

# *Caddyshack vs Trump Tower*



2nd Floor Parking Lot Level View

1st Floor Ground Level View

**M**ost residents are familiar with the original 8,000 sq ft Golf Starter building that is currently being replaced by an 18,000 sq ft “caddyshack” seen above. This task was given to GRF, assuming that they would replace it with an appropriate facility that would suit the needs of LWV and remain within a budget that was reasonable and affordable in these economic times.

Responsible for the design and construction were Contractor Mary Roberts, Project Manager, and PCM employees, Tim Hubble, Civil Engineer, and Doug Koller, Special Projects Manager, with oversight by the GRF ad hoc Golf Starter Committee.

On 5/10/11 a special committee meeting, chaired by GRF President Jim Matson, was called in response to an additional request for approximately \$800,00 by the committee. The added costs were due to a variety of reasons including; additional

parking spaces in the area of CH #7, additional fire hydrant and F.D. access to area of starter building, additional considerations of The Toll Road, cost overruns due to rain, numerous engineering change requests including added features incorporated by the GRF CAC.

These excessive Engineering Changes (design changes after the original architecture was bid upon) historically are 3-5 times as costly as changes to the original design. These are common corporate nightmares and companies take great pains to avoid such costs and is done by having project oversight reviews during early design eliminating such errors.

Are our GRF Directors capable of such reviews, apparently not. Who then would we rely on? Well! PCM! Of Course! That’s why we hire them and that’s why they get **“a failing grade.”**