

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF July 10, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 101 Green Street on July 10, 2014.

ROLL CALL

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

Absent: Fach (joined the meeting at 8:40a.m.)

Architect Adam Johnson joined the meeting to discuss the future major project at Turner Hall. Jeremy White and Andy Lewis also attended the meeting.

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Johnson moved, seconded by Albaugh to approve the minutes of the June 5, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Public Comment: None.

Monitoring of Questionnaires: None.

Discussion: The Committee, with Adam Johnson present, reviewed the components of the future major project.

- Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous – no update, but still needs to be done.
- Replacement of the exterior balcony over the front entrance since the wood is deteriorated – no update
- Doors and exterior project / Fire Escapes – out for bids. Bids to be received July 21. Fire department also wants to replace retaining wall behind fire station. Main entry door needs center structural mullion. Other front doors can have overlap and strike to improve energy performance. Could possibly eliminate one exit door in vicinity of stage since building is sprinklered. This would minimize retaining wall work. Adam Johnson will evaluate and adjustments will be made to contract.
- Kitchen / Rest Room and Storage Area – Adam Johnson has received a quote for fire sprinkler work from Blackhawk. Quote is close to original estimate.
- Remove the fly loft / stage upgrades – see below.

- Interior repair and painting – short term project proceeding to make some improvements prior to major project.

Adam Johnson and Marsden looked at fly loft removal / stage upgrades and Johnson prepared a proposal to evaluate same. However, it was concluded that the removal of the fly loft would be very expensive because of utilities needed to be relocated and also cost of demolition in a tight space. Marsden asked the committee to consider the alternative of having Johnson hire IIW Engineers to do a structural evaluation regarding adding EIFS and insulation to resolve the energy and water penetration problems. This will help determine if this is a more viable and inexpensive solution. If not, the removal of the fly loft may need to be considered again in the future.

Motion: Smith moved, seconded by Albaugh to approve having Johnson obtain a quote from IIW to perform this structural evaluation.

Discussion: Fach questioned what the committee would do if costs were similar. Would we go ahead with removing the fly loft? Jackson felt we should defer on this discussion until more information is known.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Discussion: Further discussion on condition of building and short term projects.

- Window and wall repair / Storm windows – Jeremy White was the low bidder. He is working with Sherwin Williams to select the best primer based on paint samples taken at the site. Style of storm windows was discussed. Current style in manufacturer's quote is acceptable. Work needs to all be completed prior to cold weather.
- Ceiling fans – Installed and working well
- Remote access thermostat control – Lewis has quote for wireless thermostats from Top Notch. Still need to get Wi-Fi service into building. Lewis has met with Sand Prairie who says they can get wireless into Turner Hall. Still working on it.
- Motion detectors in rest rooms – Installed
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – Top Notch has not been able to find a replacement unit. They suggest the entire wiring and control system may need to be replaced and suggest that the city contact Crescent Electric or some other large contractor / supplier. Marsden and Lewis will review technical information for old lighting controls and forward them to the electrical engineer who originally designed the system. He is willing to help select a new system in the most cost-effective manner that minimizes the amount of re-wiring.
- Giese to look at dampers on gravity roof vents – No update.
- Flush hot water heating system this summer – Top Notch serviced the boiler. Did not see any indication that piping needed to be flushed out.
- Lewis has a quote from Ben Wiene of \$8,000 to remove the debris behind the stage. Wall will be exposed and then a method to waterproof it will be developed. – No update. Need to get going as soon as the rains subside.

Motion: Jackson moved, seconded by Albaugh to accept the quote from Ben Wiene in the amount of \$8,000 to perform this work.

Discussion: None.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

- Lewis reported that the split system air conditioner in the electrical room is installed and operational.
- A proposal has been received from Blackhawk Sprinklers to address ongoing maintenance and operational problems with the sprinkler system and the alarm system. Lewis will pursue and get back to the committee at our next meeting.
- Jeremy White gave a report on short term and long term work he is performing in Turner Hall. He is also working with Sherwin Williams to identify a paint primer that will block the effervescence on the interior walls. Still need to seal the exterior walls as part of the major project. Water heater has insufficient capacity for floor scrubber. Need to replace as part of major project anyway. Still having complaints of cold in balcony due to air conditioning. May need to check out air balance. Chairs and table storage a problem especially since the party renting the hall do not know how to properly put them back into storage. This could be a liability problem since injuries do occur. May need to consider having city staff do setup and takedown as they do in Dixon. Jeremy will clean and paint the kitchen floor as part of his maintenance activities. Still having problems with renters and the thermostats. Jeremy recommends lock boxes be installed even if they will some day be wireless. Jeremy will have access to wireless thermostats in the future.

Motion: Fach moved, seconded by Jackson to approve having Jeremy White install lock boxes on all thermostats

Discussion: None.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Potential Grants for Improvements to Turner Hall / Galena Foundation

- City staff need to submit grant applications to Galena Foundation for some of the work being performed this year.
- Sufficient information is available to make initial contacts with outside foundations for funding for the major project. Marsden to discuss with Beth Baranski and show her the information we currently have regarding outside foundations that are a possible source of funding.

Committee Member Comments: It was felt that there was good justification for a future major project with an estimated cost of \$800,000 since no major work has been done to the building in almost fifteen years. The work currently being done also points to the need for an annual maintenance budget that is realistic and takes into account the need to replace major equipment on an ongoing basis. As an example, the air conditioning equipment is approaching its useful life of 15-20 years. Same thing is occurring with lighting controls, boiler, etc.

SCHEDULING OF NEXT MEETING August 7, 2014 at 8:30 a.m. at City Hall. (New Location)

ADJOURNMENT

Motion: Albaugh moved, seconded by Smith to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 9:25 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "CR Marsden". The signature is written in a cursive, flowing style.

Charles R. Marsden
Chairperson