

Capital Projects Report

Summary of Structural Assessment of the Clubhouse and Recommendation for Improvements

Background:

In spring of 2016 the Members approved a Capital Plan that included hiring professionals to assess the state of the Club House and identify needed work. The Board appointed the Capital Projects Committee¹ to manage this project. During the summer of 2016 the Committee created a "Request For Proposals" ("RFP") to select a professional team (architect, contractor, structural engineer) to prepare a structural needs assessment with cost estimates. The RFP went out to 10 firms; three firms responded. After interviews, the committee unanimously selected the team of Chris Wasney (CAW architects), Rich Cody (Cody Brock contractor) and Jim Lentfer (RPS structural engineers) to prepare the structural assessment and cost estimates for each of the improvements (2017 dollars). The team also included the expert advice of a variety of specialized subcontractors including an acoustic engineer.

Committee Recommendations

After a detailed inspection of the house and records at the Club and at the City of Palo Alto, the CAW team submitted its report on January 17, 2017. The professional team met with the Capital Projects Committee twice to present their findings. Because the cost of all the recommended work exceeds our current funds, the CAW team also defined a "Phase 1" (2017-2018) renovation project that met the priorities established in the RFP:

- Life and health safety for the members and public
- Completion within the available time frame (8 weeks)
- Within money available
- A minimum of future rework to complete subsequent renovation

Phase 1 (2017-2018)

Based on these criteria the Committee is recommending the following project for the 2017 and 2018 renovation priorities. The total cost is estimated to be \$458,900: \$307,000 for 2017 and \$151,900 for 2018.

Phase 1 2017-2018 Renovation Detail

Accessibility (20% of construction costs must be spent on ADA compliance.) [2017]

- New wheel chair lift from Brides' room to stage
- Door thresholds
- Exterior stair from Stage

Code Compliance [2018]

- Kitchen - either commercial or return to residential (change appliances and reduce number of rentals significantly)
- Egress door hardware

¹ Members: Gwen Barry, Helen Gracon, Lisa Sten, Meg Monroe, Caroline Willis, Carol Lippert, Chair

- Lever handle and storeroom functional lock

Structural Systems (to address seismic concerns) [2017]

- Secure fire place chimney at Office (most severe seismic risk)
- Secure fireplace chimney at Fireside Room (most severe seismic risk)
- Foundation repair damage add necessary seismic ties
- Structural framing strengthening at attic

Electrical Systems [2018]

- Replace wiring in attic and add New Emergency lighting conforming to current code
- Exit signs

Architectural Improvements [2017]

- Repair porch structure
- Remove exterior ramp and restore porch slab
- New screening fence by kitchen [2018]

In order to complete the 2017 portion of Phase 1 in 8 weeks beginning about the last week of June, building permits for this work must be applied for no later than the end of April. This means that the Board must be able to authorize funding very soon so that a contract can be put into place, and design and plans for permits and construction can be prepared. There are sufficient funds in the club's reserves combined with designated donations for historic preservation and construction to fund both the 2017 and 2018 restoration programs.

Phase 2 (2019-and-after)

Phase 2 to be undertaken in 2019-and-after, pending available funding, focuses on additional seismic structural work and acoustic improvements in the ballroom:

- Interior and exterior shear walls including roof and ceiling diaphragms enabling restoration of the original coved ceiling.
- Reframing the roof for seismic stability,
- Reroofing and fascia repairs
- Acoustic improvements to the ballroom including acoustic plaster and draperies.

The estimated cost for this work today is \$1,267,600 million dollars. Clearly the funds would need to be raised. If delayed the architect and contractor recommend that the club factor in a 5-7% annual construction cost escalation fee.² These escalation rates mean, based on the current Phase 2 (2019-and-after) estimate, in five years the cost of these improvements at 5% inflation compounded would be \$1,617,813; at 7% inflation compounded would be \$1,777,873. In order to do the Phase 2 work at one time the clubhouse would need to be closed for 4 to 6 months. Some elements of the 2019-and-after renovation could be done independently without resulting in a lot of re-work. However the major structural work in the ballroom including the roof structure and roof as well as the acoustic finishes would require closure of the house. These items make up \$1,001,600 (2017 dollars) of the estimated Phase 2 (2019-and-after) costs.

² The Bay Area and the Peninsula in particular have experienced a continuing building boom that has caused the cost of construction to increase/escalate more than in other parts of the Country. It is currently expected by those in the construction industry locally that the demand created by projects currently anticipated, will continue to cause cost escalation in our area to rise faster than consumer inflation and construction escalation in other parts of the country.