

## Lodge Project

### Architect, Administration, and Cost Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Pat Raleigh WPOA Board Member and LRPC Liaison	Ref
1	What other consultants does the A/E (Architect/Engineer) expect to use on this project (structural engineer, kitchen consultant, interior designer, cost estimator, fire suppression engineer)?	We will work with additional consultants to meet needs for kitchen equipment, security, sprinkler, Audio Visual, and interior decorating.	81
2	Does the A/E have a single point of contact (person) with WPOA? Does WPOA have a single point of contact (person) with the A/E? Always maintain clear lines of communication amongst all parties.	At this time there is a single point of contact with the A/E and that is Pat Raleigh. Going forward we would select a project manager who would be the single point of contact.	83
3	It is clear that the Boards priorities are in the wrong place.	I disagree that the Board's priorities are in the wrong place. Three years ago the Board directed the LRPC to meet with the membership to find out what they wanted to see in a new lodge, lounge and restaurant. After those thoughts were collected, the Board decided to seek professional help from an architect to establish a construction cost estimate and budget. We are sharing the results with the membership.	150
4	It appears that if a person wants to go to the existing Lounge he/she must go through the new facility.	The Lounge will be in the new facility. The existing Lounge will have a new use in the future. This could be as simple as storage, or an administration building or security office.	102

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5	Do not put the Restaurant or Lounge contractor's name on the face of the building (at the entry). Rather consider using changeable architectural site signage	The vendor name will not be on the building.	120
6	What "Use Group" is the facility to be? (Assembly only?, Mixed?)	The new building will be used for assembly as well as mixed uses.	123
7	Thank you for opening the design plans to the public. Our community is made primarily of families with small children and elderly folk. Rather than create a building that fits the national average age distribution, I would like to see more accessibility features put in place to serve our specific needs.	Thank you for your comment. Accessibility features will be incorporated in a final design.	5
8	I assume the existing lounge, once moved out of, is either to be remodeled for some other intended use, or it may be demo'ed as part of a different project?	Yes. See the response above at line 4, page 1.	22
9	Is The A/E contract for Schematic Design only?	Yes.	66

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10	Explain the scope of services in the A/E contract? Is preliminary pricing and scheduling a part of scope of services for the Schematic Design portion of the project?	Preliminary pricing is a part of the Schematic phase of the project. Scheduling is a part of the Design Development of the project.	67
11	Is preliminary pricing and scheduling a part of scope of services for the Schematic Design portion of the project?	See line 10 above.	68
12	Always present Total Project Costs and Construction Costs when presenting information to WPOA members. Total Project Costs should include: construction costs, A/E fees, debt servicing, demolition, furnishings and equipment permits, infrastructure upgrades, signage, site improvements, phone/data system, security system, window treatments etc..	The architect has provided an estimate of the construction costs. The architect used existing construction pricing on other work (including demolition costs) to provide those construction cost estimates. The WPOA total project cost includes construction costs, architect fees, construction allowances for furnishings, infrastructure upgrades, phone and data systems, security systems and financing, and other costs.	71
13	How much funding currently exists for this project	Currently there is no funding that is earmarked for this project.	74

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14	Who and what determines that the project moves forward from Schematic Design, to Design Development, Contract Documentation, Bid and Award, Construction and finally Closeout.	The membership will vote if they want to proceed with the project. If they vote to continue, then the Board would sign a contract with the architect that would include design development and contract documentation. The architect would provide final drawings for bidding from contractors to determine a final cost followed by construction. See more information in Feasibility Topics, line 10.	77
15	Develop outline specifications and cost estimate, sooner rather than later, to prevent "sticker shock" late in the development of the project.	Outline specifications are developed as soon as possible after the input of contractors working with the architect to determine the most value for the money invested for the project. Contingency is built into the project for design development.	80
16	It appears the existing Lodge is being demolished. If this is the case: What happens to the ongoing activities and functions that go on in the existing Lodge during the period that the old Lodge is taken off line and the new Lodge is brought on line (probable months)? (meetings, restaurant use, library, events etc.)	The existing lodge building is being demolished. All of those activities will be moved to the Rec Center or other places yet to be identified by the WPOA Board. The lodge will be offline for at least 12 months.	86
17	The Floor Plan indicates a new lounge. Is it WPOA's intent to have 2 similar facilities adjacent to one another?	This is a duplicate question. See above line 4, page 1.	88

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18	Why (4) pool tables? Most pool halls don't have this many pool tables (plus nobody wants to hear the balls bang around). The current tables are seldomly used. I believe this area could be better used as an indoor/outdoor area by utilizing folding/sliding doors to introduce fresh air and sunlight into the venue.	There will not be 4 pool tables in the new lounge. That space will be used as a game room.	127
19	Why would someone sit in the outdoor area? What is there to look at and enjoy? Dumpsters? Trailer of empty cans etc? This area needs to have a "thing" to attract people. Heaters?	I have been to several bars that have outside seating. I've seen outdoor heaters. I've seen bands go outside under the roof to play to let others watch sporting events.	132
20	The events outdoor area should also have a covered area. Maybe heaters?	Heaters might be a good idea at the event center location but a roof will not be installed due to fire codes.	133
21	To not have the architectural firm present more than one option and the different costs associated is a gross disservice to the LW community.	The Board, from the beginning of this project, looked at the best solution for a growing population. The idea of fixing up what we have did not support that long term goal. See response in Feasibility Topics, line 5, for more information.	140
22	To reply to this question by saying "this design is the best option per the architect" is a lack of leadership. Based off the diversity of this community the Board must TELL the architect what WE need, not the other way around.	The Board submitted a list of requirements the community wanted to see.	141

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23	The way it was presented is clearly what the Board WANTS, not what the community really NEEDS.	The submitted list to the architect included the ideas from all of the focus groups from the community as a priority.	142
24	Does the construction costs include the tear down of the existing lodge?	Construction costs include the demolition costs.	158
25	What is the proposed cost and timeline?	The proposed total cost includes the demolition, construction cost of the building, the furniture, PA, Audio visual, kitchen equipment, construction permits, surveying, and finance costs. The timeline for design and bidding is Jan, 2024 to August, 2024. Construction timeline is September, 2024 to August, 2025 (the restaurant to be finished first by May, 2025).	166
26	How long does the whole process take?	If you approve the project this fall, construction will start after next Labor Day (2024). See line 25 above for more timelines.	174
27	Is the restaurant going to be closed during construction?	We haven't discussed this issue with the restaurant vendor, but maybe they will provide food trucks during construction.	175
28	What are the next steps?	This is a duplicate question. See line 14 on page 4.	179
29	Is what we see today, what we are voting on in November?	No. The schematic design is a preliminary concept, and can be changed based on community feedback when the project moves forward. The vote will be whether to proceed with the project.	181

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30	What is the plan between now and November?	We have two more information meetings scheduled in August and September, following the monthly WPOA meetings. We will send out an email blast to the 1,100 or so people on the LW email list. We will do Facebook postings and have signs at the community gates advertising the information meetings.	182
31	What are we going to see and how are we going to see it?	You can send questions to lodgeproject@lakewaynoka.com. You can look at all the information on the Lake Waynoka website, under "Reports" in the "Documents" sections.	183
32	Will there be an updated design before the vote in November?	See line 29 above.	184
33	Could we look at renovation or remodeling?	This is a duplicate question. See line 21 on page 5 above.	193
34	With the large flat roof area, could we have or add additional party space?	Not in this plan, but it could be done – if there is money put toward it. Of course there are access issues and liability issues.	169
35	Why would someone sit on the outdoor area? What is there to look at and enjoy? Dumpsters? Trailer of empty cans etc? This area needs to have a "thing" to attract people. Heaters?	This is a duplicate question. See line 19, page 5.	43

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36	We should Definitely trade the bar area for the dining area and then sell drinks to the pool. This would pull in great revenue. In addition, patrons can look at the pool instead of a wall.	Community recommendations that the restaurant be able to serve food to the pool area. See response in General Manager and Liquor License Topics, Line 10, page 4.	44
37	Why four pool tables?	This is a duplicate question. See line 18, page 5.	172

More questions or comments? Email [lodgeproject@lakewaynoka.com](mailto:lodgeproject@lakewaynoka.com)