



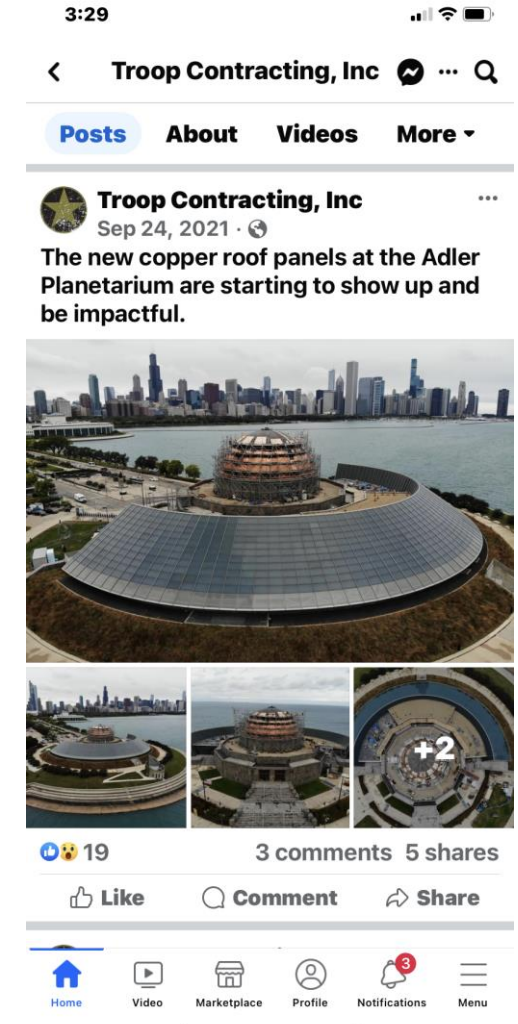
Assembly Park

Assembly Hall Committee

Brian Hatlen

President / Owner Troop Contracting Inc

- Troop Contracting
 - Full Service Commercial General Contractor
 - Specializing in design –build and JOC projects
- At our request Brian inspected the Hall



Assembly Hall's Current Condition

- Roof
 - Rafters are 2 x 4 on 24" centers which are not up to code
 - There are broken rafters
 - Low roof pitch has poor drainage and weight distribution
 - Poor water run off and snow/ice buildup
 - Excessive wear on shingles, decking, trusses and structure
 - The roof was replaced, and a rafter fixed in January 2021 (\$11,400)
 - The roof and rafter structure will need to be replaced and pitched properly



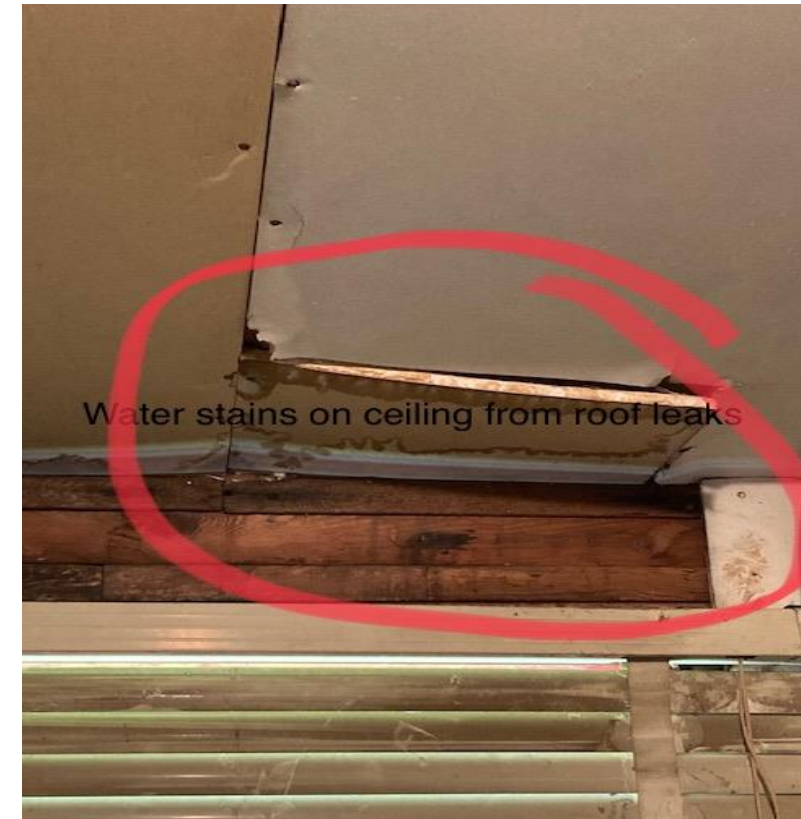
Assembly Hall's Current Condition

- Insulation
- Current insulation does not meet Wisconsin building code
 - Poor insulation in the ceiling drives higher energy bills year-round.
 - Water damage and missing insulation
 - Doors and windows are not energy efficient



Assembly Hall's Current Condition

- Water Damage
 - There is evidence of water damage



Assembly Hall's Current Condition

- Mold
 - We had the Hall inspected by a mold mitigation expert
 - Mold was also found in one of the bathrooms



East Entrance Door by Patio



West Side Window Rob's Shop

Assembly Hall's Current Condition

- Floor
 - High moisture content prevents repair
 - Large chunks continue to break out, causing potential trip hazard
 - The floor will need to be replaced



Assembly Hall's Current Condition

- Structural
 - Issues with the current foundation
 - Structural supports are not to code



Assembly Hall's Current Condition

- Bathrooms
 - ADA compliance (~29" opening at present versus 36" requirement)
 - Health concerns with location to food preparation in Kitchen
 - Improved access for members / guests
 - Mold starting in one of the bathrooms



Assembly Hall's Current Condition

- Kitchen
 - Worn surfaces, cabinetry, and appliances
 - Difficult to keep systems operating and leak free, potential of mold.
 - Floors need repair or replacement with a surface designed for high traffic and proper cleaning.



Assembly Hall's Current Condition

- HVAC
 - The furnace was replaced in May of 2020 (\$2,100)
 - The AC does not work



Assembly Hall's Current Condition

- Entrances
 - Not ADA compliant
 - Sidewalk has obstructed access.



Assembly Hall's Current Condition - Summary

- Roof, deck, and rafter replacement & associated exterior work
- Insulation replacement with increased R-value
- Structural supports not to code
- Water damage and mold
- Bathrooms ADA compliant
- HVAC System and Ducting
- Kitchen
- Floor replacement
- Entrances are not ADA compliant and constrictive
- West exterior wall has seepage when it rains
- More efficient use of space

Assembly Hall's – Repair Existing Structure

- Consider repairing the existing building
 - We will need to bring the building up to code
 - Roof
 - Floor
 - Structure
 - Insulation
 - Finding a contractor will be difficult
 - Time and Material vs Fixed Cost
 - Expect surprises – Time is money
 - If a new code violation is found after remodeling starts it must be repaired
 - The building continues to age and will require increasing on-going maintenance
 - Requires significant improvements in next few years or more significant costs will be incurred
 - Does not meet expectation and needs of members

Assembly Hall's – Replacement

- Consider the teardown and replacement of existing building
 - Meet current building codes
 - ADA accessible entrance, facility and washrooms
 - Remediate structural, electrical, mechanical and R-value issues long-term
 - Resolve on-going concern for slips, trips and falls issues with existing facility at entrance, throughout facility and washrooms
 - Enhance and harden surfaces throughout, while improving aesthetics
 - Improve the view of lake and park, while using the hall
 - Reduce annual operating cost of maintaining structure and energy costs
 - Expanding space for utilization at annual meeting and on-going events in conditioned controlled environment
 - Increased storage space for equipment
 - Increased home values through this investment in our community
 - Improve the communities experience, with increased activities to drive community events, fundraising and community interaction

Assembly Hall's – Replacement Versus Repairing

- Consider the teardown and replacement of existing building
 - New facility will increase useable space
 - Basement storm shelter
 - Expanded garage space
 - Community area for socializing
 - Addresses the issues
 - Ergonomic, slip, trips & falls
 - ADA
 - Energy conservation
 - Code Compliance
 - Safety
 - Need to plan now as current condition is not sustainable.

Assembly Hall

We asked the Auxiliary to Recommend Uses and Wants for the Hall

• Past Uses:

- Wedding Showers
- Weddings
- Baby Showers
- Birthday Parties
- Graduation Parties
- Anniversary Parties
- Family Thanksgivings
- Christmas Parties
- NYE Parties
- Halloween Party
- Spaghetti Dinners
- Pancake Breakfast
- Annual Meetings
- Ladies Luncheons
- Children's Dances
- Family Reunions
- Arbor Day
- Garden Parties
- Bingo
- Card Parties
- Bunco
- Big Ticket Raffle
- Ice Cream Social
- Tuesday Cocktails
- Pampered Chef Party
- Elvis

• Future Uses:

- Multipurpose Space
- Yoga/Play area
- Coffee/Meeting area
- Movie Night
- Concert in the Park
- Storm Shelter

Wants:

- Covered outdoor area
 - View out to the lake
 - Technology
 - Chest Freezer for Ice
 - Permanent Location for AED
 - Commercial Like Kitchen
 - Larger/more practical Kitchen
 - No Dishwasher
 - Bathroom w/ multiple stalls
 - Mailroom
 - Upgraded Electric
 - Built in sound system
 - AC/Heat
 - Storage for tables and chairs
 - Ice Maker?
 - Security Cameras
 - Personalized Door Codes
 - Library
- **Additional Thoughts:**
 - Set schedule or sign ups?

Assembly Hall Committee Survey Results

Q1

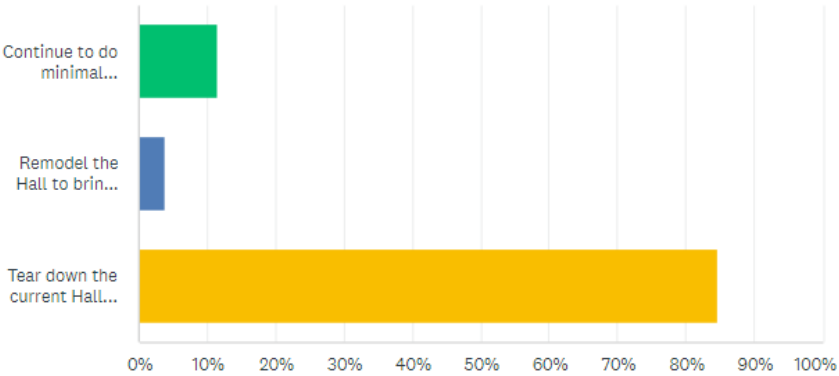


Customize

Save as 

The Assembly Hall Committee Recommends

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
Continue to do minimal maintenance.	11.54%	3
Remodel the Hall to bring it up to code.	3.85%	1
Tear down the current Hall and build a new structure.	84.62%	22
TOTAL		26

32 Total Surveys Sent
26 Surveys Received 81% Responded

Assembly Hall - Walk The Hall

Walk the Hall – Saturday 9/30 8:00am to 10:00am:

The Assembly Hall Committee believes that it is important for all of us to be informed as to the current condition of the Hall. So, in addition to the scheduled special meeting presentation on September 26th at 7:00pm the committee would like to invite you to “Walk the Hall” on Saturday September 30th from 8:00 am to 10:00 am.

Assembly Hall – The Search for an Architect

The RFQ was sent to 6 architects

3 Responded

Di Pietro

ALA Architects - Chris Russo

Midwest Design - Adam Shore

Zoom interviews were conducted with all three architects

A list of question was developed to ensure that the interviews were consistent

We wanted to get a feel for how each firm would approach our project and are ability to work together

Questions

1. If this is 2025 construction project, what cost range can the proposed new Assembly Hall be built for, including ALL hard and soft costs?
 - a. What constraints/limitations would we have to accept?
2. It is the intent of the committee and the board to solicit bids from a General Contractor in lieu of Design/Build (on MEPs). Can you provide a comprehensive architecture and engineering fee (to include permit submittal and review comments)?
3. What is the additional fee for providing a “loose” conceptual design / rendering so the committee and board can advertise / market the project during the required financing phase?
4. Have you worked on community/subdivision projects similar to Assembly Park, where there was a committee, board, and voting requirements?
 - a. If so, what has been successful in the past during the design phase?
5. Is prefab/pre-engineered a viable option to save on \$/SF?
6. In your opinion is there an advantage or disadvantage to prefab construction?
7. On a project this size what should our expectations be on a timeline?
8. Having worked with municipalities before what two to three things should we do to ensure success?
9. What pitfalls do we need to avoid to ensure we deliver the project on time and on budget?

Midwest Design - Adam Shore

General

- Value Engineered
- Commercial door for truck
- Team – Arch and Builder
 - Fixed price contractor
 - Cost plus contractor
 - Civil engineer

Cost

- Retainer \$3500 – preliminary drawing
- Rendering \$1200
- Total design cost \$25,200

Project Duration

- 4-5 mo. architecture
- 2 mo. bid
- 2 mo. finish plan
- 8 mo. Build

ALA Architects - Chris Russo

General

- Multiple design sessions
- Need a civil and structure engineer
- Primarily works with residential projects
- Contractor – recommends “open book cost plus”
- Not tied to a builder – builder provides budget
- Has done a site visit

Cost

- Retainer gets us to design drawing and preliminary budget number
- Retainer \$8000 includes rendering
- Total design cost \$26,800

Project Duration

- 12 months project timeline

Di Pietro

General

- Acts as client representative
- They retain the rights to all previous drawings and new drawings

Cost

- \$20,000 for rendering 50% credit if selected
- Total cost 8% of overall cost plus (\$90,720 on 3600 sq. ft. low end) Additional services +3%

Why ALA

- Interested in the community – site visit – has a vision
 - Willing to work with us and is conscience of our budget
- Personality – Approachable, and eager to engage
- Asked questions that demonstrated understanding of the project
- Relationship with local builders
- Clear deliverables – gets us to a rendering and preliminary project cost
- Financially stable
- Breadth of services
- Familiar with community

ALA Architects & Planners Inc. was established in 1991 and has become one of northern Illinois and southern Wisconsin's premier architectural firms. ALA is a fully-service licensed professional design firm, providing all the necessary tools and plans services required for your project.

ALA consists of a group of experienced professionals with an expansive set of project knowledge. Having completed thousands of projects with varying degrees of complexity and difficulty, ALA has a proven track record and reputation for the successful completion of projects on time.



Locations:

2600 Behan Road
Crystal Lake, IL

40 Crystal Street
Cary, IL

98 Main Street
Lake Geneva, WI

1700 Racine Avenue
Waukesha, WI

Assembly Hall – Design

After months of work and a series of meetings with ALA Architects reviewing and improving the plans for Assembly Hall, the Executive Committee believes we have a design that is both functional and esthetically pleasing.

Site Plan



First Floor

Square Footage

Common Areas total – 2863

Main Hall – 1392

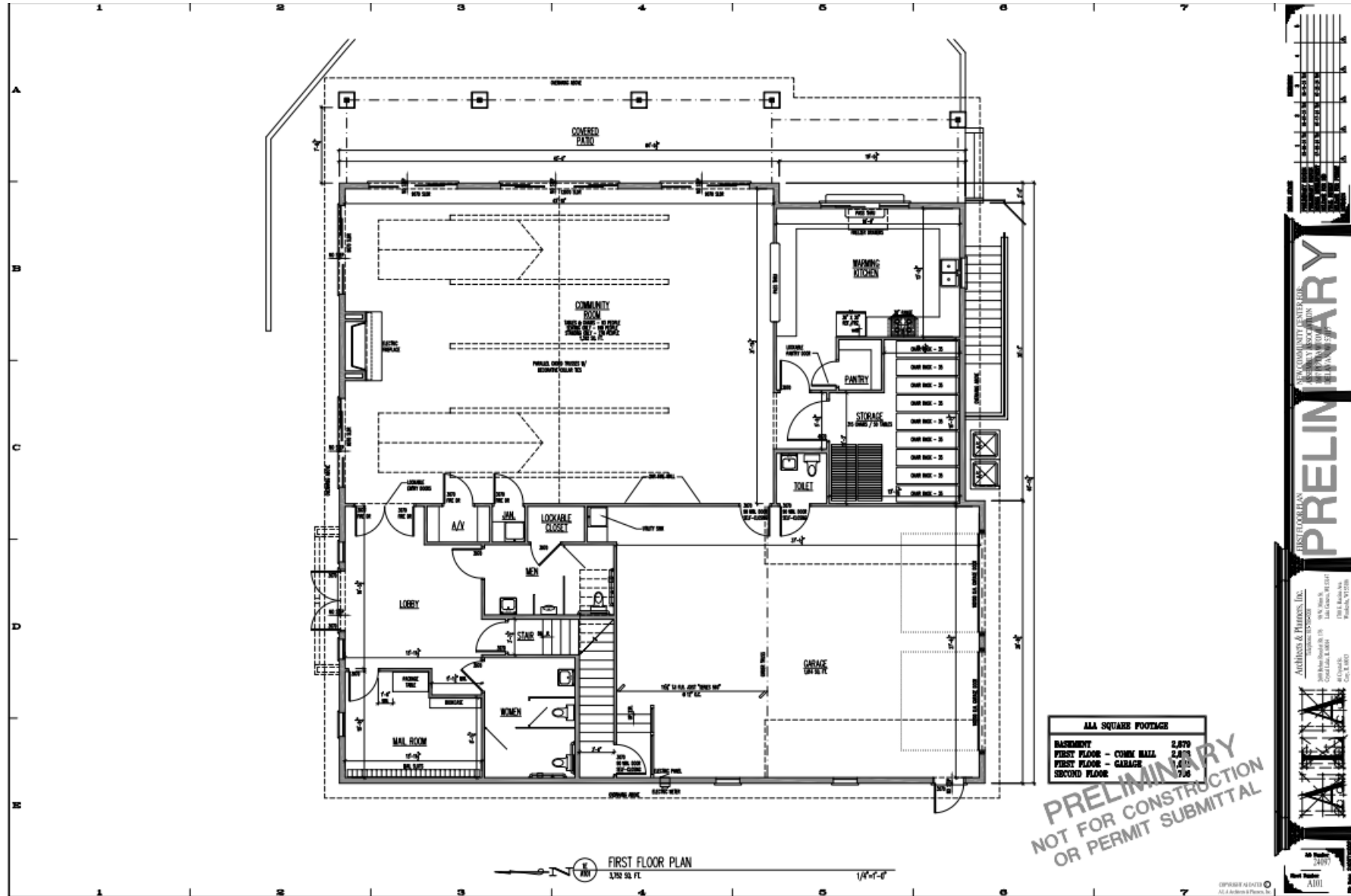
Kitchen – 240

Table Storage - 208

Lobby – 224

Mailroom – 154

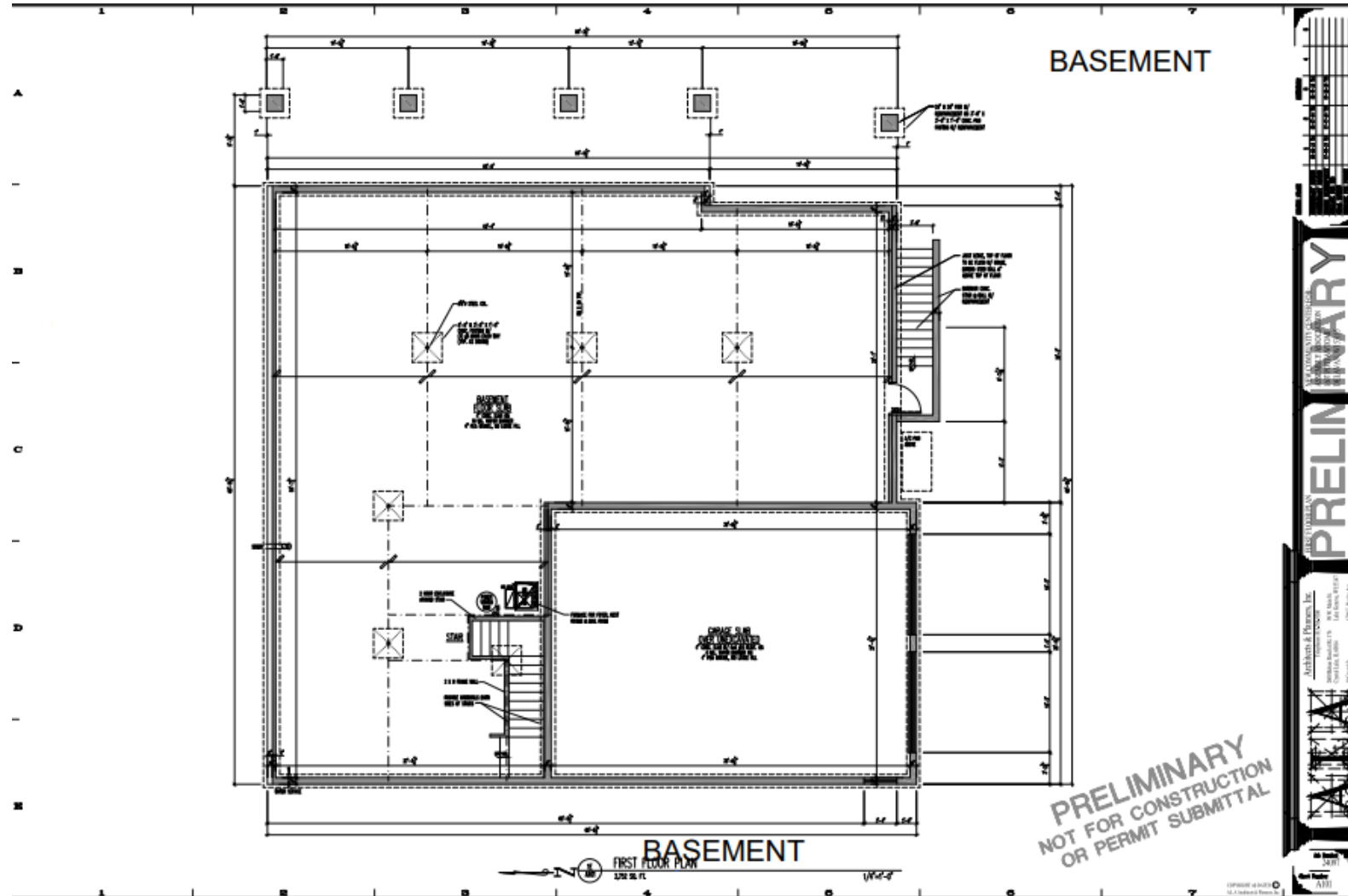
Garage - 1014



Basement

Square Footage

Basement – 2879



SECOND FLOOR PLAN

1/4"=1'-0"

29

Second Floor Storage – 872

North Elevation



North Elevation



South Elevation



PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL



SOUTH ELEVATION (ASSEMBLY LANE))

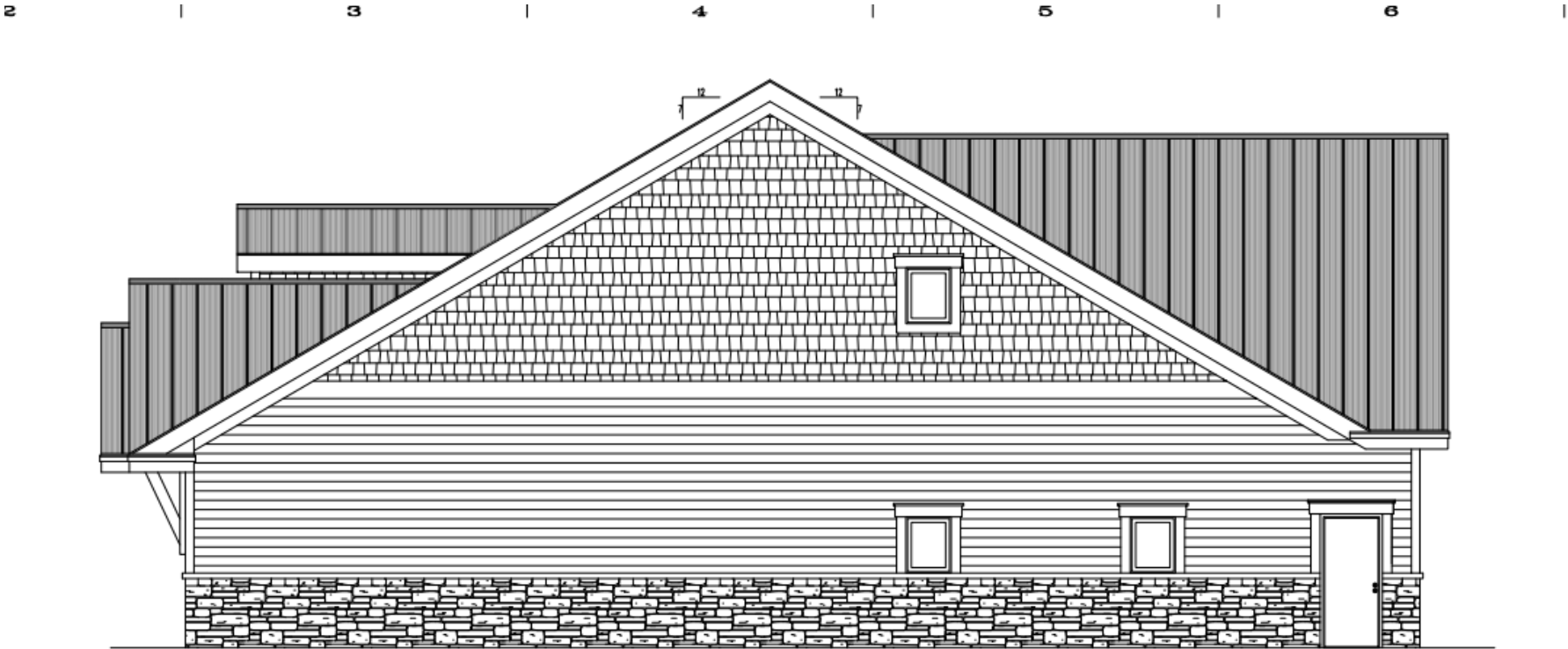
1/4"=1'-0"

EXPRESSIONS ARCHITECTS
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South Elevation



West Elevation



20
A201

WEST ELEVATION (SIDE ELEVATION)

1/4"=1'-0"

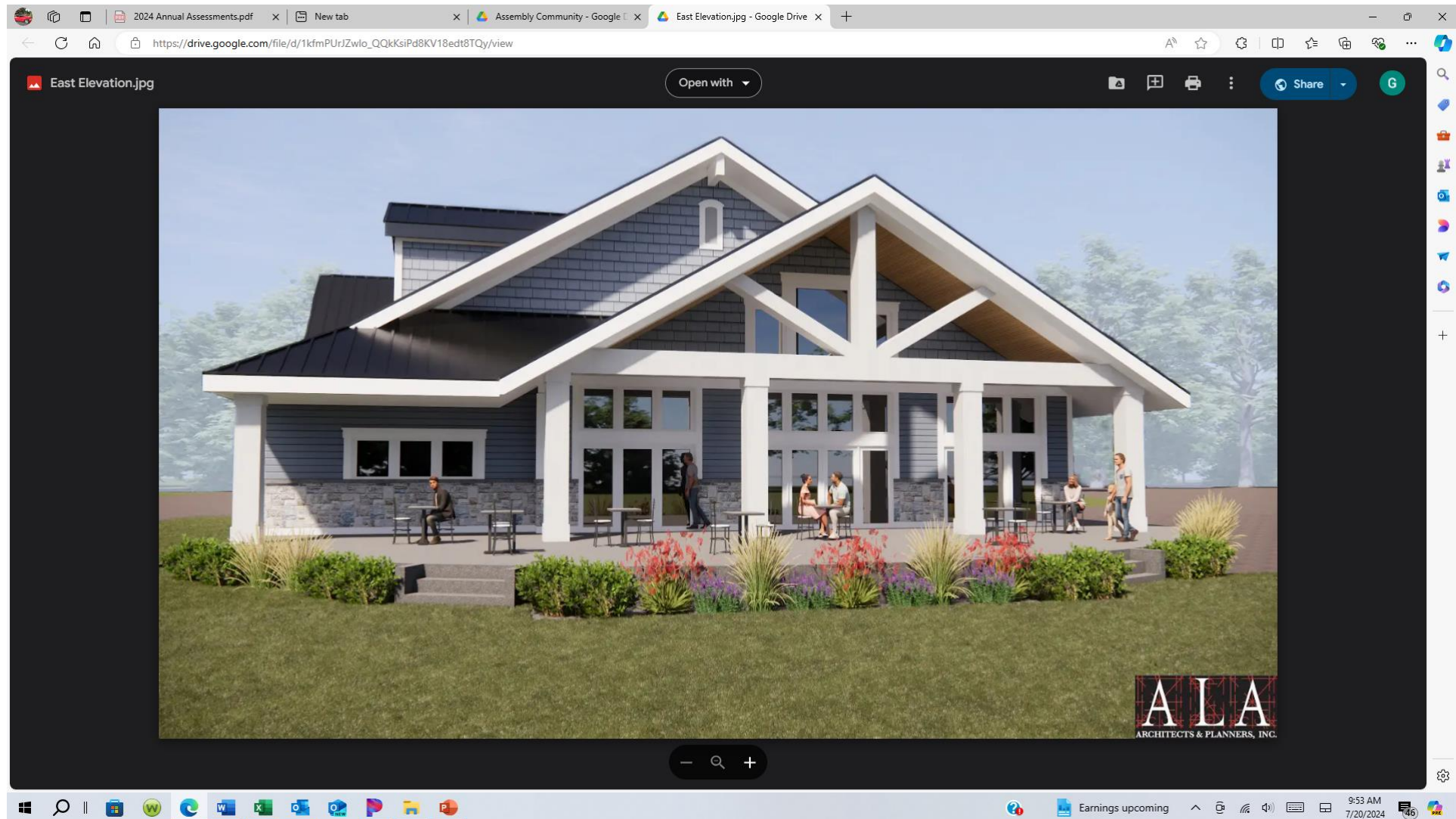
West Elevation



East Elevation



East Elevation



Assembly Hall – Design

On Monday July 29th the Hall Committee meet to review and discuss the floor plan and renderings. Their objective, after the plan was presented and discussed, was to seek committee approval to share the plans with the DLA Board and attendees of the August Board Meeting to get Board approval to engage qualified contractors to cost the Hall.

Of the 33 members of the committee 23 attended and voted 23 to 0 to move forward