



DLA – Assembly Park

Assembly Hall Construction

Assembly Hall's Current Condition Needs

- ▶ Roof is in need of replacement;
 - ▶ Includes truss replacement, current truss structure on 24" centers, is compromised, with broken trusses & low pitch roof causing poor drainage and weight distribution.
 - ▶ Low roof pitch has poor water run off and snow/ice buildup, placing wear and tear on shingles, decking, trusses and structure as a whole, increasing maintenance and creating manual snow removal during winter to ease roof load.



Assembly Hall's Current Condition Needs

- ▶ Entire roof is in need of replacement;
 - ▶ Includes trusses & decking – Truss (increase pitch) & decking has significant areas of soft spots that are identified and both will be replaced during roofing project.
 - ▶ Includes shingle replacement – Shingles are already beyond their useful/expected life, compromising decking, trusses, insulation, interior ceiling tiles and interior fixtures.
 - ▶ Consider longer life roof covering, such as metal roof to reduce on-going maintenance costs, best valued dollar expenditure per square foot installed.
 - ▶ Cost of trusses, decking, roofing material, ceiling and exterior siding work ~\$75,000



Assembly Hall's Current Condition Needs

- ▶ Insulation is in need of replacement due to water damage and low R-value;
 - ▶ Condition of insulation in ceiling drives higher energy bills year round.
 - ▶ Water damage and missing insulation requiring replacement, eliminates mold potential
 - ▶ Replace insulation product, will improve R value and decrease operating costs annually by ~\$1500/annually
 - ▶ Cost of removal and replacement ~\$13,000



Assembly Hall's Current Condition Needs

- ▶ Bathrooms are in need of replacement for ADA compliance, and Health concerns with location to food preparation in Kitchen (~29" opening at present versus 36" requirement)
 - ▶ Current washrooms need to be relocated, expanded and upgraded to comply with ADA compliance and improved access for members / guests
 - ▶ Also resolves direct door entrance/exit into food preparation area
 - ▶ Cost of replacement, structure, plumbing, fixtures and surfaces ~\$37,000



Assembly Hall's Current Condition Needs

- ▶ Kitchen is in need of upgrades to replace worn surfaces, cabinetry, and appliances to better accommodate our members for the annual events and rental uses.
 - ▶ Appliances are not working, high maintenance to keep systems operating and leak free, potential of mold. Floors are in need of repair or replacement with a surface designed for high traffic and proper cleaning.
 - ▶ Utilize layout, with improved access, shared space, lockable storage, etc.
 - ▶ Cost to upgrade ~\$20,000



Assembly Hall's Current Condition Needs

- ▶ HVAC system is in need of replacement (20 years old), will provide higher efficiency unit
 - ▶ Improved efficiency providing lower operating costs over life of unit
 - ▶ Cost of replacement system and ducting with new roof \$15,000
 - ▶ Annual operating cost savings of ~\$1,500 should we replace roof, deck, truss and insulation R-value.



Assembly Hall's Current Condition Needs

- ▶ **Assembly Floor needs to be replaced, current floor has high moisture content and has large chunks continuing to break out, causing potential of slips, trips and falls during use.**
 - ▶ **Removal of floor and reconstructing floor sub-base and base that is appropriate for proper covering and restore wall coverings.**
 - ▶ **Cost of removal, replacement and coverings \$30,000**



Assembly Hall's Current Condition Needs

- ▶ Assembly Hall entrances are not ADA compliant
 - ▶ Replace current door opening on east side, rework side walk access to remove curbs, siding, steps, rails and surfaces from obstructing access.
 - ▶ Cost of removal, replacement to comply with ADA needs ~\$20,000



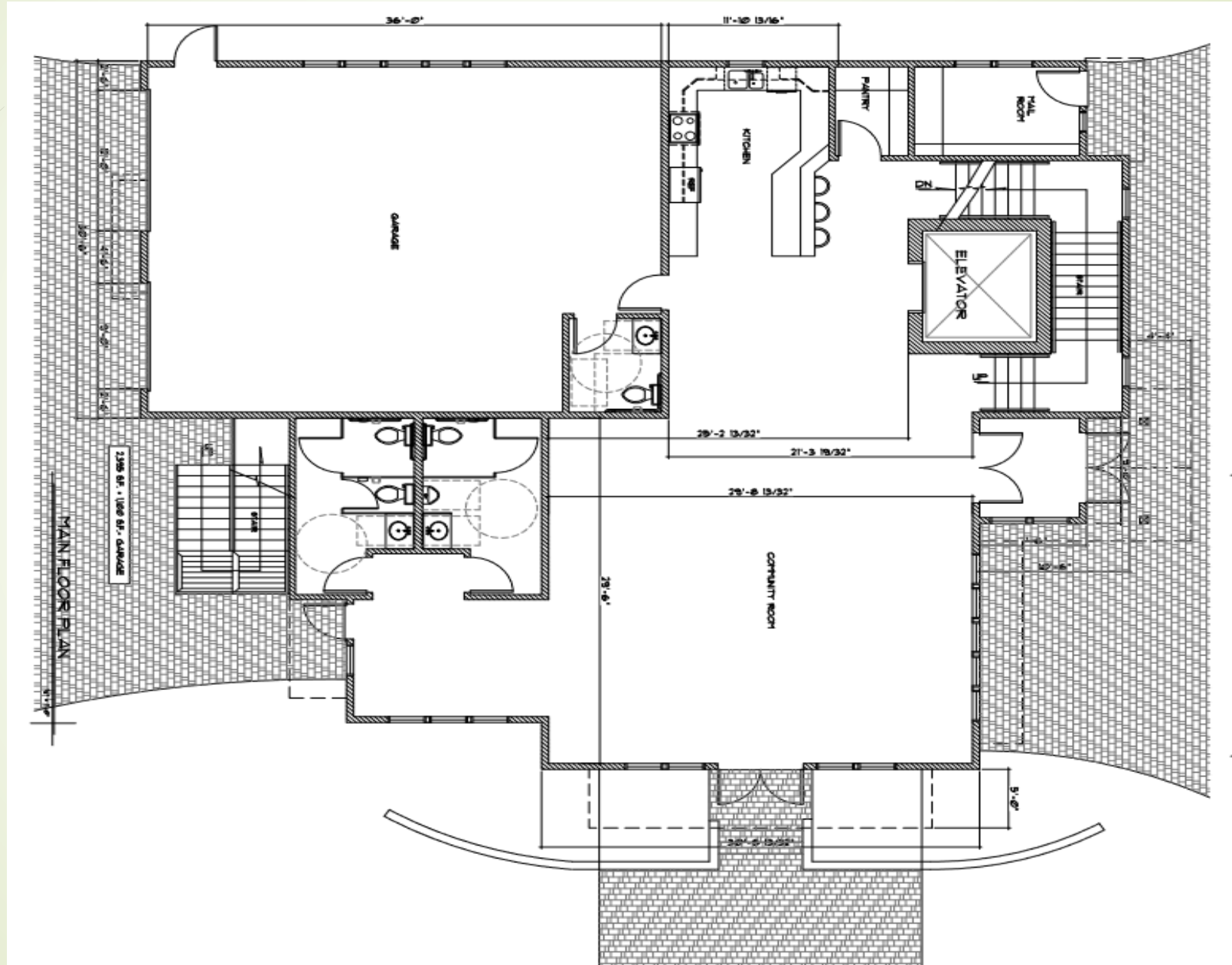
Assembly Hall's Current Condition Needs in Summary

- ▶ Assembly Hall roof, deck, and truss replacement & associated exterior work
 - ▶ ~\$75,000
- ▶ Assembly Hall insulation replacement with increased R-value
 - ▶ ~\$13,000
- ▶ Assembly Hall ADA compliant bathrooms
 - ▶ ~\$37,000
- ▶ Assembly Hall HVAC System and Ducting
 - ▶ ~\$15,000
- ▶ Assembly Hall Kitchen upgrades
 - ▶ ~\$20,000
- ▶ Assembly Hall Floor replacement
 - ▶ ~\$30,000
- ▶ Assembly Hall entrances are not ADA compliant and constrictive
 - ▶ ~\$20,000
- ▶ Overall Requirements - ~\$210,000 with 10% Contingency = \$231,000

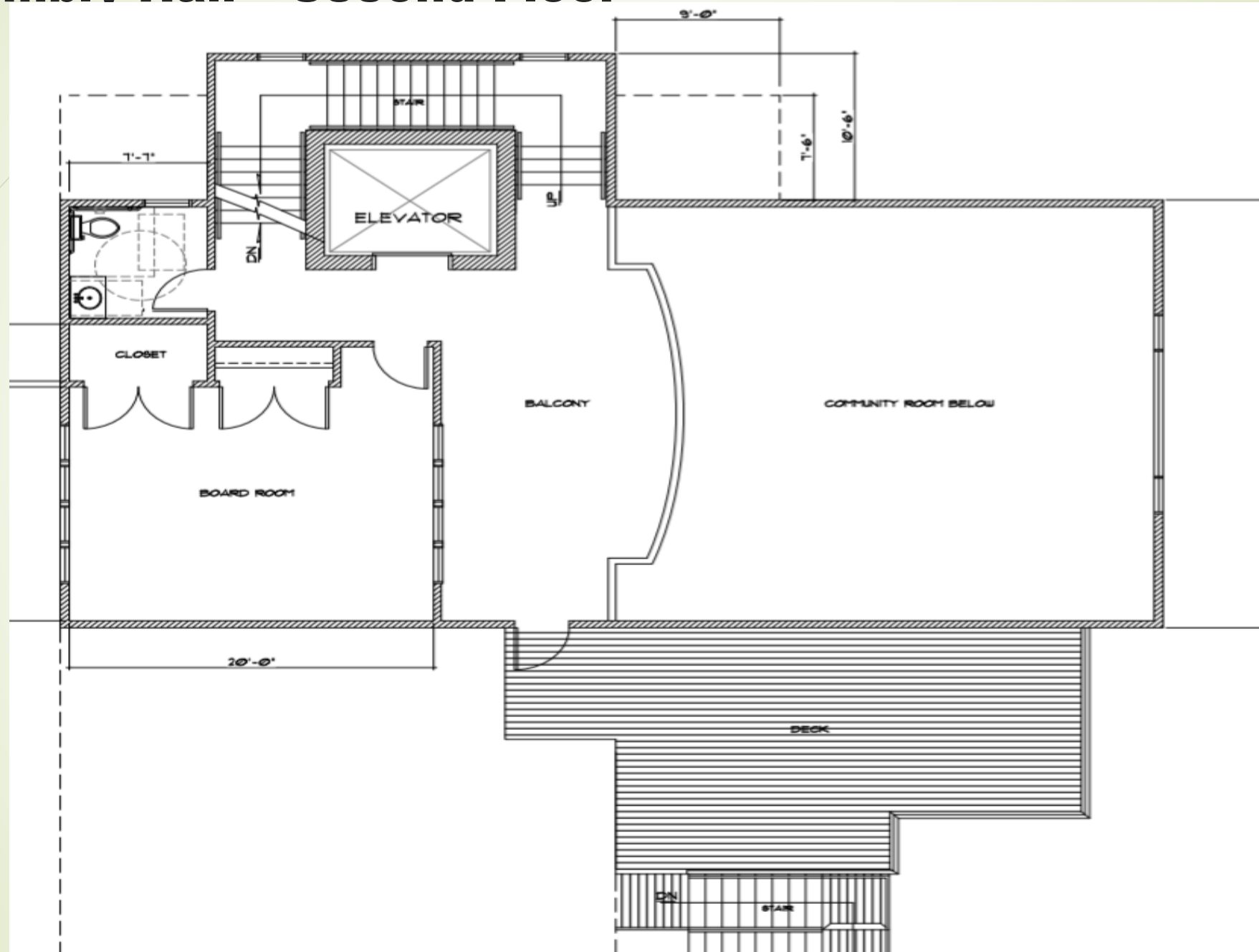
Assembly Hall's – Replacement Versus Repairing

- Consider the teardown and replacement of existing facility;
- Benefits –
 - 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
 - Improve the communities experience, with increased activities to drive community events, fundraising and community interaction
 - Expanding space for utilization at annual meeting and on-going events in conditioned controlled environment
 - Increased storage space for equipment utilized by Rob and our community
 - Increased home values through this investment in our community

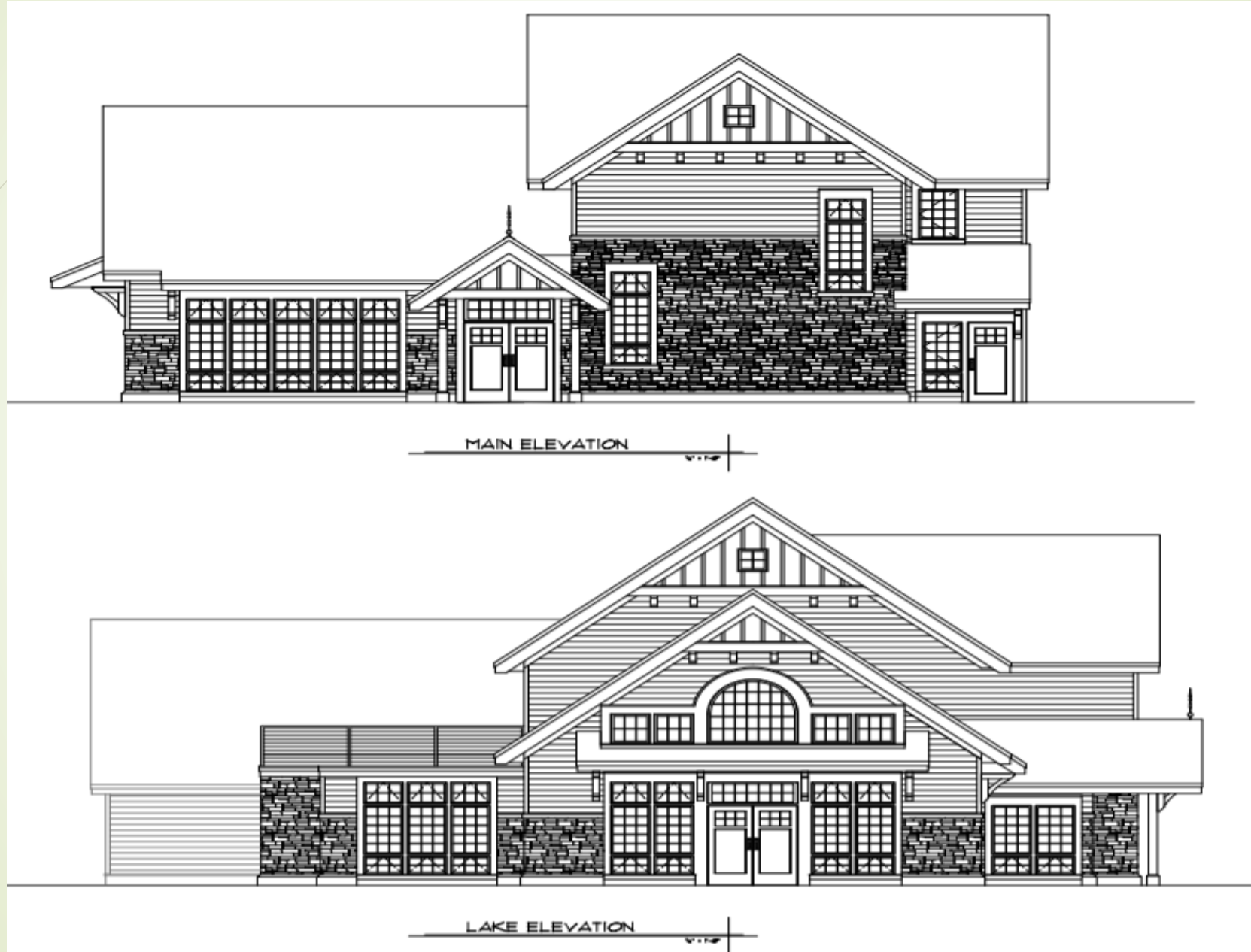
Assembly Hall - Main Floor



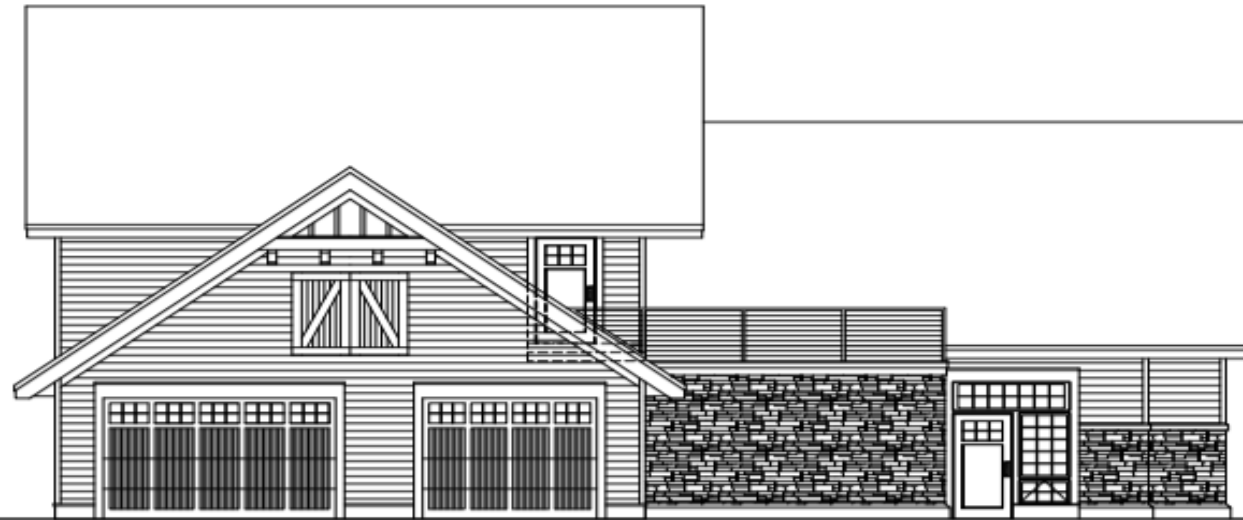
Assembly Hall – Second Floor



Assembly Hall – Lake View Elevation



Assembly Hall's – East and North Elevation Views



ASSEMBLY LANE ELEVATION



REAR ELEVATION

Assembly Hall's – Repair Existing Structure

- ▶ Consider the repairs to existing facility;
 - ▶ Cost of Repairs
 - ▶ Upgrades and Maintenance resolution costs ~\$231,000
 - ▶ Current facility doesn't meet expectation of members
 - ▶ Current facility requires significant improvements in next few years or more significant costs will be incurred
 - ▶ Current facility is continuing to age and will require on-going maintenance assessment increases for years to come
 - ▶ Cost of Repairs & Maintenance Fund divided by our members ~\$1,450, with majority spent now and more being allocated to future needs over next 5 – 10 years
 - ▶ Review and finalize with contractors bids, permitting, plan work and begin in 2019

Assembly Hall's – Replacement Versus Repairing

- ▶ Consider the teardown and replacement of existing facility;
 - ▶ Cost of Replacement
 - ▶ Teardown and replacement of new facility ~\$650,000 > \$800,000 Depending on the Committee's plan modifications.
 - ▶ New facility will increase useable space, with basement, main floor with expanded garage space for Rob and meeting rooms on second level, with community area for socializing
 - ▶ Addresses ergonomic, slip, trips & falls, ADA, energy conservation and other Code Compliance and Safety issues.
 - ▶ Cost of facility divided by our members ~\$3080 > \$3791, with minimal costs to maintain and on-going reduced annual operating cost structure over the next 20-30 years.
 - ▶ Review and finalize drawings with contractors, permitting, plan work and draw complete set of prints (cost \$75,000), in 2019
 - ▶ Need to plan now as current condition is not sustainable.