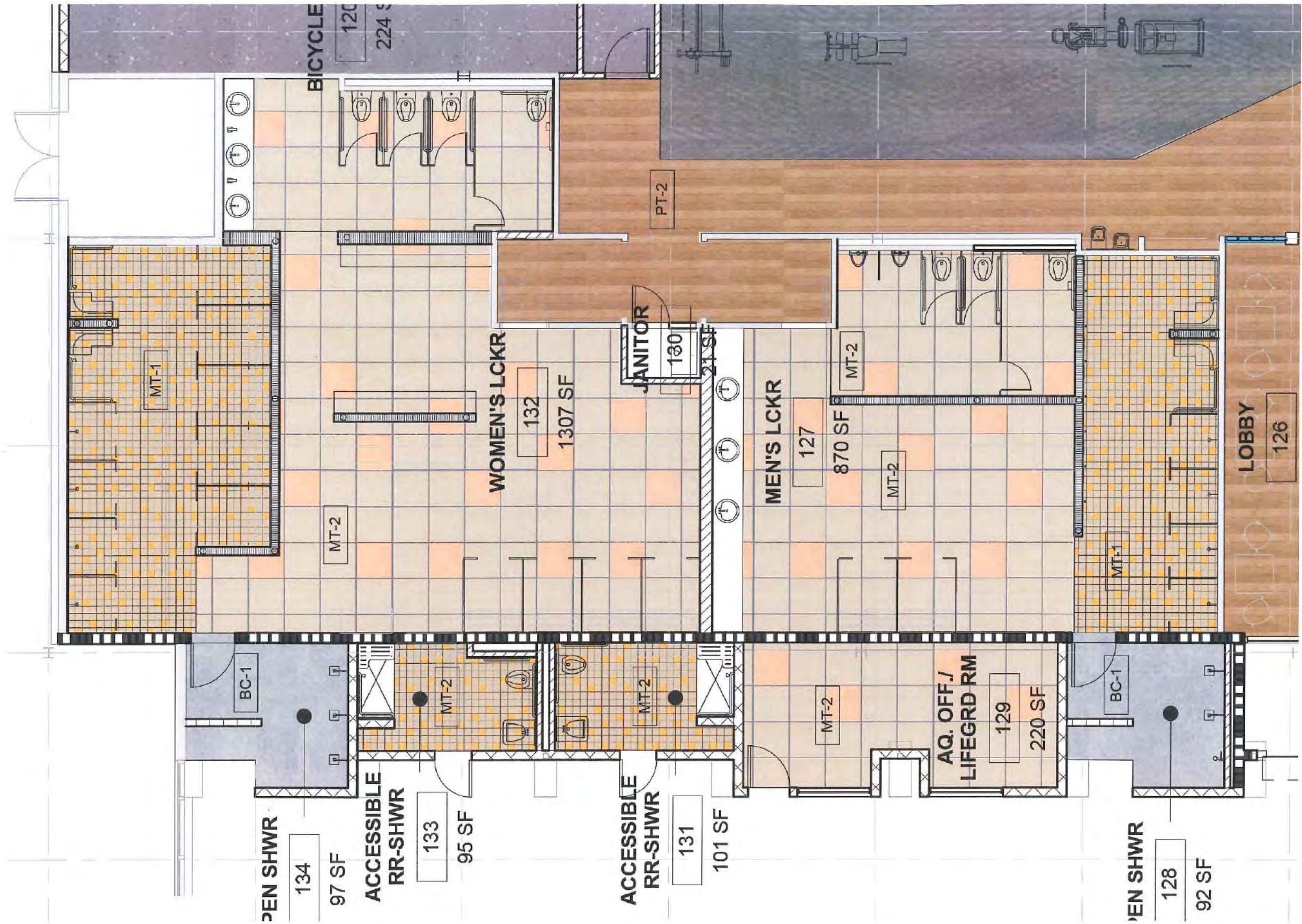
FINISH PLAN- LEVEL 1

SCALE 1/16" = 1'-0"

FLOOR FINISH LEGEND

-  MT-1
2x2 MOSAIC FLOOR TILE
-  MT-2
6x6 MOSAIC FLOOR TILE
-  PT-2
24x8 PORCELAIN FLOOR TILE
-  (E)
REFINISH EXISTING FLOOR
-  SC-1
SEALED CONCRETE
-  BC-1
BRUSHED CONCRETE
-  CPT-1
CARPET
-  CPT-2
CARPET
-  SSF-1
SYNTHETIC SPORT FLOORING
-  NW-1
NEW ATHLETIC WOOD FLOOR
TO MATCH (E)
-  NW-2
NEW WOOD FLOOR
-  RF-1
RESILIENT FLOORING

Attachment 2



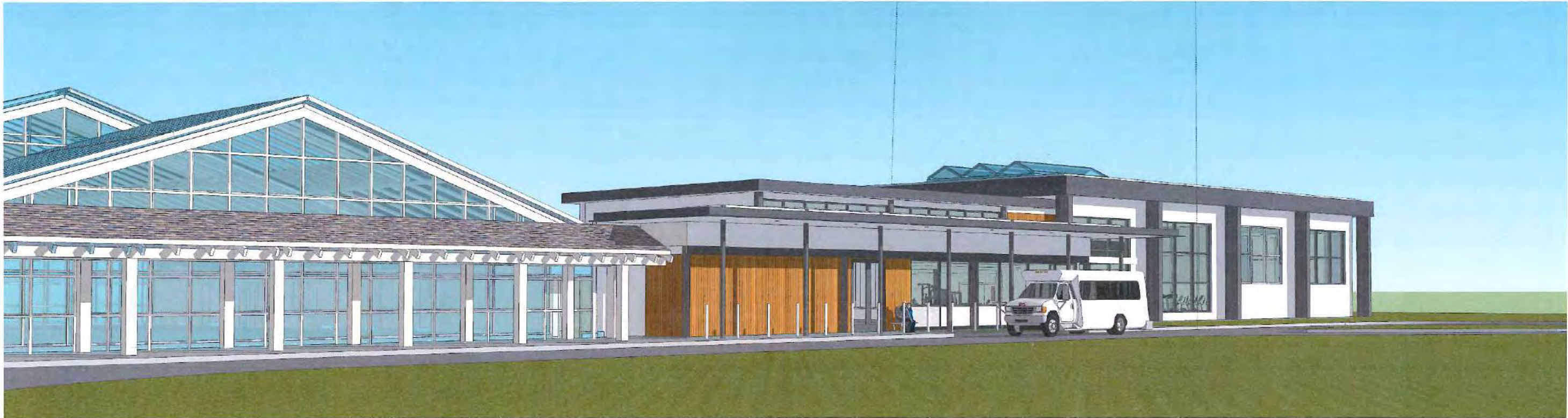




MAIN ENTRANCE- INTERIOR VIEW



EXTERIOR VIEW- EXISTING CANOPY



EXTERIOR VIEW- PROPOSED CANOPY

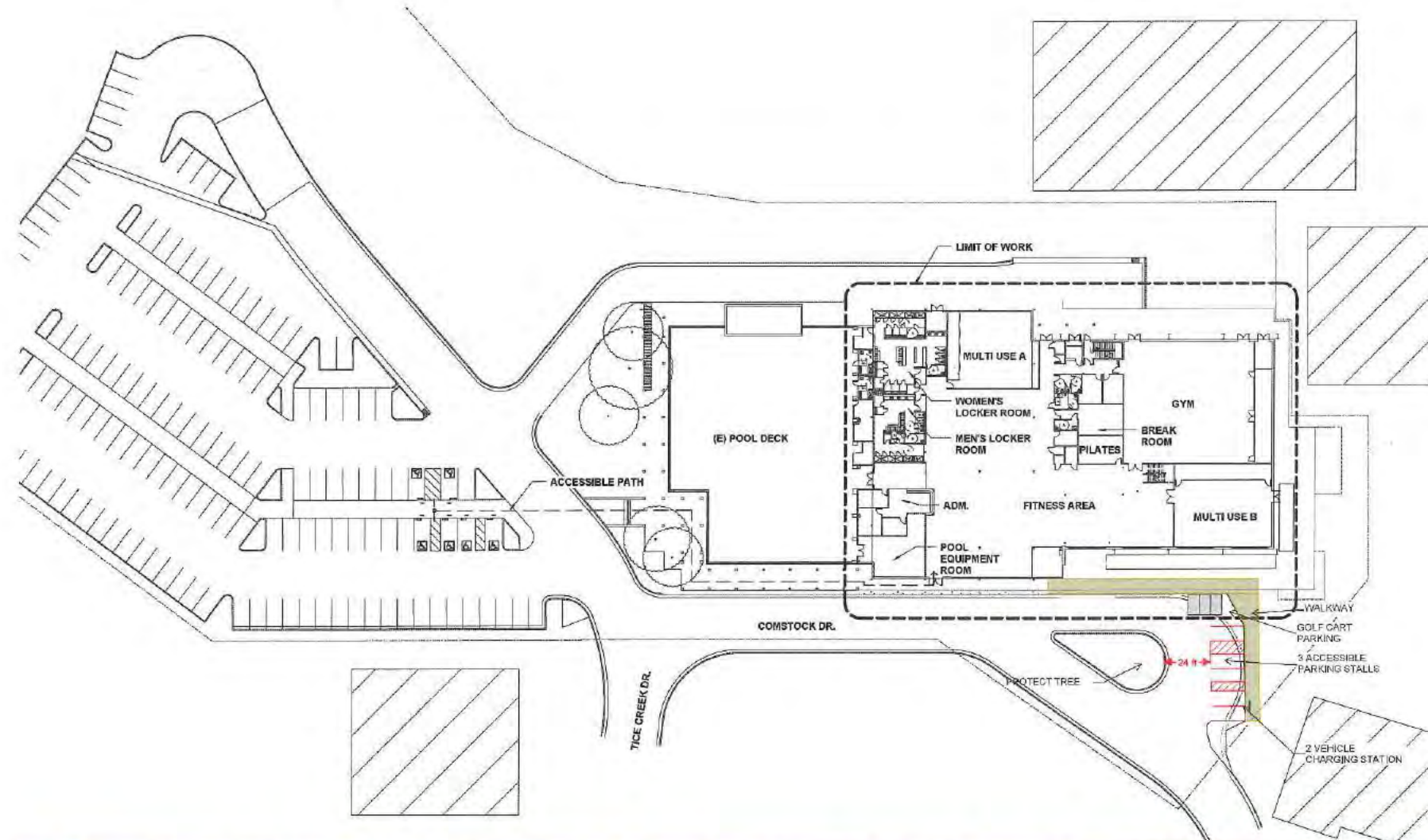
Attachment 3



ENTRY VIEW- EXISTING CANOPY

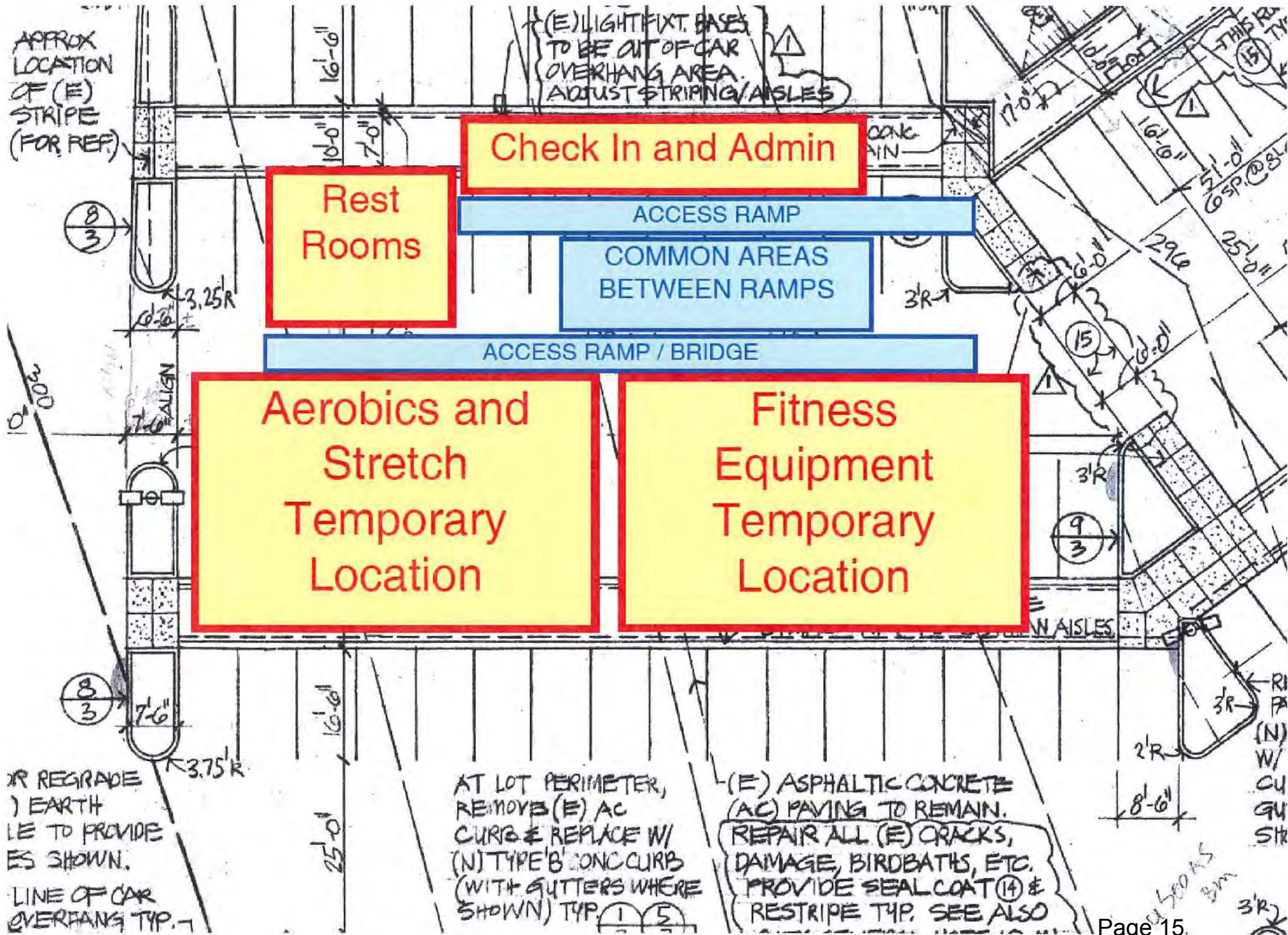


EXTERIOR VIEW- PROPOSED CANOPY



 **SITE PLAN- CONCEPT PARKING MODIFICATION** 06/23/2016
DEL VALLE AQUATICS SPORTS and FITNESS COMPLEX **ELS**





Rossmoor Del Valle Fitness Center

DIGITAL FITNESS & WELLNESS PROGRAM PROPOSAL

Attachment 6

active
WELLNESS

INTEGRATED FITNESS & WELLNESS



Fitness + Nutrition Programs

Lifestyle + Wellness Coaching

Stress Management

Program Strategy + Development

Integrated Technology

Lifestyle Management

FITNESS WELLNESS SOLUTIONS

FITNESS PROGRAMS

- Design Expertise
- Certified Trainers
- Group Exercise
- Aquatics
- Mobile Fitness
- Lifestyle Coaching
- Injury Prevention
- Weight Management
- Sports Conditioning

WELLNESS PROGRAMS

- Personalized Dashboard
- Mobile Challenges
- Nutrition Programs
- Weight Management
- Incentive Tracking
- Wellness Toolkit
- Health Library
- MINDBODY

HEALTH MANAGEMENT

- Health Assessment
- Biometric Screenings
- High-Risk Intervention
- Integrated Program Design
- Rewards Management
- Incentive Management
- Disease Management Coaching
- Comprehensive Reporting

FITNESS + WELLNESS AT THEIR FINGERTIPS



Engagement Access Points



Devices



Web



Paper



Tablet



Mobile

active
WELLNESS

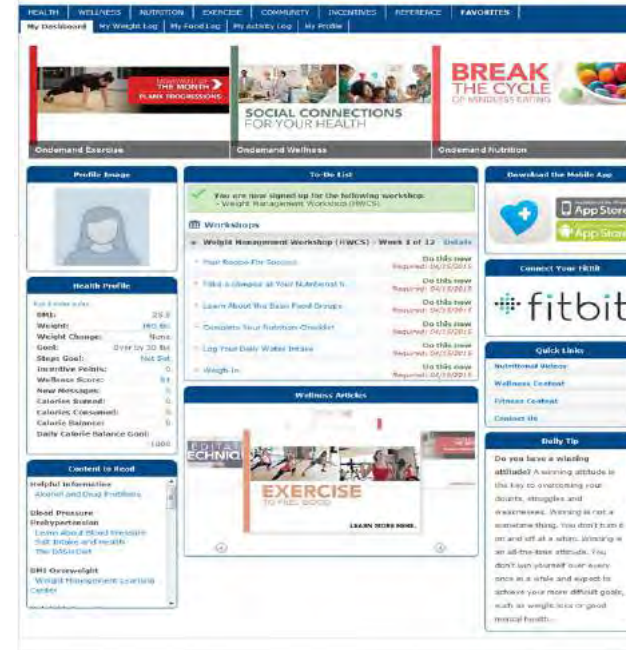
DEVICE & APP INTEGRATIONS

- Fitness, nutrition, wellness data
- Real time data transfer
- Measurable outcomes
- Participant choice
- On-going integration of devices



PERSONAL DASHBOARD

- Custom branding
- Compatible with tracking devices
- Challenges & workshops
- Health Assessment & progress reports
- Health Library
- On demand education
- Customizable
- Mobile App
- Over 200 unique reports*



HEALTH ASSESSMENTS

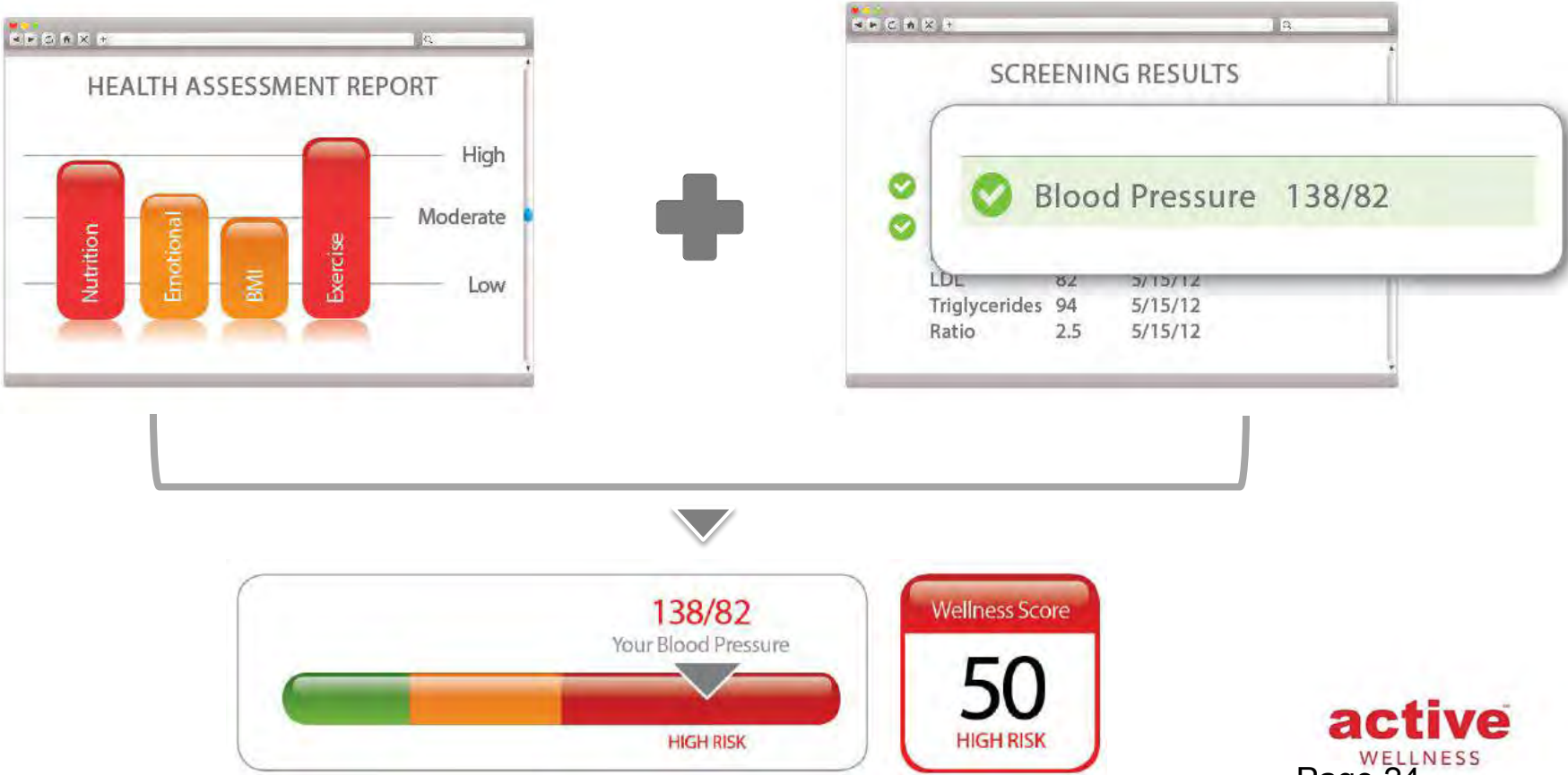


- 15-minute assessment
- Biometric data uploaded to Health Assessment
- Wellness Score by date
- Risk Intervention based on results
- Results integrated into portal experience



Risk Identification

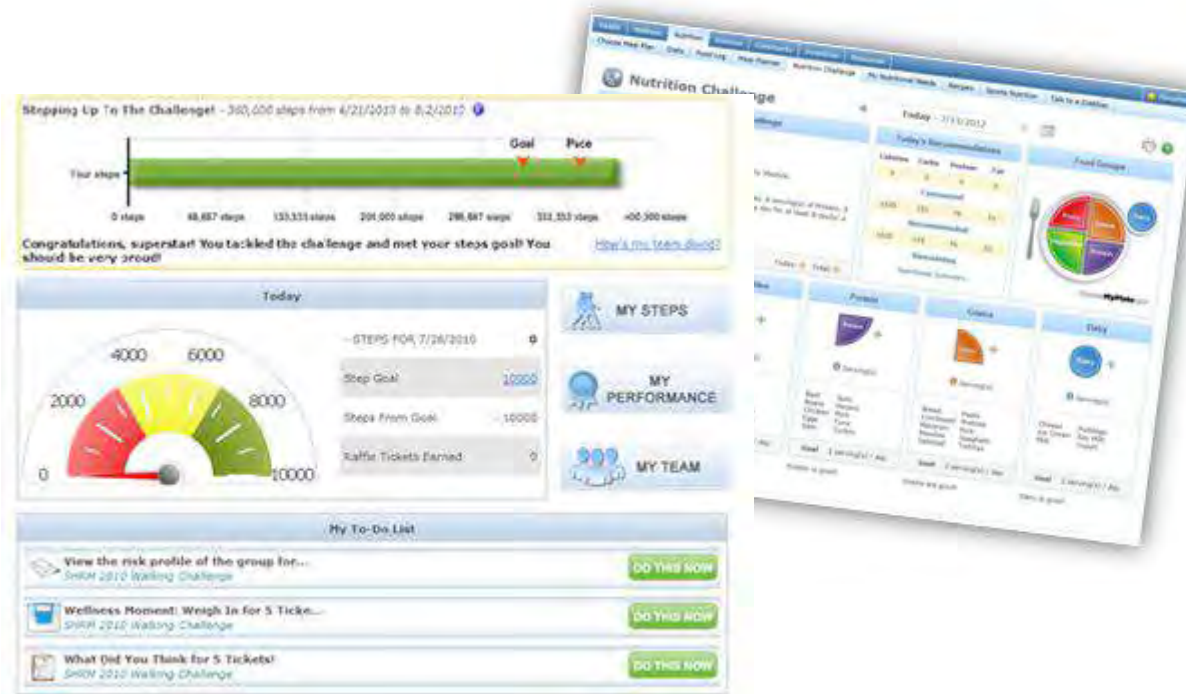
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- active**
WELLNESS
- Page 25

COMMUNITY CHALLENGES



- Activity Challenges
- Wellness Challenges
- Weight Loss
- Incentive Tracking
- Rewards
- Accessible via Mobile

MOBILE APP

- Messaging with Coaches
- Access to Challenges
- Food Logging
- Exercise Tracking
- Steps Logging
- Weight Tracking
- View Incentives
- Medication Logging
- Event Sign-ups



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BIOMETRIC SCREENINGS

Comprehensive screening solutions

Integrated Health Assessment, Biometrics & Risk Intervention:

- Communication of program
- Registration for screenings
- Health Assessment
- Collection of biometric data
- Secure data transfer
- Results delivery to employee
- Risk intervention programs
- Aggregate reporting



Take Action Now ☒

active
WELLNESS

LIFESTYLE COACHING

Our Coaching Approach

- Lifestyle focus
- Readiness for change assessment

Multiple Coaching Options

- At the Fitness Center
- Telephonic
- Text & Web based

Disease Management Coaching

- Continuum of care
- Health Outcomes



REPORTING

- Monthly utilization
- Program completions
- Behavior change
- Participant satisfaction
- Employee risk profile
- Health outcomes



THANK YOU

MICHELE WONG, VP CLIENT SERVICES

active
WELLNESS



TILTON PACIFIC CONSTRUCTION

Building a legacy of service and excellence spanning 25 years



The plan was straightforward, but it required fortitude. "I just wanted to work hard and be the best contractor I could possibly be, to be fair and honest and always remember the people who were instrumental in the success we achieved," says Jim Tilton, CEO of Tilton Pacific Construction (TPC), regarding his vision for the company he founded in 1989. As the company celebrates its 25th anniversary, it's safe to say that Jim's vision has been fully realized, as TPC has grown from two to more than 50 employees and has completed nearly \$900 million in projects since first opening its doors. Those projects have included site development, retail shopping centers, big-box retail, grocery,

office, industrial, sports facilities, medical, senior living and church facilities.

Jim attributes the company's prosperity and growth to the clearly delineated core values under which it continues to operate: integrity, professionalism, quality, building relationships, accountability, competitiveness and work-life balance. "We also maintain a firm focus on doing whatever it takes to get our projects finished on time and on budget," explains Jim. "We see that this is done without sacrificing the high quality for which we've become known." These principles are, no doubt, why such a high percentage of TPC's projects come from repeat clients, including owners, developers, and sub-contractors. "We

place an extremely high value on relationships," Jim says.

The company now has offices in Rocklin and San Jose. From these two offices, TPC services its clients' needs spanning California, Nevada, Oregon, Washington and Idaho. Now, a recently completed ownership transition plan that incorporates company President Gregg Hall and (operations) VP Harvey Hwang, ensures that TPC will continue to serve the needs of its existing clients and those of the many future new clients who recognize the merits of a quality contractor with the resolve and character of TPC's core values.

Attachment 7



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City Sports Club - Northern California



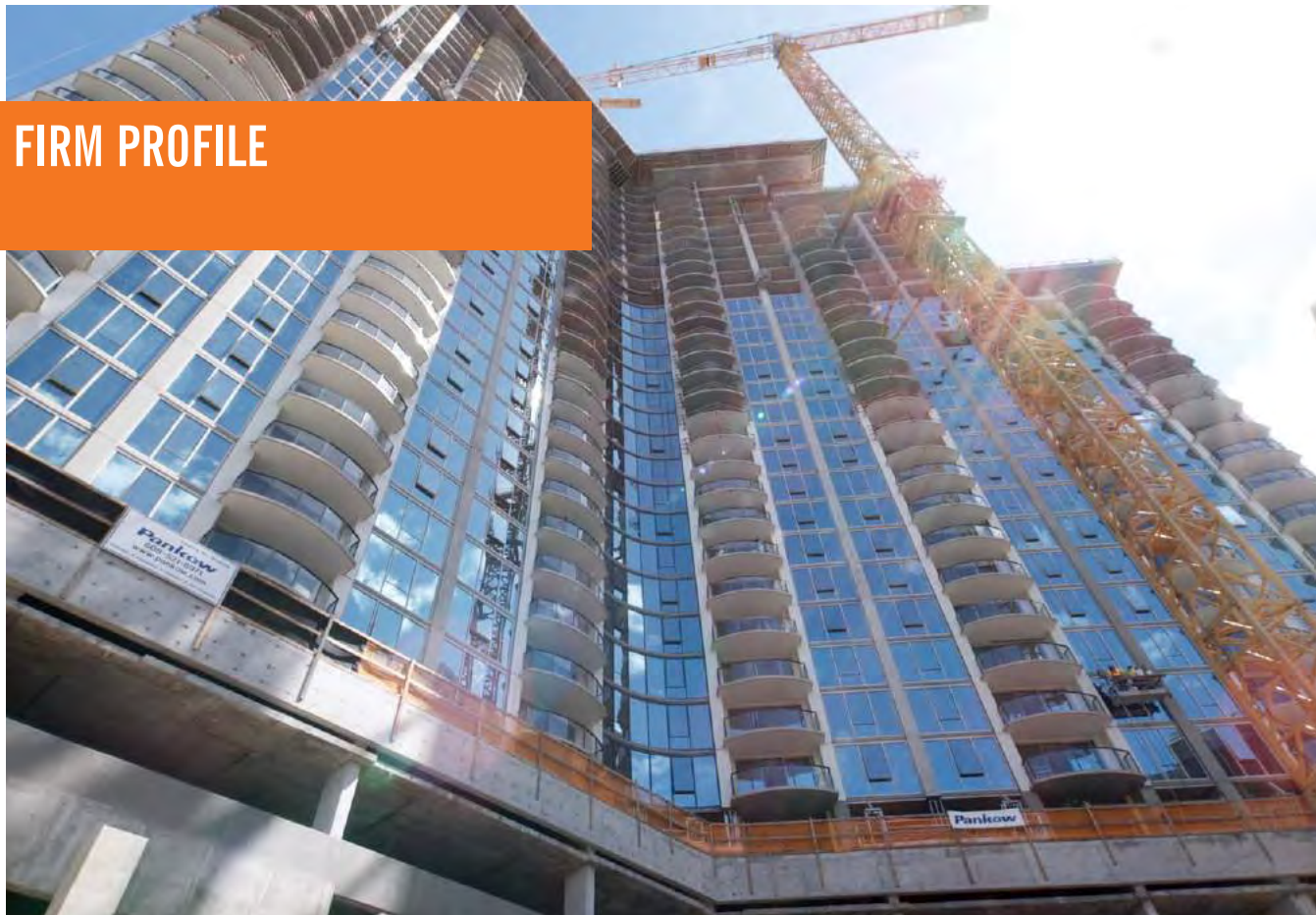
Atria - Walnut Creek

City Sports Health Clubs

TPC JOB	LOCATION	STATE	CLUB #	SIZE	PROJECT DESCRIPTION	COST	OPEN DATE	SUPERINTENDENTS
1207	San Jose - Brokaw	CA		44,600	Tenant Improvement for a New Shell	\$ 2,617,114		Lary Olson
1211	San Jose - Coleman	CA		45,000	New Ground Up Building with Site Improvements	\$ 5,900,000		Mike Detillion
1222	Fremont	CA		45,000	New Ground Up Building, Pad Ready	\$ 5,078,000		Alan Reeves
1228	Hayward	CA		35,920	New Ground Up Building, Pad Ready	\$ 4,936,000		John Yeoman
4				125,920		\$ 10,014,000		
1302	Stonestown - SF	CA		54,000	TI w/ Elect Upgrade & Structural Upgrade in exist shell (Union)	\$ 8,393,000		Mike Detillion
1				54,000		\$ 8,393,000		
1405	Petaluma	CA		35,948	New Ground Up Building, Pad Ready	\$ 5,060,759		John Yeoman
1407	Sunnyvale	CA		44,800	Tenant Improvement for a New Shell	\$ 3,960,000		Son Tran
1408	Mountain View	CA		43,866	TI w/ Electrical Upgrade in existing shell	\$ 4,173,000		Mike Detillion
3				124,614		\$ 13,193,759		
1528	San Jose	CA		45,000	New Ground Up Building, Pad ready site	\$ 6,219,406	2016	Son Tran
1534	National City	CA		32,902	Tenant Improvement for a New Shell	\$ 2,787,428	2016	Juan Solis
2				77,902		\$ 9,006,834		
10 Completed				382,436		\$ 40,607,593		

	2012 Completed Projects
	2013 Completed Projects
	2014 Completed Projects
	2015 Bid & Completed in 2016

FIRM PROFILE



LOCATIONS

Los Angeles
Oakland
Pasadena
San Francisco

Pankow operates under the firm principle that true building development and execution is founded upon an adaptive understanding and appreciation of the client's needs and expectations. Defining and facilitating a mutually beneficial contractor-client relationship exists as an integral first step toward the development of a productive building partnership.

CONTRACTOR'S LICENSES

California: 688972
Hawaii: BC-13942
Florida: CGC036
Nevada: #32924
Oregon: #99183
Washington: CHARLPB0440K
New York: 910508000551

Client, company, and project success serve as essential elements that define Pankow's core philosophy. We pride ourselves in thinking beyond the building to find better building solutions that support client success. These founding principles resonate throughout the company mindset and are reflected through the quality of each employee and the success of each project as daily elements of building and production that ensure certainty of outcome for not only the client but also the contractor.

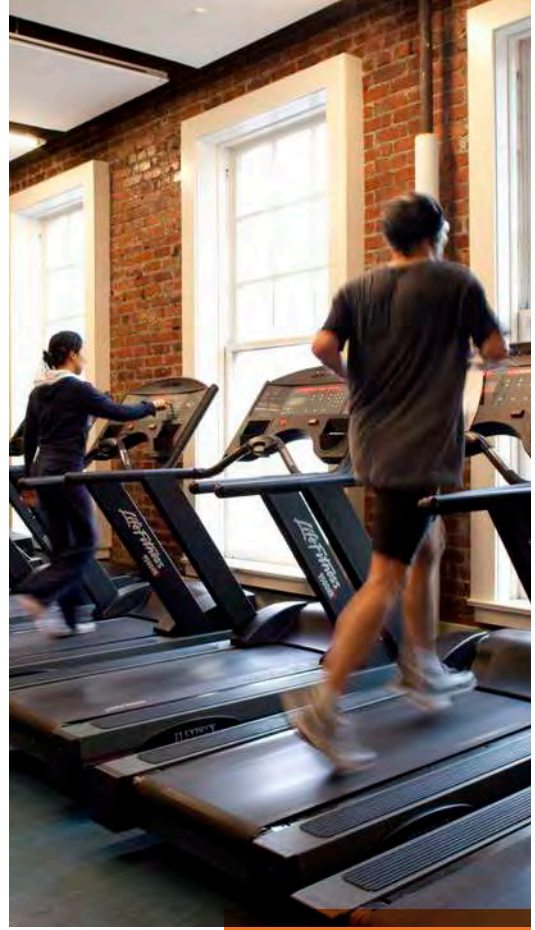
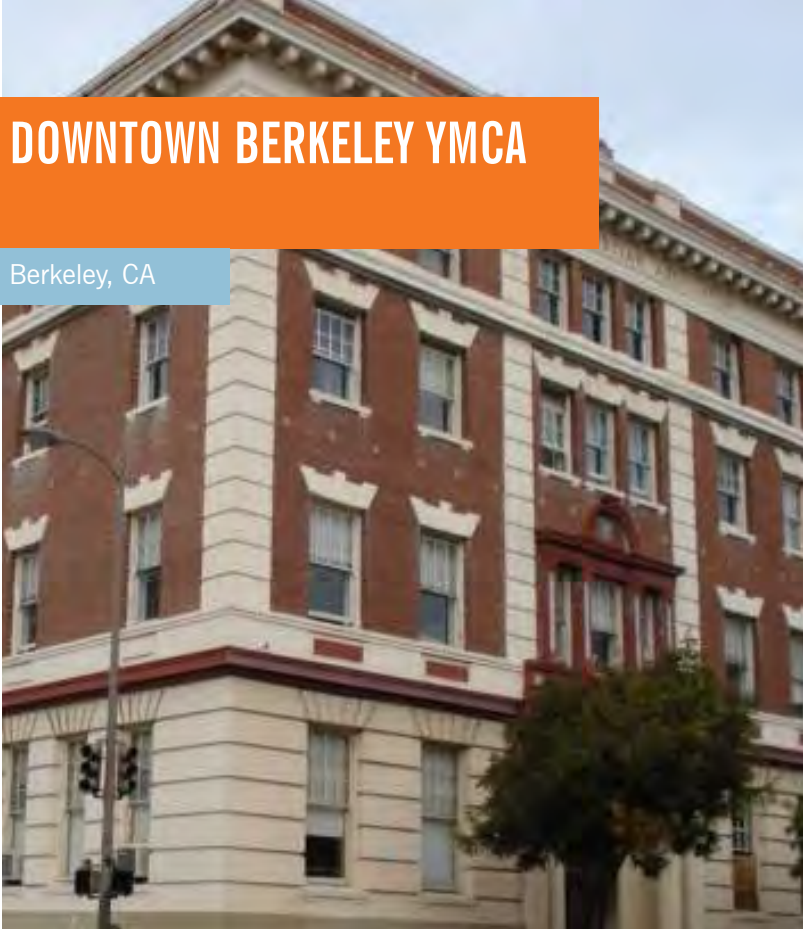
Founded in 1963 and operating continuously in California ever since, Pankow's stellar reputation for a collaborative, innovative, and efficient approach to the building process stems from a deep-rooted understanding and implementation of the company's core values of **Client Service, Safety, Integrity, Passion for Building, and Innovative Thinking.**

PANKOW.COM



DOWNTOWN BERKELEY YMCA

Berkeley, CA



SRI42009-CABK005



PROJECT INFORMATION

Owner
Berkeley YMCA

Architect
ELS

Project Size
100,000 SF

Project Value
\$4.5 million

Pankow was the contractor on the renovation and seismic upgrade of the Downtown Berkeley YMCA. This is a multi-building, multi-phased project requiring in depth pre-planning and coordination. Pankow fast-tracked the schedule to reduce the budget and accommodate client milestones. Since this is a long-term institutional owner, this project looked at modeling the total energy and water usage to develop a comprehensive approach to design. This served as a model of Existing Building resource stewardship after completion.

In addition to the thorough pre-planning process, Pankow was a very active participant in the LEED process: helped to establish green goals, participated in the charrette development and execution, participated in consultant interviews, identified green costs/rewards, and other elements.

HIGHLIGHTS

LEED-CI Gold Certification

Design-build MEP

Full building energy modeling

All work completed while facility was fully occupied and operational

LOS ANGELES VALLEY COLLEGE COMMUNITY SERVICES CENTER

Valley Glen, CA



ED382014-CAN017



PROJECT INFORMATION

Owner

Los Angeles Community
College District

Architect

Quatro Design Group

Engineer

KPFF

Project Size

24,000 SF

Project Value

\$17.6 million

Pankow provided design-build services for Los Angeles Valley College's Community Services Center. The new building is made up of three functional zones:

- Instructional zone with dividable lecture hall, computer lab and arts and crafts teaching spaces.
- Activity zone with gymnastics center and two large multi-purpose rooms for rock wall climbing, dance, yoga, martial arts, community wellness and student activities
- Administrative zone with community services program, support spaces and offices

Additionally, the project included the following sitework elements: "Alumni Walk," athletics events plaza, football practice field, new parking lot and improvements to existing parking lot.

HIGHLIGHTS

Design-build project delivery

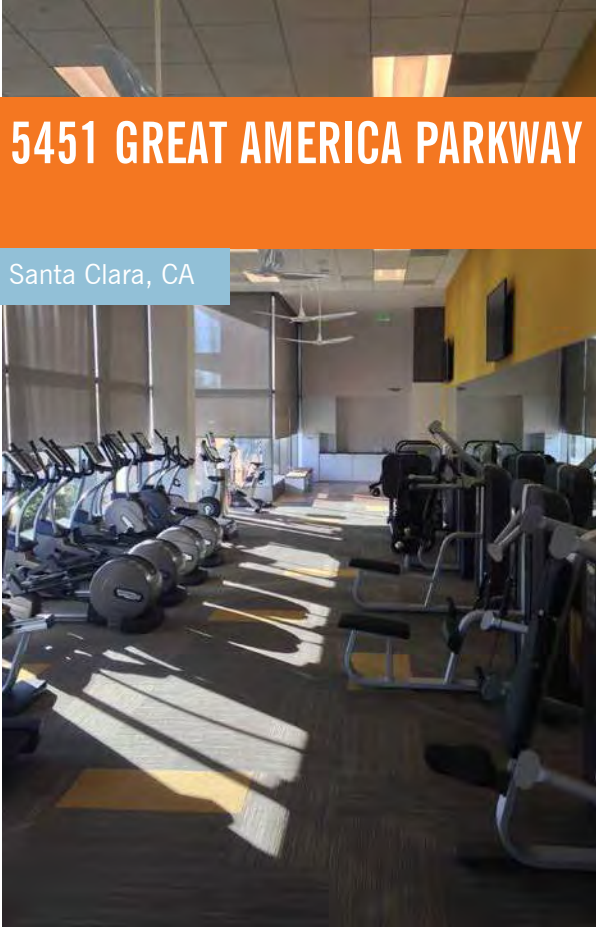
Design and construction teams utilized Building Information Modeling (BIM) for preparation of design and shop drawings

LEED Gold Certified

All work conducted within an active college campus with the safety of students, faculty and staff as the highest priority

5451 GREAT AMERICA PARKWAY

Santa Clara, CA



PROJECT INFORMATION

Owner
The Irvine Company

Architect
Gensler

Project Size
47,000 SF

Project Value
\$7M

Pankow was asked to fast-track a 47,000 SF, \$7 million dollar tenant improvement project for the Irvine Company at their new six building campus in the heart of Silicon Valley. The scope for this project added new amenities to the building including a new community Fitness Center in the office complex along with a spacious Conference Center and Ready Now suites on the 1st and 2nd floors.

HIGHLIGHTS

12 week schedule

Design-Build MEPS



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COMPANY OVERVIEW

Huff Construction has been a leading commercial contractor since 1971, building quality commercial buildings that add value to the communities we serve. We bring a passion for innovation and a commitment to quality to every job we do. Our company has an unwavering dedication to personal and professional integrity and has grown into a premier general contractor by delivering outstanding quality and value to all of our clients.

Today, Huff Construction has a large team of highly skilled employees, which continues to grow as we expand into new markets and offer new services.

Our decades of proven performance and unparalleled expertise have made Huff Construction one of the most reliable and respected general contractors in the areas we serve. Huff Construction is a trusted construction partner valued by architects, sub-contractors, financiers and most of all – our clients.

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

- Better Business Bureau
- Building Trades Association
- Chamber of Commerce - In Several Cities
- Design Build Institute of America
- U.S. Green Building Council
- Lean Construction Institute Members
- International Council of Shopping Centers

Community Involvement:

- United Samaritans
- Community Hospice
- Salvation Army
- Habitat for Humanity
- Boy Scouts of America
- and much more



5a-42

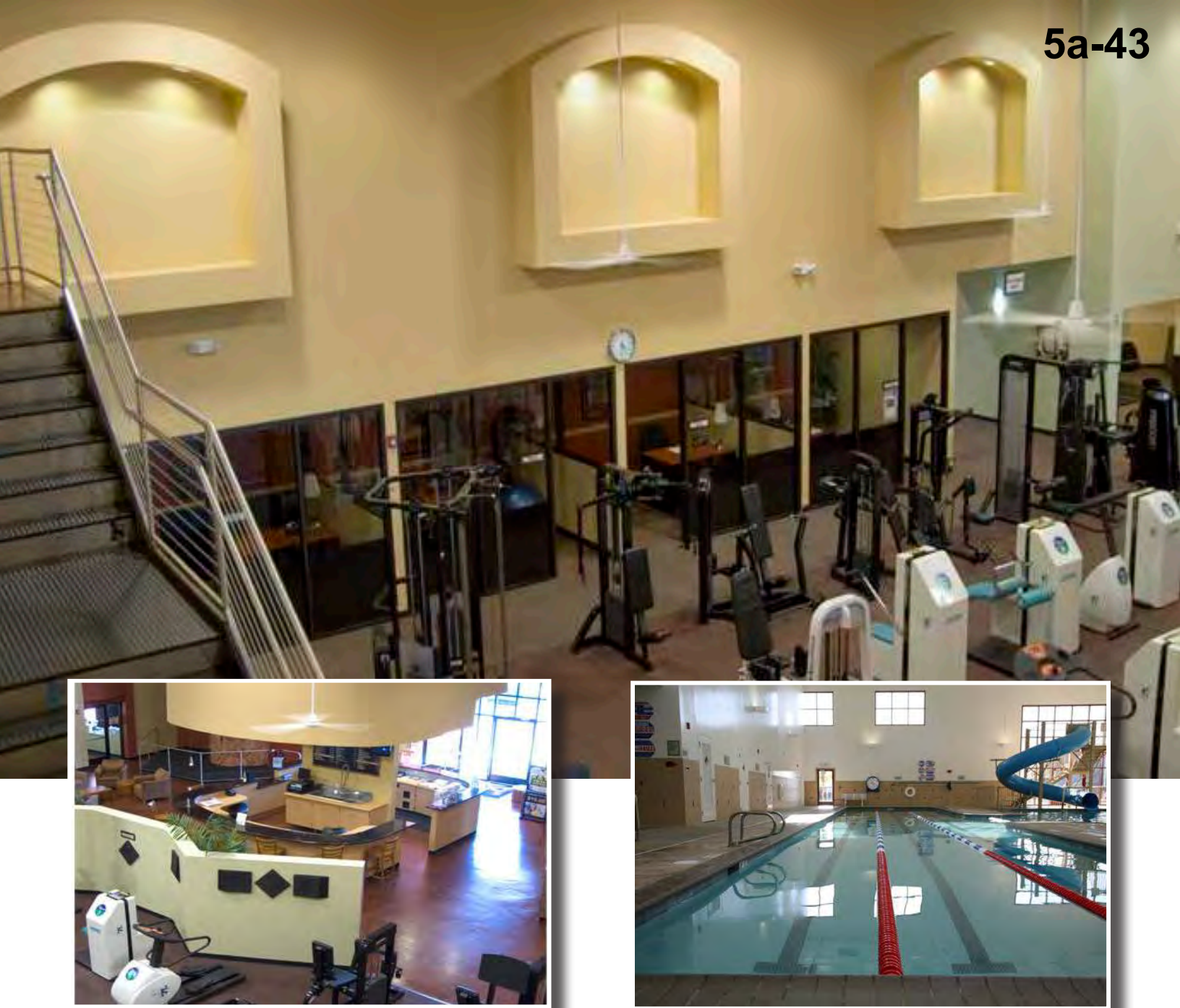
Project Name: Rossmoor Events Center &
Table Tennis Facility
1020 Stanly Dollar
Walnut Creek, CA
Pound Management, Alex Gunst
(510) 653-0800

Architect: Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Gregor Markel
(925) 251-7200

Huff Project Manager: Bob Ott

Huff Superintendent: Leroy Kinser

Description of Project, Scope of Work Performed: New construction of a 29,800 square foot multi-purpose event and entertainment center for a senior community in Walnut Creek. Project will feature state of the art theatrical lighting and sound, performance stage, meeting rooms and a prep kitchen and separate table tennis facility. All work was performed with residents lived in the community surrounding the work being performed. During this time we ensured the safety of all residents and employees.



Project Name: In Shape Health Clubs
6 El Dorado Street, #600
Stockton, CA 95202

Description of Project, Scope of Work Performed: Design and construction of two new ground up in-shape facilities in Los Banos, CA and Antioch, CA.

Tenant improvement services we also provided for the corporate office and gym located in Stockton, CA.



Project Name: Gold's Gym
O'Brien's Shopping Center
Dale Road, Modesto, CA

Huff Project Manager: Brad Ardis

Huff Project Superintendent: Tim Bughi

Description of Project, Scope of Work Performed: Construction of a 25,600 square foot, two-story, full service gym and spa.

Fitness Center Experience





RELEVANT EXPERIENCE

Rossmoor Creekside, Walnut Creek

Equinox Fitness Club, San Francisco (Union Street)

Equinox Fitness Club, San Mateo

Equinox Fitness Club, Palo Alto

Bay Club Redwood Shores, Redwood City

Bay Club Courtside, Los Gatos

Bay Club, Cupertino

Bally's Health Club - The Pavilion, San Jose

Bally Total Fitness, Oxnard

Bally Total Fitness, San Francisco

Decathlon Athletic Club, Santa Clara

San Jose Athletic Club, San Jose

- MBH Architects
- 36,000 sq. ft.
- 1920's movie theatre renovated to high end fitness center and spa
- Preserved much of the original woodwork and murals
- Extensive use of mirrors and specialty accent lighting
- High end finishes throughout



Equinox, San Francisco

- Dahlin Group Architecture Planning
- Retirement and golf community
- New construction of three buildings within an existing activity area
- Includes cafe, retail pro shop, gathering spaces, golf cart storage and maintenance
- Rustic feel throughout with use of stone and wood to blend in with surrounding scenery, precise window placement to maximize views to the golf course.



Creek



Rossmoor, Walnut

Rossmoor Walnut Creek
1001 Golden Rain Rd.
Walnut Creek, CA 94595

Hilbers is excited to declare interest in the Rossmoor Fitness Center Project by this formal response.

Hilbers employs the most dedicated and capable staff in the industry. From them we have organized the best of the best to deliver the Rossmoor Fitness Center Renovation on time and on budget. Every member of this team has been instrumental in multiple successful athletic and fitness projects. Project Manager, Glenn Hilbers, has completed multiple fitness centers throughout the United States in the last year including 24Hour Fitness Centers, UFC Gyms, and Crunch Fitness are just to name a few.

Our dedication to success sets us apart from the crowd. Hilbers business model encourages collaboration with owners, architects and engineers from initial design to final completion. Our flexibility results in stronger working relationships, allowing more effort to be focused on cost and quality control.

The entire Hilbers team looks forward to working with Rossmoor to expand their existing facility for the new multi-use studio. During this selection and qualification process please direct all communications to: Jeff Fredericks | (530) 673-2947 | jeff@hilbersinc.com.

Respectfully,

Kurt Hilbers

Kurt Hilbers, President

24 Hour Fitness- Antioch24 Hour Fitness
Medi Aynechi 949-851-0024Think Architecture
Mo Meyers 801-269-0055

The tenant improvement and conversion of a retail store into a 37,613sf recreational and athletic facility; including a new swimming pool, basketball court, workout areas, locker rooms, restrooms, common areas, and new fitness equipment.

Current Value \$2,834,305

Expected completion December 2016

Crunch- Granite BayCrunch NorCal LLC
Mike Feeney 925-963-3395Tanaka Riley Architects
Rick Tanaka 714-283-1905

The tenant improvement and conversion of a grocery store into a 18,965sf Health Club facility.

Final Value \$1,002,309

Substantial Completion 10/1/15

24 Hour Fitness- Newark24 Hour Fitness
Medi Aynechi 949-851-0024Think Architecture
Mo Meyers 801-269-0055

The tenant improvement for a new 39,419sf/ 2-Story recreational and athletic facility within the Newpark Mall; including pool, basketball courts, locker rooms, and group fitness rooms.

Final Value \$3,045,461

Expected completion February 2017

Cowboy Fit- Frisco, TXNew Evolution Ventures
Mike Feeney 925-963-3395Tanaka Riley Architects
Rick Tanaka 714-283-1905

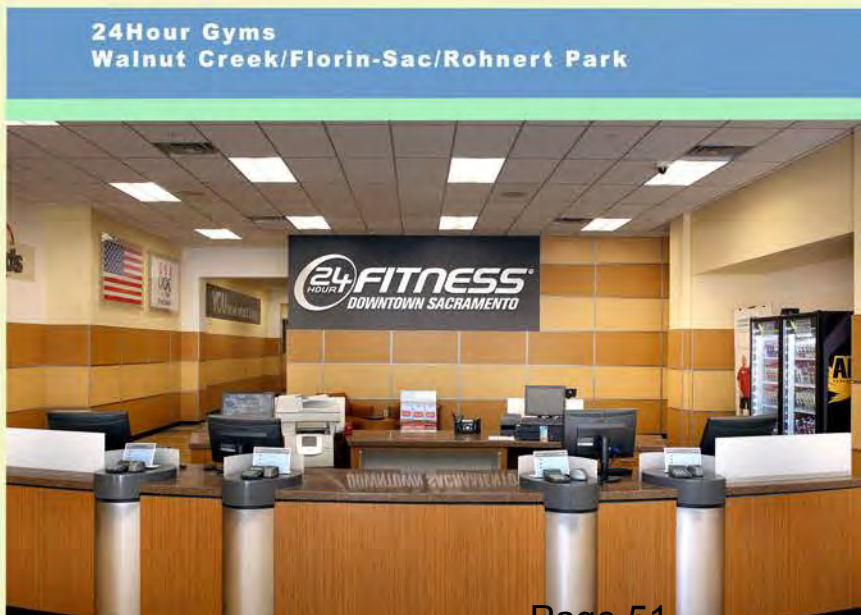
The tenant improvement in the new Dallas Cowboys Training Center for a 40,205sf/ 2-Story Multipurpose Fitness Facility with various workout areas, locker rooms, Steam/ Sauna, and Juice Bar.

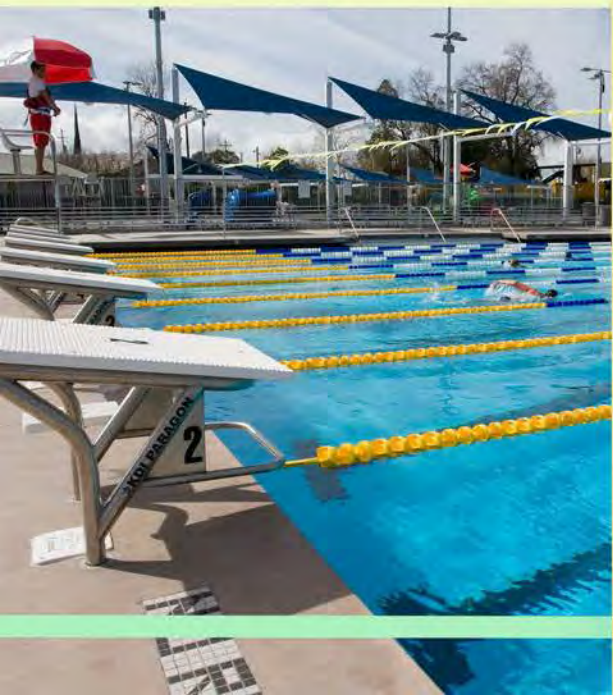
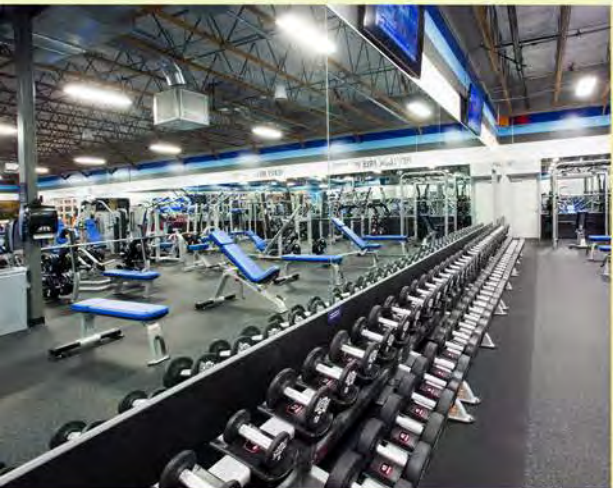
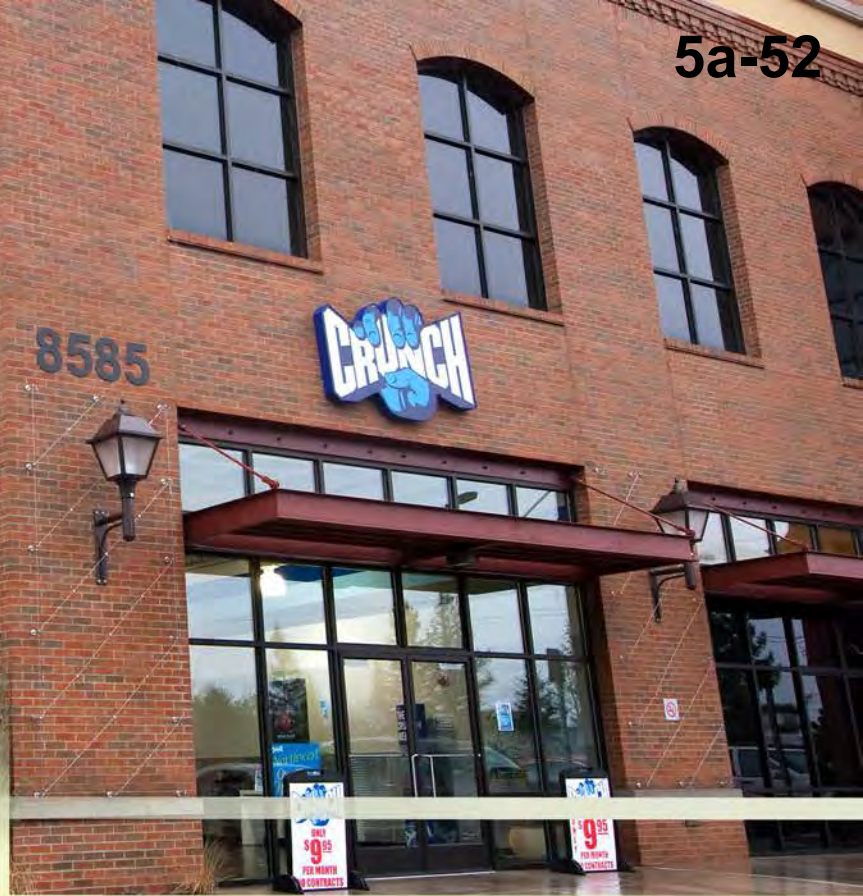
Final Value \$3,856,128

Substantial completion February 2017



HILBERS
inc.





HILBERS inc.

Crunch Fitness - Beaverton OR / Granite Bay / Daly City
Gauche Aquatic Park - Yuba City



**October 11, 2016
ROSSMOOR BOARD MEETING
DEL VALLE FITNESS CENTER RENOVATION**

Schedule Update and Key Dates

- Beginning of November 2016:
Building Permit expected to be issued by the City of Walnut Creek
- Approximately during the Week of November 7:
Invitations to Bid are released to selected General Contractors
- Thursday, November 10:
Pre-Bid Walk-Through for General Contractors:
- Thursday, November 24
Break for Thanksgiving Holiday:
- Tuesday, November 29:
Pre-Bid Walk-Through for Sub Contractors
- Thursday, December 15:
Bids Due from General Contractors
- December 19 to December 30:
Bid Analysis
- By January 10, 2017:
Present recommended General Contractor for Board approval
Request funding for project amount
- By January 31, 2017:
Contract finalization and execution
- Early-Mid February 2017:
Decommission existing facility, Staff and Equipment move to modular building facilities
Construction starts
- Mid-October 2017:
Construction finishes, Occupancy permit granted
- Late-October 2017:
Fixtures, Furnishings and Equipment are installed by project vendors
Staff moves out of temporary modular building facilities
- November 2017:
Fully Renovated Facility re-opens to the Rossmoor Community

Scenario 1 - No Sale of Medical Center, \$10 Million DV Renovation

in thousands (000's)

	2016 Sep- Dec	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Beginning Balance 8/31/16	3,706	3,947	4,206	4,841	5,377	5,868	6,642	7,227	8,123	8,938	9,798	10,704	12,027	13,775	15,881	18,236	20,613	3,706
Estimated Revenues:																		
Membership transfer fees	1,215	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	58,815
MOD use fee	70	164	183	204	200	190	200	200	200	200	200	200	200	200	200	200	200	3,211
Repayment from ops for Broadband project	91																	91
Medical Center rent	213	620	635	651	667	684	701	719	737	755	774	793	813	833	854	876	897	12,222
Total	1,589	4,384	4,418	4,455	4,467	4,474	4,501	4,519	4,537	4,555	4,574	4,593	4,613	4,633	4,654	4,676	4,697	74,339
Estimated Expenditures																		
Approved Projects:																		
Equipment purchases	552	383	396	559	643	395	638	374	500	500	500	500	500	500	500	500	500	8,440
Gateway HVAC replacement phase 2	6																	6
Gateway Multi-Purpose Room improvement	54																	54
Gateway electrical improvements	20																	20
Gateway Studio Space Study	18																	18
Drop Creek Structure	-	530																530
Hillside Clubhouse atrium roof	27																	27
Hillside Shady Glen Park concrete pads	20																	20
Solar Energy Consultant - phase 2	48																	48
Vehicle Maintenance Shop roll-up doors	4																	4
Dell Valle renovation	263	587																850
Traffic and pedestrian safety study	33																	33
Dollar Clubhouse accessibility study	2																	2
Pickleball courts	25																	25
Projected Projects:																		
Street paving		510	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	5,760
Other community projects		500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	8,000
Mechanics Bank loan #1-Creekside	125	749	749	749	749	749	749	749	749	749	749	749	378					7,993
Mechanics Bank loan #2-Event Center	151	866	839	812	785	757	730	701	674	647	620	593	566	228				8,969
Mechanics Bank loan #3-Fitness Center			949	949	949	949	949	949	949	949	949	949	949	949	949	949	949	14,235
Total Estimated Expenditures	1,348	4,125	3,783	3,919	3,976	3,700	3,916	3,623	3,722	3,695	3,668	3,270	2,865	2,527	2,299	2,299	2,299	55,034
Revenue minus expense	241	259	635	536	491	774	585	896	815	860	906	1,323	1,748	2,106	2,355	2,377	2,398	19,305
Ending Fund Balance	3,947	4,206	4,841	5,377	5,868	6,642	7,227	8,123	8,938	9,798	10,704	12,027	13,775	15,881	18,236	20,613	23,011	23,011

Attachment 9

**Golden Rain Foundation
Trust Estate Fund Projection 2016-2032
No Sale of Medical Center and New \$9.15 Million Loan**

Project Cost:		\$0	\$10,000,000
		-no renovation, with \$500k/yr avg for Trust replacements and \$500k/yr for community requests/needs	-\$10M renovation with \$9.15M loan for 15 years at 5%
Beginning Trust Account Balance 8/31/16		\$ 3,706,000	\$ 3,706,000
<u>Estimated Cash In:</u>			
Transfer fees		58,815,000	58,815,000
MOD use fee		3,211,000	3,211,000
Medical Center rent		12,222,000	12,222,000
Repayment from Ops for Broadband project		91,000	91,000
Loan proceeds-Fitness Center Renovation		-	9,150,000
Total		74,339,000	83,489,000
<u>Estimated Cash Out:</u>			
Approved Projects:		10,077,000	10,077,000
Projected Projects:			
Street paving		5,760,000	5,760,000
Other community projects		8,000,000	8,000,000
Mechanics Bank loan #1-Creekside		7,993,000	7,993,000
Mechanics Bank loan #2-Event Center		8,969,000	8,969,000
Mechanics Bank loan #3-Fitness Center		-	14,235,000
Fitness Center Improvements		-	9,150,000
Total Estimated Expenditures		40,799,000	64,184,000
Revenue minus expense		33,540,000	19,305,000
Ending Fund Balance 12/31/32		\$ 37,246,000	\$ 23,011,000
Legacy ratio		50%	31%