

Community Survey from the CAC: Lodge Completion Items - 11/2021

Lodge Completion Items

The Fairway Villas Community Advisory Committee (“CAC”) is conducting a survey of residents to gauge priorities in completing the Lodge punch list items that were in the Oakwood proposed drawings that were never completed.

Oakwood has turned over a set amount of money to TCMD for this completion. Since the building was “completed”, the CAC has felt that the “Oakwood Allowance” is not sufficient to cover all the needed items that were on the punch list, and has been trying to work through TCMD to get a resolution to the disparity between work needed and the product that was delivered. That process is ongoing and frustratingly slow.

In the meantime, there is some money available to complete some of the items. The CAC wants to gather data based on the homeowners’ priority preferences through this survey. After reviewing the 2021 budget expenses and the proposed 2022 budgets we have been able to add some additional money to this project. We would like to complete as many of these items as possible within the budget so that the Lodge and all its amenities can be utilized as it was initially described to the homeowners. They will be addressed based on the ranking of priority of the votes.

There is no particular order or priority implied by the sequence of survey questions. We ask that you establish for yourself, which items in the list have the most pressing urgency, and give those items your highest priority votes.

Background information for each survey question

Question 1: Additional Lounge furnishings in the Great Room:

After construction had begun on the building, representatives from Fairway Villas met with Kelly Leid and Justin Howe with Oakwood to review “updated plans and vision for the building”. During this review, we were shown “very preliminary first thoughts” developed by the interior design firm Oakwood was using for the project. We were told that the intent was to create flexibility for how the space could be used. As part of the process, it was suggested that resident input would be sought to help clarify the communities’ desires relative to how the space would be used. These discussions would then form the basis for determining the resulting need for how to furnish the space to accommodate those desires.

We were assured that when the ideas and alternates were developed by the interior designers to a further state, we would be invited to review them with Oakwood. During the subsequent course of construction, we asked, several times, the status of the design development and were repeatedly assured it was ongoing and that we would be contacted when there was something for us to review. Nothing ever happened as a follow-up to these promises. Several times after the construction was completed, we asked about how Oakwood was going to get resident input to finish the promise that had been made. We either were given promises that representatives from Oakwood would organize the resident input effort, or we heard nothing. In the end, nothing ever happened.

Aside from the acoustical issues for this room, discussed below, we feel that there is a substantial level of incompleteness to the space. We also suspect that the impressions that prospective buyers were given don’t match up with what has been delivered.

At the end of the survey will be a section where you can tell us what you think the character of the room should be, and what furnishings you would like to see. The intent is to establish a broad list from residents in the community so that further discussions can take place.

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Question 2. Acoustic Treatment for Great Room:

During construction, we repeatedly asked Oakwood to commission an acoustic analysis to determine if the design would support legible speech activities within the spaces. They did hire an acoustical engineer to determine if there were going to be acoustic issues and the report that was issued indicated a significant amount of acoustically absorptive material would be needed to make the space comfortable to use. Even though Oakwood had the analysis, they decided that was the extent of their obligation to the building and that any acoustic remediation would have to be paid for out of the small allowance that was provided for completing all the FF&E items in the building.

User experience since occupancy of the building is that for even a modestly sized group of people, acoustical acuity is extremely poor. For many people, being in the room with a small crowd is an unpleasant experience. As a result, The YMCA has not scheduled any activities of size for that space because of the difficulties in being able to hear clearly. Until the acoustical issues are resolved, we feel that the ability to use the space to its fullest potential is severely compromised.

Question 3. Additional chair seating for large group meetings/presentations:

Currently, there are 24 interior chairs located with the 6 tables currently in the Great Room. There are a few additional chairs that have been brought over from the Clubhouse. We anticipate needing a total of 70 additional chairs (+ the 24 that were provided with the tables) for a total seating capability of 94. We would like to see chairs of the same quality as the stacking armchairs at the Clubhouse, and rolling stacking racks be purchased to minimize the floor area required to store them (in the Storage Room) when not in use.

Question 4. Additional exterior seating on the patio:

We feel that more seating is needed, to include some additional table and chair seating. Along with the tables, umbrellas for shading for each one of them would be desirable.

Question 5. Coat Rack(s):

There was no provision in the building planning for coat racks, or a location for a coat rack(s) to be permanently placed. We are thinking of getting a portable unit that is similar to the one in the Clubhouse.

Question 6. Built-in Grill for the back patio:

Oakwood presumed a portable grill would be appropriate. The CAC is concerned that "it might be illegally removed" and believe the locations Oakwood provided the gas service outlets are not the ideal locations for a grill. We have proposed to build it in, locating the housing structure between the two far north columns on the west side of the patio. The grill would be centered in a granite countertop that extends between the two columns and set on walls clad in the same stone as used at the base of the columns and building. This would result in an installation comparable in appearance to the setup at the Clubhouse.

In the meantime, until a built-in location is accomplished, we have arranged for the grill to be installed in a temporary location adjacent to the pair of doors into the storage room from the patio. We don't believe this is a good long-term location, as smoke from grilling or smoking will have a significant opportunity to enter the building as people are moving into and out of the building using the doors that are adjacent to the grill location.

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Further, the smoke will collect at the ceiling of the patio space, and eventually cause discoloration of the painted surfaces.

Question 7. Additional Firepit for back patio area:

The original drawings showed a built-in firepit, similar to the one constructed at the Clubhouse. Prior to the commencement of construction, Oakwood indicated they had revised their plans to delete the built-in firepit and to provide two portable firepits, "to allow for more flexibility in how they might be used". One portable propane firepit has been procured. Should a second unit be purchased and installed? A high ranking on your survey will be your relative indication of the importance of providing a second firepit.

Question 8. Cubbies for storage in the Fitness Room:

Cubbies were provided in the Great Room. However, for people using the fitness room, their belongings if stored in the Great Room cubbies would be unsecured. We think having something similar in scale to the Clubhouse Fitness Room storage shelves would be desirable in the Lodge Fitness Room.

Question 9. Benches at the Pickle Ball and Bocce Ball Courts and Garden Area across the street from the Lodge:

The Development Plans, and the "For Construction" drawings, show 6 shade structures, and a total of 10 benches at the courts, and one bench at the front sidewalk adjacent to the planned bike racks. Benches were shown for the garden area across the street as well. Oakwood modified the number of shade structures at the Pickle Ball and Bocce Ball courts during construction, primarily because there was a design issue with the sizing of the pickleball courts that required the courts to be expanded and fencing repositioned. Nevertheless, no benches were provided, and they are needed, at a minimum, of one per shade structure.

Question 10. Trash Receptacles:

Several have been installed around the Lodge building and one at the Garden area, but it has been suggested that one be located by the Pickle Ball and Bocce Ball courts. The "For Construction" drawings indicated several trash cans and/or recycle bins at the courts. None have been installed.

Question 11. Sound System head-end equipment:

Built-in speakers, with zoning capability, were provided with the building construction. However, no equipment to run a sound system was provided. To be able to effectively use the Great Room, and in good weather to couple it with the exterior patio area for meetings, events, or presentations, having a sound system for music, voice, etc. is the desirable feature that we believe is needed. The acoustical noise issue would need to be addressed prior to this item being completed for obvious reasons.

Question 12. Roll-out drawers for the Kitchen base cabinets:

The base cabinets were provided with shelving that, for elderly users, is difficult to access and utilize. We requested that roll-out drawers be provided as part of the base cabinet design. Oakwood insisted that what was provided was sufficient, and if the residents desired to change the configuration to provide roll-out shelving, then it would have to be done as a capital expense.

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Question 13. Trash Dumpster Enclosure:

The construction drawings indicated locations for dumpster totes, like the ones we use for our residential trash and recycling, next to the two air conditioner units on the north side of the building. We told Oakwood, prior to the start of construction, that these were not going to be sufficient, based upon experience at the Clubhouse, and that they needed to provide a location for two commercial dumpsters that would be enclosed per the City of Denver requirements for a commercial building. Oakwood promised that if the trash and recycle totes proved to not work (they initially insisted that they had an agreement that Denver would pick up these receptacles weekly with their residential trash pickup service – which would never have happened, and in fact didn't happen) they were looking at locating an enclosure on the lot with the garden plots and the additional parking. They have since told us that Denver refused to allow an enclosure to be located where they wanted to place it across the street from the Lodge, so a single dumpster for trash now sits in the parking lot. They have no provision for a recycling dumpster. Oakwood now feels they have no further responsibility to find a suitable location on the property and to build a required enclosure to comply with covenants and Denver requirements.

Our observation after a period of time, post-Covid occupancy restrictions, is that the trash dumpster of the size in the parking lot isn't fully utilized, and there is no provision for recycling. We are proposing to remove the 2 CY trash dumpster and substitute it with a tote bin for trash, and add one for recycling. They would be stored adjacent to the air conditioning compressors on the north side of the building, and to comply with Denver Zoning codes, a small screen wall between the trash receptacles and the A/C units and a front enclosure wall with gates will need to be constructed. If once-a-week service proves to not be sufficient for the size of the bins, then we could arrange for more frequent pickup.