

Assembly Hall Special Meeting - January 15, 2025



Assembly Hall Timeline Review

- 2018

- DLA Board of Directors identify significant structural and environmental concerns with Assembly Hall
- Two architects are engaged and designs presented at the Annual Meeting
- Leaseholder survey conducted
- Special Meeting held in August Capital Funding vote does not pass

- 2020

- \$11,400 Roof Repair approved and complete

- 2021

- The Leaseholder survey identified Assembly Hall as the second highest area needing improvement. The basketball court was the highest priority

- 2023

- September Special Meeting
 - i. DLA Board of Directors formed the Assembly Hall Committee
 1. Jim Ignoffo and Kathleen Fiedler co-chairs – 33 Committee Members
 2. Current Condition of the Hall reviewed and concerns documented
 3. “Walk The Hall” conducted
 4. 85% of the committee recommends rebuilding the Hall and finding an architect. The DLA Board approves the search for architect

Assembly Hall Timeline Review

- 2024
 - May – Assembly Hall Committee becomes an agenda item for monthly board meetings
 - Search for an architect begins
 - RFP sent to 6 architect's. 3 responded
 - Committee interviews potential Architects to design and lead the new hall construction.
 - ALA is recommended and approved by the committee and DLA Board
 - DLA Assembly approves initial funds for ALA to prepare potential drawings for the new hall
 - DLA Hall Executive Committee rejects initial proposed hall, concerned with the impact on neighboring properties
 - DLA Hall Committee approves new design and presents to DLA Board of Directors
 - DLA Hall Committee seeks proposals from 5 area builders to identify cost ranges
 - DLA Hall Committee meets and recommends unanimously that the DLA Board hold special meeting to formally present to the leaseholders and seek vote for approval

Review of Proposed Drawings – Site Plan



Old Hall

New Hall

Variance

Square Footage

Common Areas total – 2863

Main Hall – 1392

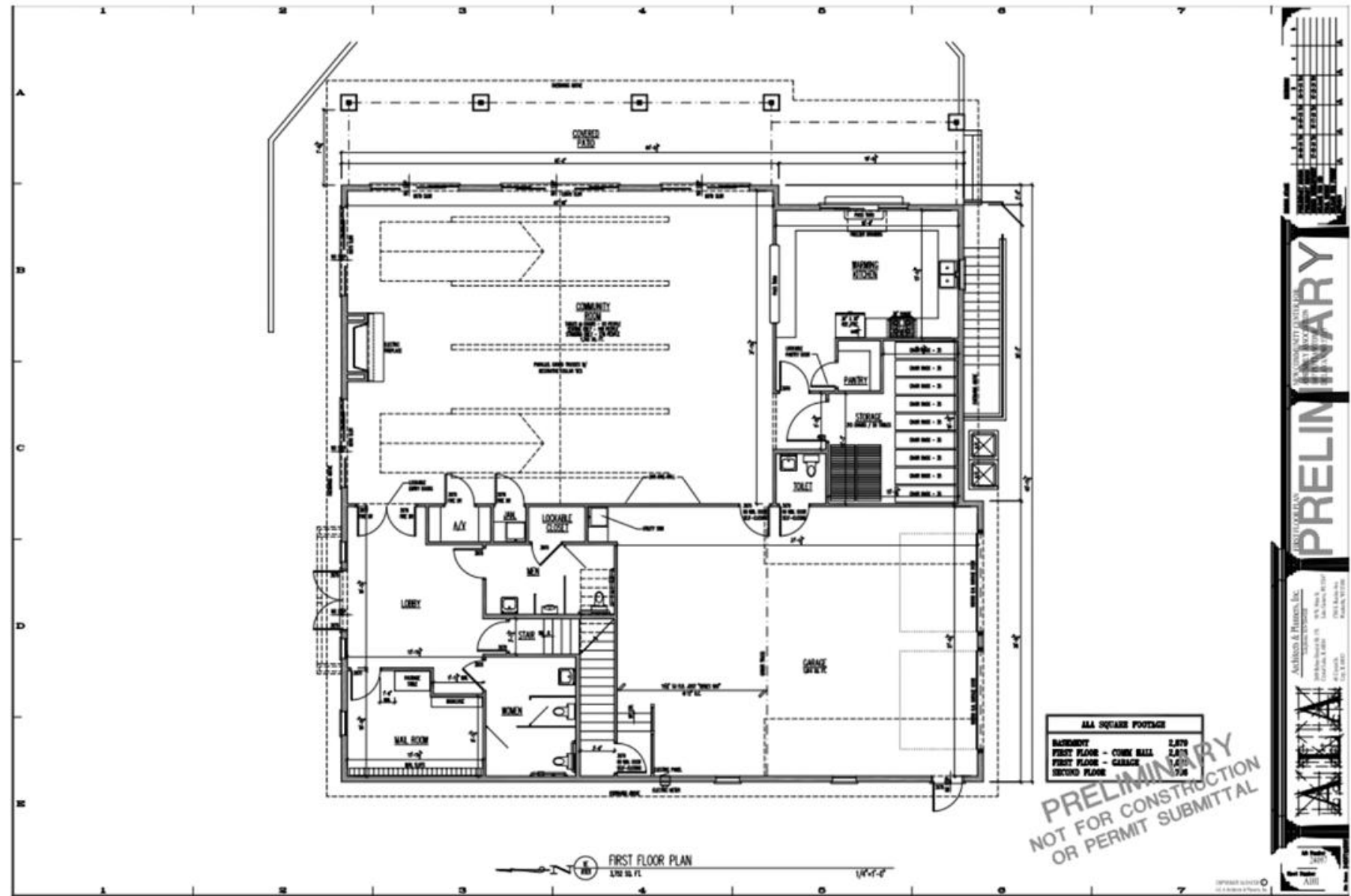
Kitchen – 240

Table Storage - 208

Lobby – 224

Mailroom – 154

Garage - 1014



North Elevation



West Elevation



South Elevation



East Elevation



Summary of Cost Estimates

Contractor Cost Estimates

Tri Stone - 1		Tri Stone - 2		O'Connor Building	Adam Mohr		Eric Surault		IBC
(asphalt shingles - low end materials)		(metal roof - higher end materials)							
Low	High	Low	High	Average	Low	High	Low	High	Average
\$ 781,560	\$ 979,050	\$ 883,910	\$ 1,088,250	\$ 1,200,000	\$ 970,000	\$1,105,000	\$1,100,000	\$1,600,000	\$1,150,555

Cost Estimate Summary

Proposal Summary (excluding Eric Surault bid)		Cost Per Leaseholder
Low	\$781,560	\$3,704
Average	\$1,019,791	\$4,833
High	\$1,200,000	\$5,687

Finance Committee - Assembly Hall Cost Proposal

Proposal Summary (excluding Eric Surault bid)		Cost Per Leaseholder
Low	\$781,560	\$3,704
Average	\$1,019,791	\$4,833
High	\$1,200,000	\$5,687
Construction Contingency	10%	
Contingency Cost on Average Proposal (\$1,019,791)	\$101,979	
Average Cost Estimate incl. Construction Contingency	\$1,121,770	\$5,316
Proposed Not To Exceed Total Project Cost	\$1,250,000	\$5,924
Proposed Not To Exceed Cost per Square Foot (4104 sq ft)	\$ 304	

Cost Comparison of Roads vs Assembly Hall

- Proposed Assembly Hall not to exceed **\$1,250,000 / \$5,924** per Leaseholder (if paid in full, potential additional costs if financed over 6 years)
- There is an opportunity to do 1 to 3 special assessments to pay down the total amount. This is the same strategy used to finance the road
- Cost of New Roads in 2013 total cost was \$1,193,735 / \$5,657 per Leaseholder

Our Current Situation

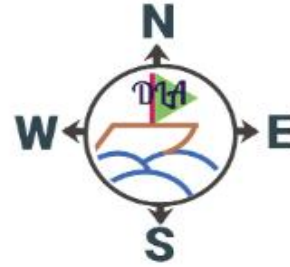
The caretaker house and the Hall are on the same DLA lot

Recommended Design

- Is the smallest footprint of any of the designs, including the one proposed in 2018. More economical to build and maintain.
- Requires variances for the corner at Wall St. and Potawatomí Dr. and Wall St. and Assembly Lane. No variance is required for the northwest corner of the building.
- This is the design recommended unanimously by the Hall committee

Questions and Comments





Next Steps

Today

- The DLA Board to pass a resolution to obtain a current plat of survey and recommendation that the Assembly vote to approve building the new hall, with a cost not to exceed \$1,250,000 – contingent on approval of any required variances.

January / February 2025

- Minutes, FAQ, and Meeting Recording available January 19
- Follow - up Online meeting for Q&A and discussion - January 29 at 7:00 pm
- Community vote for approval - January 22 – February 7
- Vote results published to the Assembly - February 10

If project is approved by the Assembly:

- Initiate the variance approval process - Next steps contingent on variance approval
- ALA to produce detailed drawings - To allow for specific quotes from builders.
- Mechanical, electrical, and plumbing engineering - Plans developed from detailed drawings
- Builder is selected – construction start date identified – Fall 2025 target
- Financing options finalized - including any special assessment and socialized with the Assembly

DLA – Assembly Hall – New Construction Approval

On January 15, in a special meeting, the DLA Assembly Hall Committee presented the cost estimates not to exceed \$1,250,000 for the New Hall. We are now seeking a formal vote to rebuild Assembly Hall. If approved by the leaseholders, we will start the variance process with the town and county. This will include securing a plat of survey with the proposed hall superimposed on the property for a formal review by the variance committee (approximately \$800)

Should the Assembly approve moving forward with the Hall, and contingent on the approval of the variance by the town and county, we would then begin the process of selecting a general contractor, contract ALA Architects to produce the detailed engineering drawings at a cost of approximately \$25,000 and finalize the financing options. Our goal is to begin construction in the Fall of 2025

1. Are you in favor of rebuilding Assembly Hall with a cost not to exceed \$1,250,000 (\$5950 per leaseholder)
 - Yes – I vote to approve rebuilding Assembly Hall pursuant to the building drawings presented to the Leaseholders at the Special Meeting on January 15, 2025.
 - No - I am voting to not approve rebuilding Assembly Hall
2. If you vote "Yes" to question 1, I would prefer to pay the **not to exceed \$5,950.00 cost per Leaseholder to rebuild Assembly Hall by:**
 - a single lump sum payment
 - paying same over time.

Possible Issues

- If the project is not approved by the Assembly, we must address what to do with the existing hall including the potential need to close the hall and retain only the garage (with mold remediation addressed)
- If the variance is denied by the county, develop options including new floor plans and architectural drawings. Determine how the needs study and costs would be impacted by a new design