



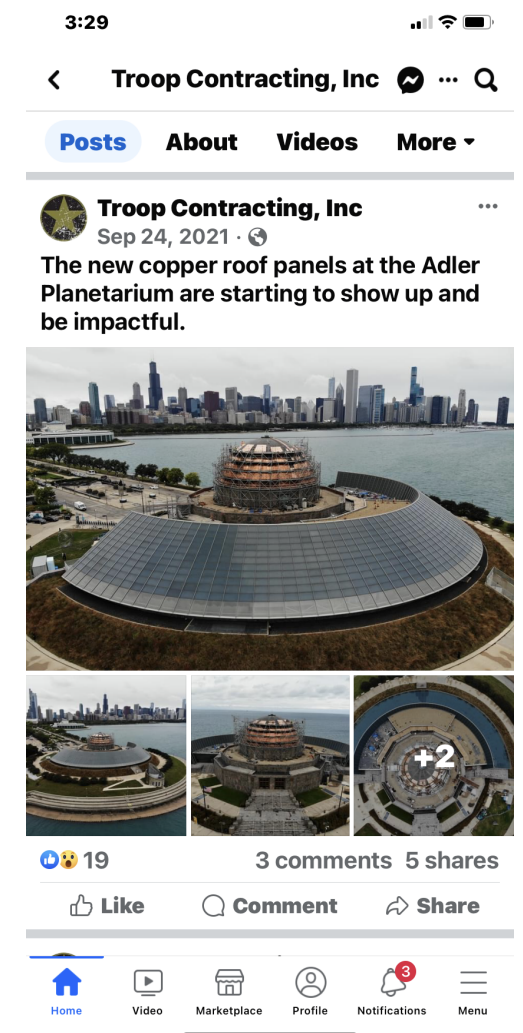
Assembly Park

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



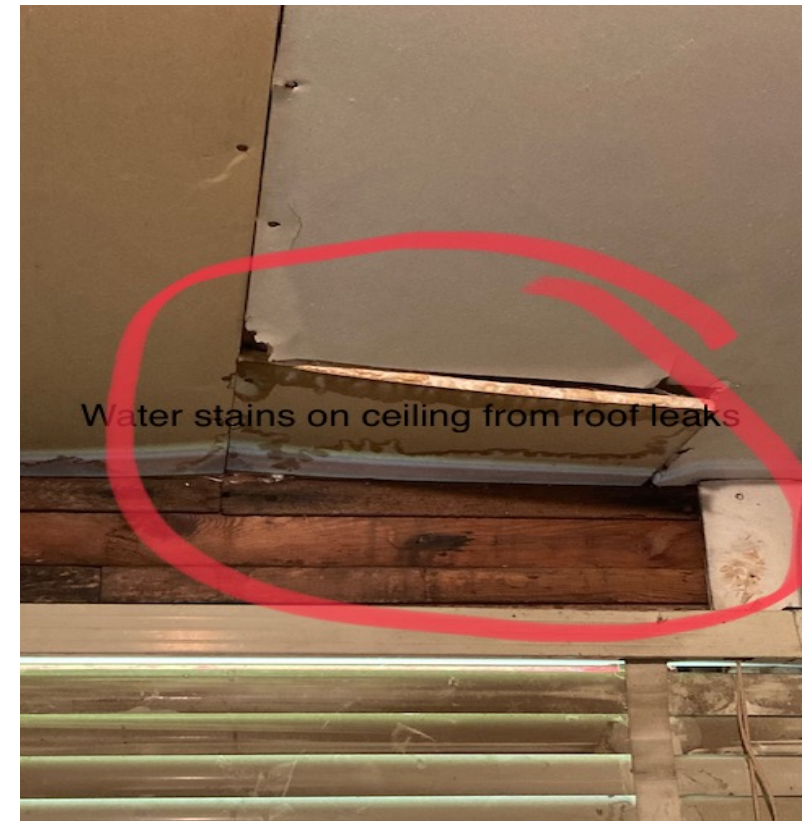
Assembly Hall's Current Condition

- 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



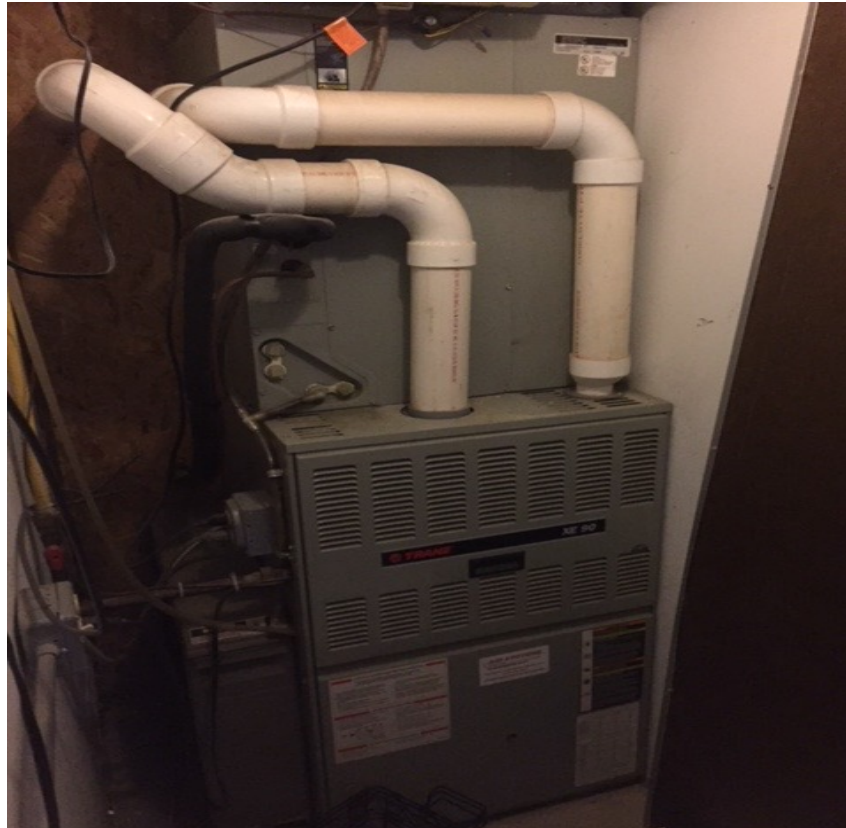
Assembly Hall's Current Condition

- 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?

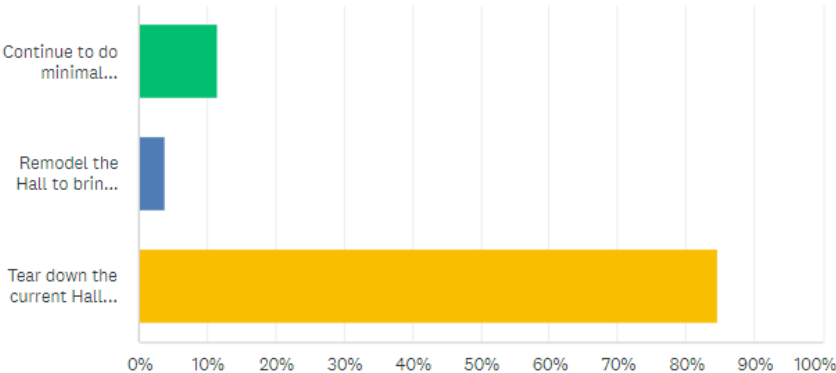
Assembly Hall Committee Survey Results

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.