

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, November 7, 2013

City Hall

312 ½ North Main Street

Galena, Illinois 61036

Agenda:

1. Call to order
2. Roll call
3. Declaration of quorum
4. Review and approval of the Minutes of the October 3, 2013 meeting
5. Development of questionnaire for users of Turner Hall w/ Tracy Furlong
6. Further discussion on condition of building based on site visit
 - Exterior masonry water penetration, especially on the north building wall and the stage area.
 - Fire escapes
 - Ceiling fans
7. Discuss Jo Carroll Energy Study and make recommendations. See report from Marsden
8. Scheduling of next meeting – December 5, 2013
9. Adjourn

Posted by Shelby Johnson for the City of Galena, on Oct 31, 2013

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF October 3, 2013

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 312½ North Main Street on October 3, 2013.

ROLL CALL

Upon roll call the following members were present: Fach, Jackson, Johnson, Marsden and Smith

Absent: Albaugh (Joined the meeting at 9:10 a.m.)

ESTABLISHMENT OF QUORUM

Chairperson Marsden announced a quorum of Committee members present to conduct business.

NEW BUSINESS

Motion: Smith moved, seconded by Jackson to approve the minutes of the September 5, 2013 meeting.

Discussion: None

Roll Call: AYES: All

NAYS: None

Absent: Albaugh

Motion Carried

Discussion: Tracy Furlong joined the meeting to further discuss the development of a questionnaire to be presented to current and past users of Turner Hall. A draft was reviewed and discussion took place.

Motion: Fach moved, seconded by Johnson to approve the draft of the questionnaire on a tentative basis. Comments will be picked up and the draft submitted to several past renters to see how it works and whether additional changes need to be made.

Discussion: None

Roll Call: AYES: All

NAYS: None

Absent: None

Motion Carried

Discussion: Further discussion was held on the condition of the building based on the site visit. They were:

- Exterior masonry water penetration, especially on the north building wall and the stage area. Marsden has not been able to contact Terry Cole
- Lighting controls have been repaired. Apparently they work properly.

- Fire escapes need repair or replacement. John Martinson may be able to do the work since they are probably made of old, low carbon steel. Need to discuss with Duff Stewart who is also addressing the fire doors.
- Gutters and downspouts have been repaired and replaced by Giese. City staff did remove the trees and vines.
- Marsden will work Andy Lewis on the ceiling fans

Discussion: Discussion took place regarding the process to review and implement the Jo Carroll Energy Study. Marsden suggested that he and Albaugh work with Duff Stewart to review the energy study and old drawings for the air conditioning project, etc. to determine the feasibility of the individual recommendations. They will also dovetail the lighting energy evaluation proposed by Stewart. The committee agreed with this approach. Stewart, Albaugh and Marsden to meet on 10/9/2013 to review old drawings to determine viability of energy conservation recommendations. The committee then focused on replacement of exterior doors, storm windows and wireless thermostats.

Motion: Johnson moved, seconded by Albaugh to approve the process to review and implement the Jo Carroll Energy Study. Marsden to provide a report for the next meeting.

Discussion: None

Roll Call: AYES: All

NAYS: None

Absent: None

Motion Carried

SCHEDULING OF NEXT MEETING November 7, 2013 at 8:30 am at City Hall.

ADJOURNMENT

Motion: Jackson moved, seconded by Smith to adjourn.

Discussion: None.

Roll Call: AYES: All
NAYS: None
Absent: None

The motion carried.

The meeting adjourned at 9:50 a.m.

Respectfully submitted,



Charles R. Marsden
Chairperson

The following is an evaluation of the recommendations of the Jo Carroll Energy Evaluation of Turner Hall. It is based on a review of drawings for previous projects at Turner Hall that are relevant and on field observations at Turner Hall, both performed on October 9, 2013.

1. **Increasing efficiency of heating units to 95% will produce a 15% savings during winter season.** Based on past natural gas bills, the annual savings would be less than \$750 per year, resulting in a very long payback for a very expensive upgrade. Therefore, it is recommended that the efficiency of the boiler be increased when it is replaced some time in the future. It is not recommended that the burners in the rooftop HVAC units be changed out as they are not the primary source of heat for the hall. Ceiling fans are being pursued, which likely will reduce the heating costs with considerably less installed cost.
2. **Insulate supply ductwork on rooftop HVAC units.** Supply ductwork is already insulated with foam insulation covered with rubber roofing material to protect it from the elements. Return air ductwork is not insulated, but that does not add substantially to the heating and cooling costs.
3. **Remote access thermostat control.** Installation is already underway.
4. **Lower temperatures in winter / raise temperatures in summer.** This requires that moisture problems and air stratification problems be addressed. Work on the exterior walls of the building needs to be completed as committee has been discussing. Ceiling fans need to be installed and operated, especially when the building is not occupied. Air infiltration through doors and windows needs to be addressed.
5. **Change lighting to CFL's.** Concern about the ability to dim the lights and also the noise (electrical hum) makes this recommendation questionable. A lighting study as recommended by Duff Stewart should be performed.
6. **Motion sensor lighting controls in rest rooms.** Good idea.
7. **LED Exit Signs.** Good idea. Use less energy and last longer.
8. **Weatherstrip exterior doors.** Better to replace doors and hardware with new doors that are historically accurate. Similar to St Matthew Lutheran Church doors.
9. **Storm windows.** Good idea. Should match existing windows as close as possible. Existing windows to be repaired as well.
10. **Circular window on back of stage needs sealing.** Repair window and add storm window.
11. **Maintain caulking around windows.** Total repair and caulking of all windows should take place before storm windows are installed.
12. **Patch and seal holes around exterior of building.** Ideally, the entire exterior of the building should be waterproofed, patched and sealed. This would include

removing the debris behind the stage and waterproofing that area. Also, some tuckpointing should be done as well. But as a minimum, the noted holes should be fixed.

13. **Add blown-in cellulose insulation in attic.** Due to concerns about the roof/ceiling structure being able to carry the weight, no insulation was installed when the building roof was replaced. Only a ½ inch protection board was installed. A structural engineer should evaluate the ability of the roof/ceiling to carry the additional weight prior to installing more insulation. This recommendation may not be cost-effective.
14. **Spray foam insulation for stage ceiling / roof plane.** Same structural concern as in the attic. Also, foam insulation cannot remain exposed unless its flame / smoke rating is sufficiently low. Otherwise it would have to be covered with drywall or some other similar material. Also, a concern about having a negative rather than positive impact on acoustics.
15. **Close off old gravity roof vents.** There are reports of considerable air leakage through the two gravity roof vents. These old vents were re-used as air intakes for the stage smoke exhaust fan and therefore cannot be removed. The vents have motor operated dampers installed to minimize air leakage. These dampers should be repaired or replaced if necessary to reduce the amount of air leakage.