

New Assembly Hall

Committee Community Presentation and Q&A session



January 21, 2026

Assembly Hall Executive Committee

Jim Ignoffo **Kathleen Fiedler - co- chairs**

John Glimco Brian Hatlen

Mae Mohr Rob Mohr

Katie O'Halloran Tom O'Halloran

Jeff Schultz Greg Selep

Assembly Hall Committee Members

Allison / Nick Croutcher
Barb Touchett / Jim Walsh
Beth Sugrue
Bill Winters
Bob Bertucci
Brian Hatlen
Cindy Wohlberg
Dan Herlihy
Dan Regan
Dean Bestul
Dennis Cogan
Greg Selep
Janice O'Connor
Jeanne LaMarre
Jeff LaMarre

Jeff Schultz
Jessica Gray
Jim Ignoffo
John and Becky Glimco
John O'Connor
Jorge Cordova
Karen Kelly Lambrecht
Kate and Tim Somen
Kathleen Fiedler
Kathy O'Brien
Ken Boor
Lawrence and Sara Gulotta
Mark Batherson

Mary Pat Monson
Matt Nelson
Michael Dell'Armi
Nancy Erskine
Pat Culloton
Paul Nelson
Pete and Kathy Andrews
Rob and Mae Mohr
Scott Kolinski
Steve Schmidt
Suanne Tompkinson
Tom / Katie O'Halloran
Tom Stapleton

Meeting Objectives

To briefly look back at the formation of the committee and work since 2018

To review the the town and county variance hearings and impact on project

To share the work of the Assembly Hall Committee in response to the hearings to move the project forward

To present the redesigned plans for the new Assembly Hall

To share “not to exceed” project costs from the original builders

To address questions and comments from the community

To outline next steps for the Assembly Hall project

History of the Assembly Hall project

2018 – DLA Board of Directors identify significant structural and environmental concerns with current hall. The proposed new hall was not approved by DLA Leaseholders. Some minor roof issues addressed.

2021 – DLA Leaseholders Survey Identifies the need to improve or rebuild the hall as a priority concern

2023 – DLA Board of Directors form committee to explore options for the current hall or potential new hall

2024 – Assembly Park Hall Committee formed – Jim Ignoffo and Kathleen Fiedler co-chairs – recommendation is to rebuild the hall

Presentation to the DLA leaseholders and following vote approves exploring a new hall for AP

History of the Assembly Hall Project (continued)

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

History of the Assembly Hall Project (Continued)

2025

January - Special presentation to the leaseholders seeking approval for the proposed new Assembly Hall

February - Leaseholders approve the proposed new hall

March - Formal conversations with the county reveal requirement of parcel split (caretaker and hall) requiring formal application, legal review, surveys.

Spring/Summer - Responses to required variances identified by the county prepared for formal hearings

September - Hearings at Town and County do not approve the 3 requested variances: parking requirements (1 for every 3 occupant, vision triangle concerns, street yard setback on Pottawatomie)

Variances and Moving Forward

October - Ongoing conversations with County resolves parking issues, allowing the project to proceed.

ALA begins work to adjust designs to proposed new hall with a focus to eliminate issues with vision triangle and street yard setbacks

Executive Board review and affirm non-negotiables for the remodeled design

Hall Essentials

To address the neighbors' concerns over their view, and aligning with expressed concerns of members of the community, the current footprint on the Potawatomi side will be maintained as is.

On the Assembly Lane side, we will square off the building, allowing us to meet our identified storage and ADA restroom goals.

The new hall will be constructed with no accessibility barriers, including ADA compliant restrooms, accessible entry, and no steps within the main floor and patio area.

Adequate main floor storage will be provided for the tables, chairs and other large items.

The building will be located on the lot to maximize the views of the lake and park.

The main hall will be configured with sliding and/or decorative garage style doors providing the ability to easily expand the available space on both the lake and Pottawatomi sides.

Hall Essentials (continued)

The kitchen will be large enough to support current and future park events. The kitchen area can be secured, as needed, while still allowing full access to other areas of the building.

The garage area will adequately hold the park vehicles, with enough depth for the truck, plow and salt spreader attached.

The mailroom will be designed with mail slots for all residents, and shelving for the ever-increasing package deliveries. As an additional note, the executive committee did discuss in detail the potential of building a separate building for the mailroom but due to cost, security, and location concerns, did not feel it was in the best interest of the community to pursue.

Restrooms will be designed with two stalls each, one ADA accessible. One bathroom to be reinforced as an emergency shelter area from storms.

A basement under all areas of the hall except the garage, allowing for additional storage and weather shelter.

The vision triangle on the northeast side will be addressed, removing all variances. With the parking issues previously addressed, the proposal should be variance free for permitting.

The work begins again:

Initial draft of the revised floor plan presented by ALA

Executive Hall Committee reviews, revises, suggests and even creates several floor plans in order to best address objectives

ALA (Chris Russo) site visit again to AP to meet with committee members

After several meetings and revisions, Executive Committee agrees upon floor plan. Similar process starts for elevation designs

December 17 - Full Hall Committee reviews and unanimously approves the proposed redesign of the hall to be shared with the Board and leaseholders for approval

Hall Project Costs to Date

Required Parcel Split (separating caretakers and hall property into 2 lots):

Legal fees	\$502.50
Required new drive for Caretaker's lot	\$11,394

Surveys - Parcel Split, Hall Placement, etc. \$5,710

Architectural Fees

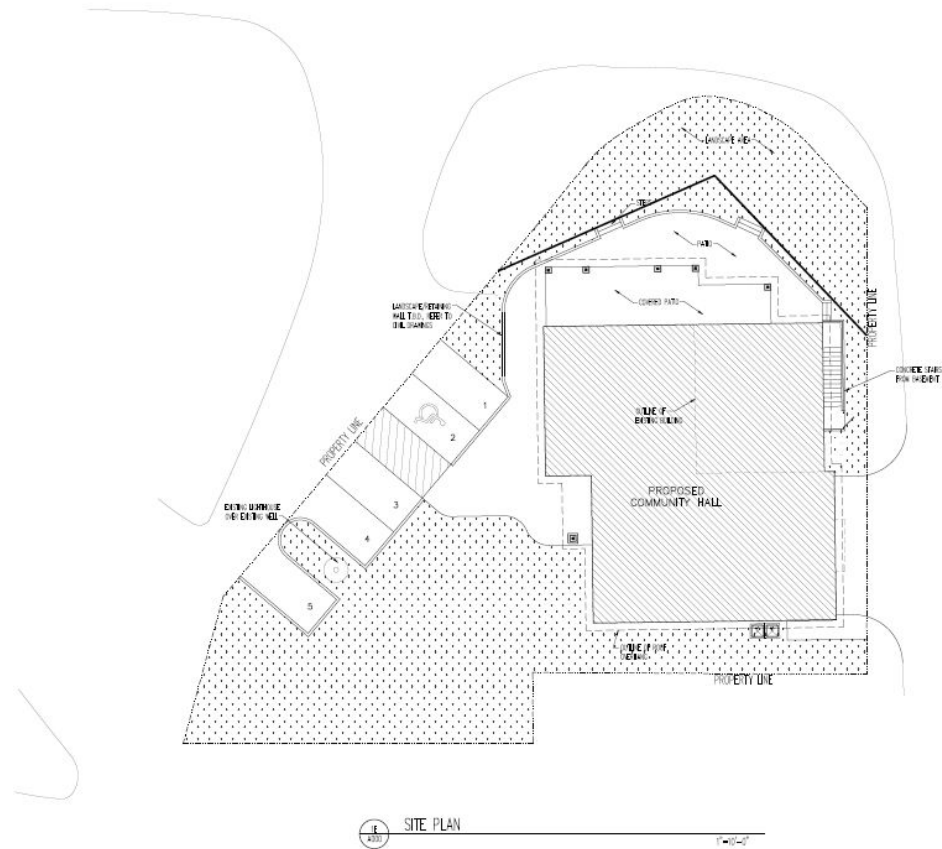
Original Plans	\$8000
Variance Hearings representation	\$1000
Updated Plans	\$5250

Permits and Variance Preparation

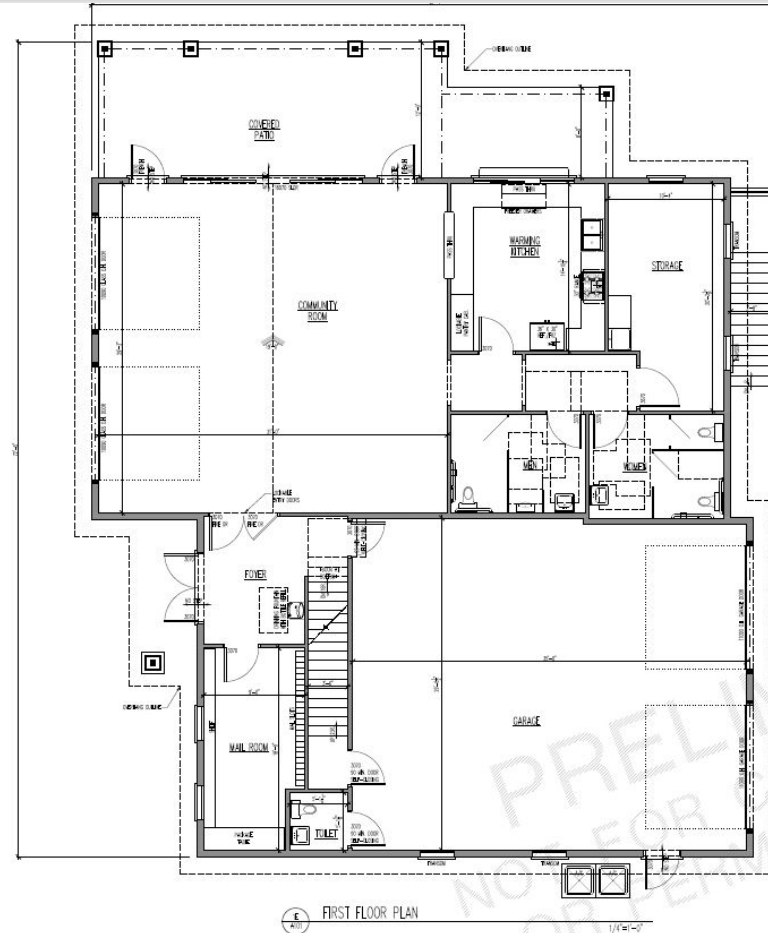
Permits	\$725
Variance preparation	\$4,463.50
Representation at Town and County Hearings	\$2,646.50

Project Costs to Date: **\$39,691.50**

New Hall - Site Map

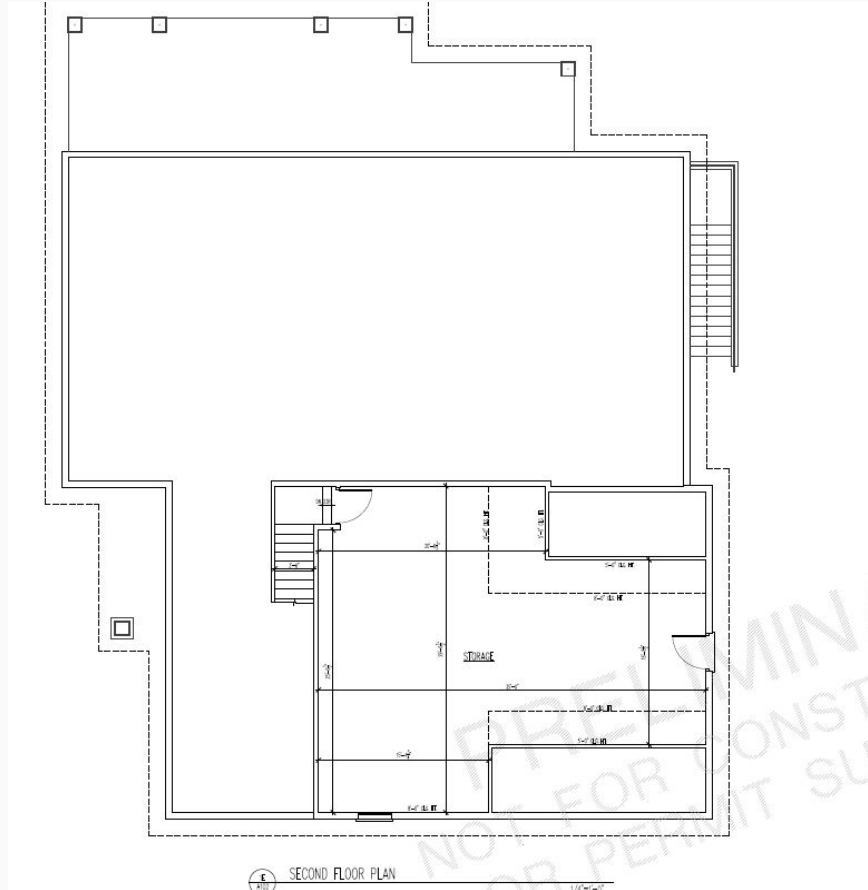


New Hall - Floor Plan - Main Level



ALA SQUARE FOOTAGE	
FIRST FLOOR	2144
SECOND FLOOR	1088
BUILDING TOTAL	3232
GARAGE	1065

New Hall - Floor Plan - Garage Loft



East Elevation



West Elevation



East and West Elevation



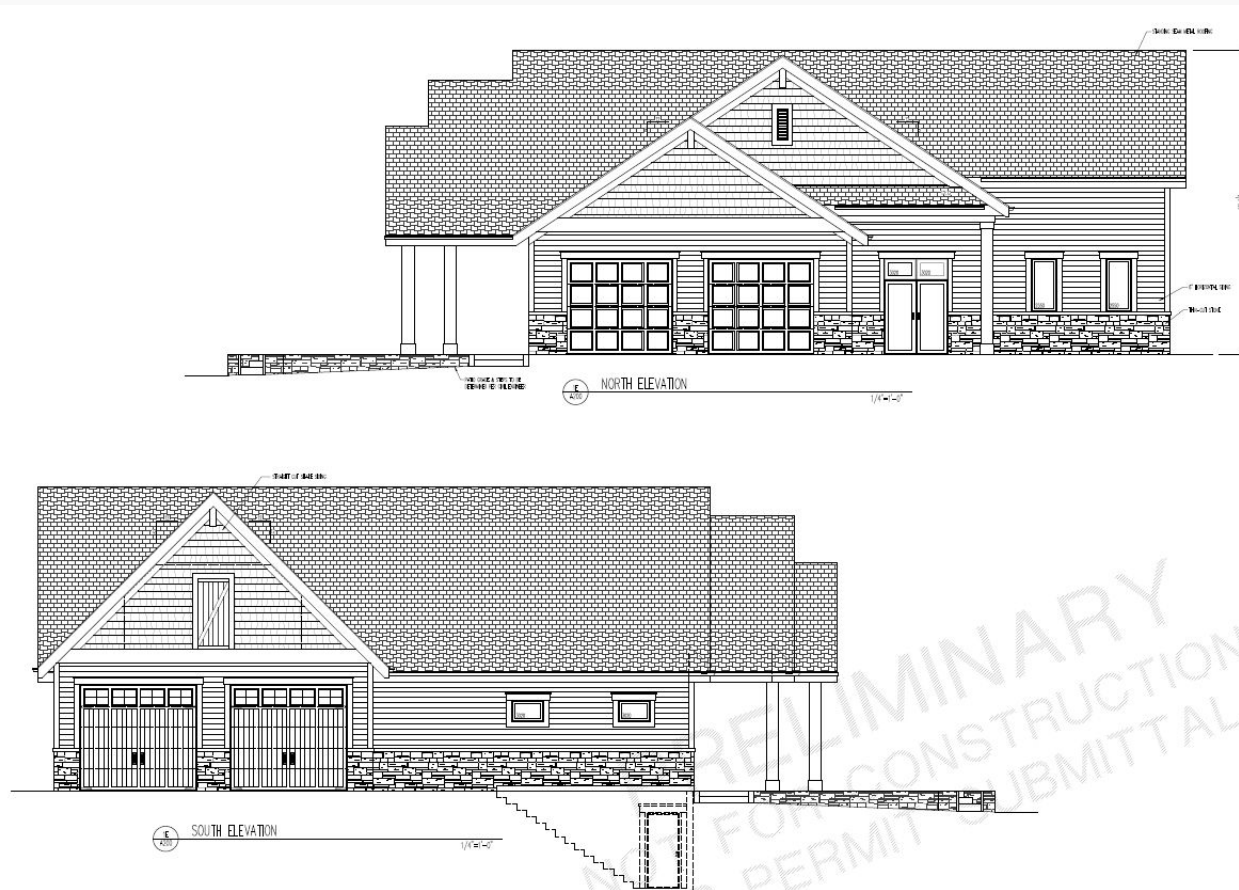
North Elevation



South Elevation



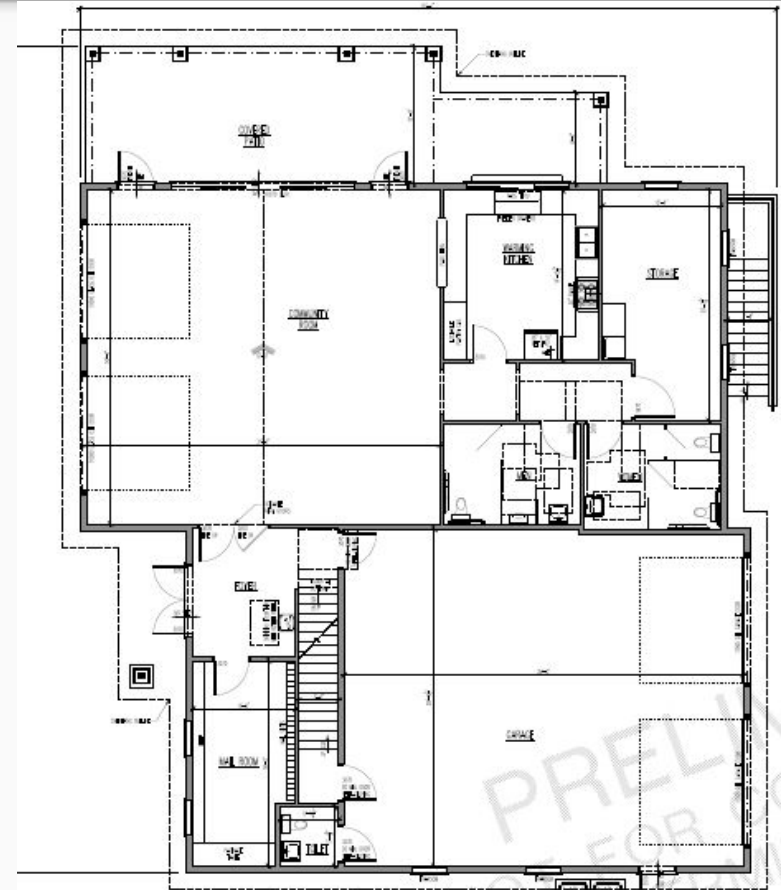
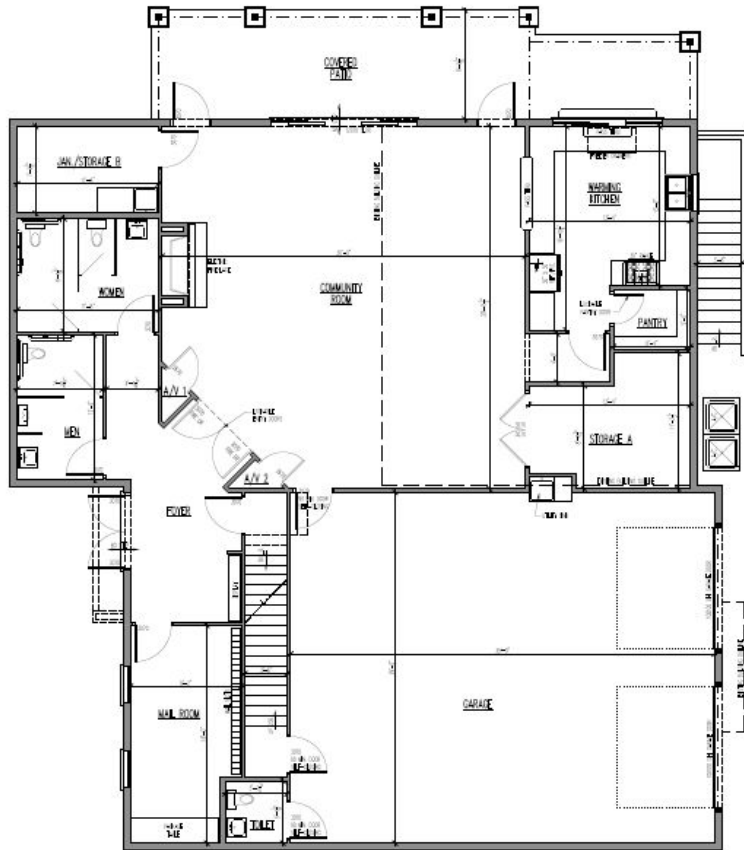
North and South Elevations



Examples of the design evolution:



Examples of the design evolution:



Summary of Cost Estimates

Contractor 1	Contractor 2	Contractor 3	Contractor 4
\$ 1,134,627	\$1,124,610	\$875,000	Low \$987,679
			High \$1,241,370

Cost Estimate Summary

Low \$875,000

Average \$1,072,657

High \$1,41,370

Cost Per Leaseholder

\$ 4,147

\$ 5,084

\$ 5,883

Assembly Hall Cost Proposal

<u>Proposal Summary</u>	<u>Cost</u>	<u>Cost Per Leaseholder</u>
Low	\$ 875,000	\$4,147
Average	\$1,072,657	\$5,084
High	\$1,241,370	\$5,883
Construction Contingency (20%)		
• Funds expended • Permits, Final Plans, Engineering • Change orders		
Construction Cost on Average Proposal	\$1,072,657	\$5,084
Average Cost Estimate Incl. Construction Contingency	\$1,287,188	\$6,100
<u>Proposed Not to Exceed Project Cost</u>	<u>\$1,287,188</u>	<u>\$6,100</u>



Next Steps

Tonight - January 21 - New Hall design shared with leaseholders in special Q&A Session

January 28 - DLA Board Meeting - agenda includes vote of approval of the project for leaseholder vote

February 13 - Leaseholder voting concludes and results shared with the community

Proposed Leaseholder Ballot Question:

1. Are you in favor of rebuilding Assembly Hall with a cost not to exceed \$1,287,188 (\$6,100 per leaseholder)
 - ☐ Yes – I vote to approve rebuilding Assembly Hall
 - ☐ No - I am voting to not approve rebuilding Assembly Hall
2. If the hall is approved, I would prefer to pay the not to exceed \$6,100 cost per Leaseholder to rebuild Assembly Hall by:
 - ☐ a single lump sum payment
 - ☐ multiple payments with interest over time (x years)

If the New Hall is approved:

ALA immediately contracted to draft builder plans - 6 weeks

Surveys, permitting, gas and electric process continues

April 1 - Contractors provided plans to submit firm bids - 6 weeks

May 18 - Hall Executive Committee meets to review bids

June 3 - DLA Board Meeting - agenda item includes contractor approval

Weather/approval permitting, construction begins in September

* Dates are proposed, and may be adjusted based upon schedules and submissions

Contact Information

If you have questions, please email Jim or Kathleen directly. We welcome all questions and are happy to help.

Jim Ignoffo at njimpj@aol.com

Kathleen Fiedler or kathleen.fiedler7@gmail.com