

The following were in attendance:

Bob Christian

Marsha Hosick

Jeanne Smith

Rachelle Vandiver

Bob Bordner (Retired builder and Raintree resident)

Mathew Hallett (Registered Architect and Raintree resident)

The Committee met this morning for the purpose on interviewing Mr. Mathew Hallett, RA with ThreeSixty Architecture regarding the Clubhouse renovation/remodeling project.

A meeting was also held at 1PM with the architecture & construction management firm of Tompkins Associates. The entire committee did not meet with Tomkins, only Bob Christian and Rachelle Vandiver.

The following is a recap of both interviews:

Mathew Hallett, RA

- Mr. Hallett is a Registered Architect and Raintree resident
 - He is employed by ThreeSixty Architecture and has worked on projects such the NY Jets football stadium. (More references can be made available)
 - The hourly rate charged by his firm is \$150. However, since this is a project for his Homes Association, his independent rate of \$75/hour and his firm's resources are available for his use, with no conflict.
 - Mr. Hallett has previously served on the RLPOA ARB
 - Mr. Hallett was appreciative of our asking for his involvement. He indicated, if he were to be chosen, he would be honored and excited to participate. He also made a point of letting us know that would be very liberal regarding consultations and questions normally billable. Even though he could not donate his services, he feels his reduced hourly rate and proximity would allow him to contribute more toward the community.
 - He was impressed with Bob Bordner's knowledge and the drawing work done to date. Indicated that it would be of great benefit if Bob stayed involved in the project if he wanted to.
 - He has worked with both formal as well as informal contractual agreements and is comfortable with either. Ours would probably be somewhere in between.
 - Mr. Hallett gave a "soft estimate" (not to be binding) of approximately \$150,000 to \$200,000 to remodel/renovate the clubhouse.
 - From an architecture stand point, a project of this size and type would require three to four phases:
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1. Phase I – Develop computer generated (CAD) “As Built” drawings. Mr. Hallett believes the volunteer work Bob Bordner has done should save us considerable expense since he can take these dimensions and plug them into his program to give the general outline of the building. Then he would add the interior walls and details after doing the measurements. The cost of this phase would be approximately \$1,125 to \$1,500 (15 to 20 hours @ \$75 per hour)
 2. Phase II – Working with the Committee and Board requirements and “wish lists”, develop alternate designs taking into consideration construction constraints and current code requirements. At this phase, once we narrowed down to one or two designs, three dimensional renditions could be made available. The cost of this phase was not narrowed down other than the hourly rate of \$75. It was stated that the hard part was getting the “as built” in an electronic format and that this phase would be a product of manipulating the drawing to our needs and wants.
 3. Phase III – At this phase a Mechanical, Electrical and Plumbing (MEP) consultant would be brought in to develop the necessary criteria for consolidating many of our utilities and equipment. A comparable scope of work would be a large residential home project. Mr. Hallett was unsure of the consulting rate but will investigate and advise.
 4. Phase IV – Construction drawings and begin subcontractor involvement.
- Phase I can be completed in 1 to 2 weeks after contracting to do the work. Drawings will be available on CD and he will provide as many hard copies as we need.
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Tompkins Associates

- Jim Tompkins, Owner and Linda Starkovich, Marketing Manager
 - Name furnished by a resident who had knowledge of this company’s involvement in SBA (Small Business Administration) contracts and MB (Minority Business) contracts. No first hand knowledge of their work.
 - Mr. Tompkins gave the Lee’s Summit, RaPec and Grandview school districts as well as the City of Pleasant Hill as references.
 - He was hesitant to quote an actual hourly rate so it may be that they quote depending on client and what the market will bear.
 - The company’s emphasis has been on small to medium size public and commercial remodeling projects.
 - He gave a “soft estimate” (not binding) of \$200,000
 - The cost of the architectural portion of a project is typically 8% to 10% of the project cost (\$16,000 to \$20,000)
1. Phase I – “as built” drawing development, approximately \$1,200
 2. Phase II - Schematic design drawings with 2 to 3 renditions – approximately \$3,200
 3. Phase III – Construction drawings – approximately \$12,800
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The next meeting of the CRC will be announced at a later date after the August 14 RLPOA Board Meeting.
