

# Value Engineering Analysis of Tomko Woll Group Report on Clubhouse #2

Analysis by Bruce Collins  
Presented by Conrad Grundke

# History

- In approx. 1996, plans for CH #2 were formulated.
- Maintenance began to deteriorate assuming major rebuild or refurbishment of the Clubhouse would occur.
- Sale of land to pay for new/renovated CH 2 was considered.
  - Residents voiced disapproval of any land sale.
- Consultant provided numbers for two CH #2 options:
  - Replace and Renovate.
  - Resident opposition forced 3<sup>rd</sup> option – remediation/rehabilitation.
- Current committee plans calls for remediation to bring CH #2 up to maintenance standards.
- **Meanwhile, the four Golf Clubs propose sale of land to pay for building a new 3 story CH #2 & Starter Bldg. When completed – tear down existing buildings.**

# “The GRF Plan” (Consultant)

- Essentially justified only one option:
  - Tear Down and Rebuild CH #2 & Golf Starter Bldg.
  - Cost estimated between 9-12 million dollars.
- Resident opposition to this high cost has caused a re-thinking and a “supposed” *alternative GRF* plan which is now being considered.

# “The GRF Plan” (Today)

- Agreed to consider a third option:
  - Provide necessary maintenance to bring CH #2 up to standard after many years of neglect.
  - Cost estimate between \$.5-1 million.
- ***AND, IN ADDITION***, per Golf Club proposal, build a new 3 story combined CH #2 & Golf Starter Bldg adjacent to current CH and, when completed, tear down existing CH 2.
  - Cost estimated up to \$16 million
  - To be paid for by selling the 23 acres.

# Background

- The consultant, “Tomko Woll Group Architects Inc. (TWG)” were hired by GRF to provide potential cost options focusing on Clubhouse #2 and the Golf Starter Shack.
- The report provided justification and costs for two options for these buildings;
  - Tear down and replace both buildings
  - Renovate both buildings
  - The Golf Club president’s proposal references **“Major Deficiencies”** noted by TWG to justify a new Clubhouse II & Golf Starter Bldg.

# Purpose of this Value Analysis

- The TWG Report was taken at face value and little effort was put into reviewing the details and justification for the conclusions of this report. Are we getting a quality proposal?
- From an outside viewer, the report seems biased toward justification of the “remove and replace” option, especially in consideration of some of the comments that were made in the TWG report.
- This Power Point Analysis will highlight some of the most critical areas and provide a map to the detailed report by Bruce Collins that is attached.

# Introduction

- Clubhouse #2 is an architectural masterpiece with the charm and essence of early California stucco and tile.
- It would be very unlikely to create a replacement with the atmosphere and elegance that would match this structure.

# Observations

- The following slides contain a few of the comments in the Collins report with references to the TWG report. They provide an engineering analysis of the TWG conclusions and recommendations.



# “Transmittal”

- The PCM transmittal sheet as addressed is directed to LWV Resident. Have you received a copy? No copies or abstracts of the report have been distributed, **you** must purchase a full report.
- The report should have contained a 2-3 page abstract with a breakdown of the various costs and assumptions which should be distributed to all owners.

# “The Report Title”

- “*Clubhouse and Golf Starter Building Renovation Potential*” is a misleading Title inasmuch as the report is clearly structured to develop the conclusion that renovation of these facilities has no potential. It also raises the question as to why the facilities are joined together for purposes of this study.

# “Renovation”

- This alternative reflects either an objective to make Clubhouse #2 a grander and more imposing edifice than the original, or else is a blatant distortion of the facts and deliberate exaggeration of the cost of “Renovation” in order to justify the preference to tear down perfectly adequate buildings and replace them with a grander country club type of facility.

# “Parking & Site Accessibility”

- New buildings would require meeting city code and an additional 60 +/- parking spaces.
- Major construction will require compliance with all codes and incur tremendous unnecessary costs.

# “Noel Fearon Associates Input”

- There are numerous contradictions between their “cost estimating summary” and the “cost estimates” provided by other expert members of the TWG consortium of consultants.

# “Foundation Differential Settlement”

- The TWG report introduces ***speculation*** that there “could be differential settlement” under a 50 year old building that shows no visible or measurable evidence of differential settlement at this time. This does not justify a \$701,000 foundation renovation.

# “Toilet Facilities”

- Cost of adding 6 toilets, 1 urinal, 4 more lavatories is **\$1,318,000**
- This is based on an occupancy limit of 716 persons.
- Current legal Main Lounge occupancy of 356 persons is handled with the present facilities. The added facilities would only be required to take care of the additional 360 illegal occupants.

# “New Doors”

- Replace existing wooden doors with aluminum doors at a cost of \$172,400.
- Existing doors can be refinished and double glazed for far less than the projected replacement cost.

# “Windows”

- Replace all remaining wood windows with double-glazed aluminum windows at a cost of \$38,200.
- Only 2 of the 6 existing wooden windows needs minimal maintenance and painting.

# “Apron Differential Settlement”

- Remove and replace arcade area tile and soil due to perceived “Differential Settlement” at a cost of \$154,00.
- The current tiled area was brilliantly designed to provide necessary water drainage and there is no evidence of settlement over the course of the past 50 years.

# “Renovate/Replace vs Remediate”

- The following is an outline of a rehabilitation program based on the same structure as utilized in the TWG report, but includes only those items that really need to be done to remediate deficiencies in CH II. This report does not include the Golf Starter Bldg. except for handicap access, the possible relocation of power and the seismic protection moment frame.

# Cost Analysis Summary

<b>Ref</b>	<b>Description</b>	<b>TWG Cost</b>	<b>Remediation</b>	<b>Savings</b>
3.1	Parking & Accessibility	\$399,244	\$1,480	\$397,764
3.2	Structure & Envelope	\$1,043,400	\$51,550	\$991,850
3.3	Roofs	\$628,680	\$74,100	\$554,580
3.4	Interior Rework for accessibility	\$779,720	\$59,170	\$720,550
3.5	Interior Finishes	\$79,410	\$79,410	0
3.6	Apron	\$502,920	\$5,434	\$497,486
3.7	Plumbing	\$377,520	\$18,770	\$358,750
3.8	HVAC	\$299,610	\$9,800	\$298,810
3.9	Electricity	\$499,710	\$25,000	\$474,710
	<b>Total</b>	<b>\$5,986,947</b>	<b>\$324,710</b>	<b>\$4,285,500</b>

# Remediation Detail

- The following slides provide detail for the generation of costs to bring the CH up to a satisfactory level for many years of usage.

# 3.1 Parking & Site Access

## Discussion:

- City says parking spaces provided are adequate for existing use.
- Existing wheelchair access provided exceeds the minimum number required by ADA requirements and City code.
- Wheelchair access to the golf building is needed

## Project:

1. Install buzzer system to alert starter to send a golf cart to parking area to transport wheelchair and handicapped person to the golf clubhouse. Install a buzzer call button at the parking area and run a signal wire to the starter desk in a conduit mounted under the handrail along the walkway. \$1,200

Contract Cost:	\$1,200
Soft Cost:	<u>280</u>
<b>Total:</b>	<b>\$1,480</b>

# 3.2 Structure & Envelope

## Discussion:

- **Foundation:** No settlement or subsidence has been noted by the TWG Geotechnical or Structural Engineers for either building.
- **Structural Frame:** The TWG Structural Engineer states that “the structural condition of both buildings is good, with no signs of structural distress”.
- **Deferred Maintenance:** Windows and doors, as well as other cosmetic and insulation improvements are needed.

## Project:

- |  |                |
|--|----------------|
| 1. Install masonry wall-roof anchors per TWG recommendation for Clubhouse II.  | \$5,200        |
| 2. Install steel moment frame in the plane of the porch columns at the Golf Clubhouse per TWG recommendations. (Not in CH2 Budget) |                |
| 3. Blow-in wall insulation per TWG recommendation.   | \$17,640       |
| 4. Refinish exterior door frames.  | \$2,200        |
| 5. Repair 2 wood framed windows.   | \$400          |
| 6. Cornice and Trim Repair at Columns  | <u>\$7,500</u> |

Contract Cost: \$41,740

Soft Cost: 9,810

**Total \$51,550**

Aug 12, 2006

# 3.3 Roof

## Discussion:

- The roof has some damaged tile, and roof penetrations need to be reflashed. Wire ties and valley drains are slightly corroded but are functionally adequate. The roof appears to be repairable. Replacement is not required.

## Project:

1. Repair existing roof. \$60,000

Contract Cost	\$60,000
Soft Cost:	<u>14,100</u>
<b>Total:</b>	<b>\$74,100</b>

# 3.4 Interior Rework for Access.

## Discussion:

- The major portion of the TWG estimate is based on assuming extreme expansion of the bathrooms to serve an occupancy of 716, which exceeds the legal occupancy by 360.
- TWG also proposes replacement of a perfectly good kitchen with new equipment and to rebuild storage by an add-on to the building.

## Project:

- Spruce up the existing bathrooms with new tile on the floors and walls and spiffy light fixtures. Repaint and trim:

1. Ceramic floor tile	\$17,820
2. Ceramic wall tile	\$17,760
3. Toilet accessories	\$ 8,420
4. Shelving and millwork	<u>\$ 3,910</u>

Contract Cost	\$47,910
Soft Cost	<u>\$11,260</u>
<b>Total Cost:</b>	<b>\$59,170</b>

# 3.5 Interior Finishes

## Discussion:

- It would be nice to spruce up the interior of the Main Room and add a pleasant color scheme, as suggested by TWG.

## Project:

1. Sand and refinish Main floor. The TWG estimate is a bit high, but use it.

	\$34,300
2. Remove and replace carpet and resilient floors	\$16,800
3. Ceiling preparation work	\$10,000
4. Rework Tectum panels	<u>\$3,200</u>

Contract Cost	\$64,300
Soft Cost:	<u>\$15,110</u>
<b>Total Cost:</b>	<b>\$79,410</b>

# 3.6 Apron

## Discussion:

- The existing tile apron is beautiful and is generally in good condition, is well drained, and has not subsided. Don't mess with it other than replacing a few tiles and some grout. 12 tiles are in need of replacement. 20 tiles have hairline cracks.

## Project:

1. Replace 32 tiles	\$1,600
2. Restore grout where necessary	\$2,000
3. Repair column brick bases	<u>\$800</u>
Contract Cost	<u>\$4,400</u>
Soft Cost:	<u>\$1,034</u>
<b>Total:</b>	<b>\$5,434</b>

# 3.7 Plumbing

## Discussion:

- Without the “wholesale renovation” of bathrooms and store rooms to accommodate an incorrect occupancy criteria, there is no necessity to tear out and replace copper and cast iron plumbing, and bathroom fixtures.

## Project:

1. Replace sewer lateral to City sewer in Moulton.	\$3,200
2. Fire sprinkler system for Kitchens and store room	<u>\$12,000</u>
Contract Cost	\$15,200
Soft Cost	<u>\$3,570</u>
<b>Total:</b>	<b>\$18,770</b>

# 3.8 HVAC

## Discussion:

- The existing HVAC system is working just fine and the relatively new (3 years old) AC chillers cooled the Clubhouse, even with the doors open, on the hottest day of our recent heat spell.
- The furnace is old but doesn't need to work that hard in our mild climate. A good party heats up the Main Room just fine. It might be a good idea, however, to put some money in contingency fund for its replacement when needed.

## Project:

1. Consider a more sophisticated thermostatic HVAC control system to improve operation efficiency and to save big on energy and operating cost.

	<u>\$8,000</u>
Contract Cost	\$8,000
Soft Cost	<u>\$1,800</u>
<b>Total:</b>	<b>\$9,800</b>

# 3.9 Electrical

## Discussion:

- The electrical system is a few years old, but not past 55+. Even so, the system apparently works just fine, although the added demand of the golf cart charging system may exceed the original design parameters, but hasn't blown the system.
- Some of the components of the "old" electrical system were typically manufactured to higher load tolerance factors than newer comparable parts. Again, tearing out the entire system does not seem to be warranted, but it might, again, be a good idea to budget for contingency purposes for parts replacement, if needed.

## Project:

1. Nothing, but suggest budget for contingency parts replacement:  
**\$25,000**
2. Consider the feasibility and desirability of running the Golf Building power supply directly to the Caddy Shack and removing it from the Clubhouse 2 main panel.  
**Cost: \$?????**

# Conclusion

- The TWG report appears to have a bias that would lead one to select Tear Down and Replace as the most cost effective option. Many costs are not justified.
- Remediation costs for Clubhouse II and the Starter Building would be handled well within our current reserves and would satisfy LWV needs for many years to come.

# What Must Residents Do

- Be aware of, and voice your opinion on, the following:
  - Potential land sales, including the 23 acres, garden center #2 and the stables.
  - Fix and repair as needed to bring Clubhouse II and Starter Building to the level of maintenance that it should have been if it had been maintained satisfactorily over the past 10 years.
  - Maintain Clubhouse II at current use level. Do NOT allow study to propose additional usage which would justify additional space and NEW Clubhouses.
  - Do not build a NEW Clubhouse II/Starter Building.

# A Consideration

- If the Golf Clubs wish to have these NEW facilities, we might consider:
  - Raise Green fee from \$8 to \$16 for 10 years to cover  $\frac{1}{2}$  the cost of a Renovated Clubhouse II and Golf Starter Building, or,
  - Raise Green fee from \$8 to \$26 to cover  $\frac{1}{2}$  the cost for a New Country Club style facility.

# The End