

Minutes for Plum Lake Building Committee on November 15, 2024

Called to order at 10:00 AM

Board members present: Jackey Postuchow, Kevin Rasmussen and Jona Eliason

Committee members present: Helen Bryner, Sue Govier, Deb Seeger and Shane Zaruba

Contractors: Steve Jamroz from Blue Design Group

Citizens present: Chuck Rasmussen and Laurie Zaruba

Meeting was posted as required

Kevin Rasmussen motioned to approve agenda, second by Helen Bryner

Steve passed out the agenda for review of the proposed design, discussing who questions will be asked of, and who is involved. Jackey and Shane will be point of contact for Steve to filter items through.

Reviewed meeting timelines. Today's meeting to discuss:

- schematic design
- owner site survey
- owner soil boring
- review estimated project budget

Followed by future project meetings. Next being December 6, January 17, 2025, February 21, March 14, March 17 thru April 12 bidding and April 8 bids due.

December 6 meeting Steve's engineers will be here with him to meet with us. Helen asked if we could change meetings to Monday's. Instead of the 6th meet Monday, December 9th? Steve will check with engineers if this would be possible and get back to us.

The January and February meetings would be at Blue Design Groups offices in Hortonville. March and April on site here at Plum Lake.

If numbers are trending high, we have time to work with contractors for adjustments.

Steve has made some alterations to the design based on our previous discussions.

The survey is important. The civil engineer has done some evaluations based on the rec building which had a survey previously completed. Survey Mach IV analysis quote. Need to review and Kevin to forward.

For soil borings we will want a couple more quotes, could consider Giles and Intertec.

Budgeted for a building of 10,700 sq ft with a capacity for 288 people in the full meeting room, which is a good number. If we go over 300 need to add building sprinklers. Sprinklers are not practical for us

with no viable water source, and cost to install a buried cistern system. Will require a suppression system and have requirements with weight limits, and external testing. Plan is to use fire walls.

Chuck asked cost per square foot, right now its \$357/sq ft. If union contractors are used could be higher.

Looking at Scherer and J Hassinger as possible general contractors.

December 6 or 9th meeting will have cad drawings and options presented. Will receive three to five bids, we can select who we want by our review and clarifications.

This will be a bond project to protect Plum Lake from bad subcontractors.

Steve will receive bids, review and present a comparison bid package for our review. Kevin said per policy we can select "lowest responsible bid" not lowest bid.

When receiving multiple general contractor bids they will be asked for a list of subcontractors for our review and we can evaluate if there has been any past experiences.

Once one bid is selected for general contractor it will include everything for site, parking, construction etc.

Reviewed proposed drawings on the large print. Most likely marked adjacent to pavilion which makes sense. In back of the house is the kitchen. Front visual line to the street. Don't have clearance in front with existing buildings for good visual. Depending on boring issues for actual placement and drain field location, survey will prove best options.

Shane confirmed per the grant application after five years certain requirements go away. We could add an addition in year six. A new fire wall will be needed for an addition. Plans allow for 6000 sq ft on either side.

Question can the new building be used for events and what about sports. Meetings, dinners, etc. will be held but things like pickle ball and basketball would stay in current rec building. Ceiling heights in new building will not accommodate those activities.

Brief discussion on using the current playground area, would this be the time to consider. Not practical at this time to move and do not have the funds to be able to pursue this option. Another area discussed was placing new building closer to the hollow. Not practical and not sure on what we would find in the soil. Best to leave as planned.

Getting the survey completed is key to determine obstacles for the planned area. Plan of least resistance with public opinion and emotions set aside.

Looking at proposed plans discussed if we flip the building to mirror itself. Meeting rooms to face towards the woods, offices toward rec building. Discussion on road placement for deliveries, parking and a prominent entrance.

Need for a retention pond, will know more after borings, lower depression area does not retain water.

Hope is once building is built, people see it, then open for discussion on old buildings, which will be eyesores. Will need to be ten feet away from other buildings, with concrete paths for access. Keeping clearance to eventually taking the old buildings down. There is no timeline on taking down other buildings. Right now err on the side of caution and do what is proposed in original grant application.

Discussed the type of building as proposed a wood frame building. A steel frame building will be much more expensive.

If we keep on plan, bids come in to us in April, review in May and start construction right after July 4th. Using the general location decided.

Discussing more specifics of the design.

- Kitchen area add new entrance
- Kitchen area to have window pass thru in to dining area but not exterior
- Duct work on back side for HVAC
- Multi use area to have 24×7 access, with vestibule area, which will be secured from rest of the building.
- Should ask John at Mani Waters if there has been vandalism at their internet cafe which is open 24×7
- Add janitor storage area
- Main entrance to face west
- Remove outside restroom in the corner with new multi use area plan and restrooms available
- All forced are furnaces, zoned so local contractors can service
- Snow melt pads on sidewalk at entrances
- Acoustic tiles within facility
- Parking lot lighting
- Vault area one hour fire rating
- Locked area for voting machine
- Clerk and treasurer to each have own office areas
- Plus two other office areas for chair person etc.
- Tele-med room is a small room plan for one person at a time
- In general meeting area, make closets deeper for table and chair storage on dollies
- Eliminate accordion dividers and make standard doors
- Two portable stage sets / risers maybe 4'×8'×12", Steve will review need for a ramp and other requirements. Helen to get cut sheets to Steve on what she is thinking of
- Sound system and adequate power for large meeting room
- Storage areas looking at three smaller storage areas, one off the corner of meeting room area
- Secure locking systems, looked at system for up to 200 users
- Utilities off Sayner Avenue stay within the right away
- Need grease trap accessible for kitchen
- Recapped floor plan

Suggested we look at room naming rights to raise additional capital for the project, or challenge local organizations? Other communities have done this.

Reviewed the exterior renderings. One to look more like Plum Lake Golf Course and the other a Sayner Lodge look. Discussion among us do we want rustic or cabin look? Another option is LP Smart

Diamond Kote siding. Light and vibrant versus dark brown and greens. Building exterior has down lighting. Over main doors is only use of gutters. Gutters are a maintenance issue in this environment, diverters will be on the roof.

Ceilings are 12' drywall, different lighting schemes. Dimmers will be on all switches, and will be on a lighting system not individual dimmer switches.

Discussed roof, asphalt shingles is what is proposed versus steel / metal roof. Prefer shingles.

Steve will make revisions and get back to us, Otherwise plan for 10AM meeting on December 6 if it cannot be changed to December 9.

Sue, Helen and I can meet together to review color palettes. No issue discussing among committee with Plum Lake Board members not present.

Committee agreed on general site plan and building orientation of the building.

At 12:05 PM Shane motioned to adjourn and Jona second. Motion carried.

Submitted by
Deb Seeger Secretary

At this time we went outside to look at the property and complete some measurements? Agreed to set back building 20' from original plan and keep entrance to the west.