

Opal Architecture Committee
Minutes of meeting 09-07-11
Start 5:00 pm

Present: Mike, Greg, Nikki, Chris
Absent: Tom, Carol

Guest: Adam Williams of Consilium Engineering

(These minutes are NOT an exact transcription of the meeting but rather a shortened version to convey the general flow of the conversation. Remarks by Adam were much more lengthy than I have summarized here.)

Nikki called the meeting to order.

Minutes of prior meeting were approved.

Greg: Recapped creation of architecture committee and said there were some questions about the need for additional Engineers. Explained that he and Tom had walked the property with representatives of Blu Sky. Asked what Consilium has been doing.

Adam: His partner John has spent more time reviewing the documents and said we are early in the process. Too early to tell exactly what needs to be done or to estimate cost of work. Then went on to explain what Consilium would do including creation of design team. By design team he means his company, an engineer, an architect and a general contractor. Major duties of Consilium would include project management including (among other things) responsibility for coordinating competitive bids to keep costs low, budget process, pushing all parties to find lower cost more efficient ways to do the job, assisting in contractor selection, etc... Consilium will NOT provide stamped drawings if those are required. That would be the other engineering company. Consilium will recommend what work should be done and work with design team to not do unneeded steps.

Nikki: Once the building is opened up and if we find something not up to code will we be required to bring it up to code?

Adam: That would be up to Eagle County and he could not yet say what they would require, but since the building is fairly new he did not think that would be a big issue.

Nikki: Do we need a building permit from the County?

Adam: Yes we need a building permit but no issues with building code expected since we are dealing with a limited part of the building.

Nikki: Can you explain more about the "design team", the architect, engineer, etc..

Adam: We need to open parts of the building up to see the extent of the damage and that is where the architect and engineer will be needed to help assess what needs to be done.

Mike: Didn't we already do that in connection with the lawsuit

Adam: Yes we can use the prior work which is mostly usable and thus will limit the amount of additional probing needed. He then went on to explain why we need the other engineering firm. Consilium did not sign on to be the engineer of record. His company can give recommendations on what to do as well as push an architect of engineer to consider lower cost alternatives, but Consilium can not put the final approval stamp on the work.

Greg: Said he worked with BCE in Denver saying they are experts on water damage litigation and thought they have previously demonstrated their ability to provide a lot of useful assistance with a limited cost to solve issues and work well with contractors. If we can do that, why do we need Consilium?

Adam: To do the Project Management piece including coordinating the competitive bidding process and keeping the project on time and on budget which most homeowner associations do not have the time or expertise to do. Consilium adds value by controlling and managing all parties including architects, engineers and contractors as well as helping the homeowners make smart decisions on where costs can be cut and exposure limited.

At this point in the meeting Chris had to leave and did not return.

Greg: Can we clarification on how your fee is calculated?

Adam: Generally an hour rate with a max cap. Happy to reduce Consilium role where possible if this project can be made smaller.

(At this point there was a lengthy back and forth regarding roles of all parties and benefits from each.)

Greg: Suggested a continuing role for Consilium but at a lower level of involvement. Also suggested if we get a bank loan for part of the work that Consilium could work with the bank, as well as keeping homeowners in the loop on progress and explain technical issues as needed.

Mike: What is the time line and when do we see you next?

Adam: Will get team together now and work toward the RFP. Critical that we use competitive bid process and confirm qualifications on all members of the team including architect, engineer and general contractor. The contractor piece will be split into two roles. First as part of the planning stage. Second stage would be bidding on project if

they wanted to, but not a guarantee that working on design stage as contractor would also mean doing the work. That helps keep all phases of project at lowest possible cost.

Greg & Nikki: Would you consider going straight to Blu Sky as contractor since they have done similar work in the area?

Adam: That could be done, but his advice is not to do that. Blu Sky needs to know they need to be competitive in every phase of the project and that requires competitive bidding. He did agree that getting a contractor involved in the planning process will be critical to controlling down stream costs and controlling risk in the project.

Greg: Proposed BCE and Blu Sky to be considered as part of the design team when Consilium looked at possible providers.

Adam: Agreed to review them along with others.

Mike and Nikki: As Board members with a fiduciary responsibility we are sold on the value of the competitive bids.

Mike: Asked Adam to recap his understanding of where we are so there he can demonstrate Consilium and the committee are in agreement.

Adam: Recapped that we had agreed to have Consilium continue as project manager, that step 1 is to get the other engineer on board now, and step 2 would be to get a contractor in the planning stage early. Selection of design team members will involve review of qualifications and competitive bidding.

Mike, Nikki & Adam: Thanked Adam for his attendance and we are unanimous in our support for that process. Next meeting date not set at this time. To be determined based on work of Consilium and time frame development.

Meeting ended at 6:15 pm

Minutes prepared and submitted for approval by Mike Sawatzki.