

City of Loretto
Lions Park Building Design WORKSHOP Meeting Notes
Wednesday, January 24, 2018, 6:00 p.m.
279 N. Medina Street, Council Chambers

CALL TO ORDER/ROLL CALL

The workshop was called to order at 6:00 p.m. by Mayor Koch.

Members present: Mayor Kent Koch, Council Members Melissa Markham, John Neumann and Brian Sevigny.

Members absent: Council Member Brenda Daniels.

Also present: Lions Club Representatives Walt White and Dana Cline, Architect Tim O'Brien, Public Works Director Jeff Leuer and City Clerk Treasurer Mary Schneider

There were three people in the audience.

WORKSHOP SESSION

Architect O'Brien asked for clarification on desired capacity for the proposed building. The consensus was to keep the capacity at 49 or below to avoid the need for fire sprinklers. O'Brien also clarified that the use of the building would be year-round, requiring heating and cooling.

Council reviewed preliminary layout and orientation sketches presented by O'Brien:

1. Alternate Plan A (see attached Exhibit A)

This sketch represents the layout as approved by Council and Lions Club to this point. O'Brien noted this layout has the kitchen on one end and the bathrooms on the other, with the meeting space in between. O'Brien noted it would be more cost efficient to have the utility connections clustered, which leads to the next designs.

2. Alternate Plan B (see attached Exhibit B)

In this design sketch, the bathrooms and kitchen are all on one end and the meeting space at the other end. O'Brien noted this sketch does not show windows and has an interior meeting space of 28'9" by 28'6".

3. Alternate Plan B1 (see attached Exhibit C)

O'Brien stated this sketch shows the same overall design as Alternate Plan B but shows windows and doors designed for crowd flow: two doors on each side of the building, which would allow one door for incoming traffic and one door for outgoing traffic on each side of the building.

4. Orientation sketch 1 (see attached Exhibit D)

This sketch shows the site orientation with the building on the site similar to the existing Lions Park Pavilion.

5. Orientation sketch 2 (see attached Exhibit E)

This sketch shows an alternative orientation of having the building running parallel to the train tracks, which is how train depots were typically oriented. This orientation would have the bathrooms and kitchen on the east end of the building and the meeting space/shelter on the west side of the building. Consensus was to flip the shelter so that the overhang will extend along the south side of the building just past the pass-through (concessions) window.

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6. Alternate A Elevation sketch (see attached Exhibit F)
This sketch shows cement board siding.
7. Alternate B Elevation sketch (see attached Exhibit G)
This sketch shows an aluminum door & window system and cement board siding.
8. Alternate B1 Elevation sketch (see attached Exhibit H)
This sketch shows the aluminum door & window system with brick face.

Issues brought forward:

- a. Would want a wall available for a mounted TV screen or projection screens.
- b. Would clear garage doors that are able to open up the building during warm weather events be a possibility? O'Brien stated this would significantly reduce the energy efficiency and does not recommend.
- c. Where to place the pass-through opening (for serving from the inside to guests on the outside, similar to a concessions window)? The original sketch had a pass-through on two sides. Alternate Plan B1 shows one pass-through that is not near the shelter area. Consensus was to flip the shelter overhang so that it extends along the south side of the building and have the overhang cover just beyond the pass-through.
- d. Would want the building oriented so that the shelter has a view of the playground.
- e. Height of the building? O'Brien noted the Rockford Lions Building is 12' to the eaves and recommends a 10' minimum.
- f. Discussed the finish of the ceiling of the overhang. O'Brien recommends not having a vaulted ceiling due to problems with bird and hornet nests. He suggested a finish of blue laminated beams with exposed wood deck, but noted this is a higher cost finish.
- g. Regarding capacity, O'Brien noted the cost for fire sprinklers would likely be around six thousand dollars, not a relatively large amount.
- h. Discussed exterior finishes, including brick or possible partial brick finish. It was noted that this would be a low maintenance finish long-term, but a higher initial cost.
- i. Clarified that the kitchen would be "near commercial", not fully commercial.
- j. Discussed floor finishes, with consensus to have low cost, easy maintenance finishes: concrete with epoxy coating everywhere but the bathrooms. In the bathrooms, have a tile floor with wainscoting.

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- k. Discussed expectations of architect’s role moving forward. O’Brien stated he would produce new sketches based on feedback from this workshop. These next sketches would have advanced design schematics and would be brought to next workshop for feedback. Once these are finalized they would be prepared to present to a contractor for preliminary pricing. Next the drawings would be reviewed and adjusted based on Council feedback. Then final drawings would be prepared to go out for bids. O’Brien noted once a general contractor is on the project, they would be the ones to apply for permits.

- l. Discussed the possibility of separating the construction into phases, completing just the building initially and later constructing the shelter. It was noted that the shelter is likely to be the highest used feature, with far more use by community members who are not reserving for an event, but using the park on a daily basis. O’Brien stated the drawings could be made in a way to have an “add alternate” for preliminary pricing.

- m. O’Brien noted that value engineering ideas can be figured out as we move through the process.

O’Brien stated he would proceed with developing Alternate Plan B1, moving the shelter to the south side of the building oriented parallel to the railroad tracks.

The next design workshop was scheduled for Wednesday, February 7th, 6:00 p.m. at City Hall Council Chambers.

ADJOURN

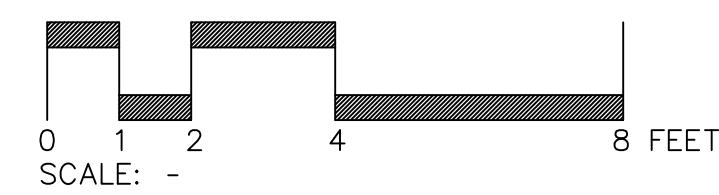
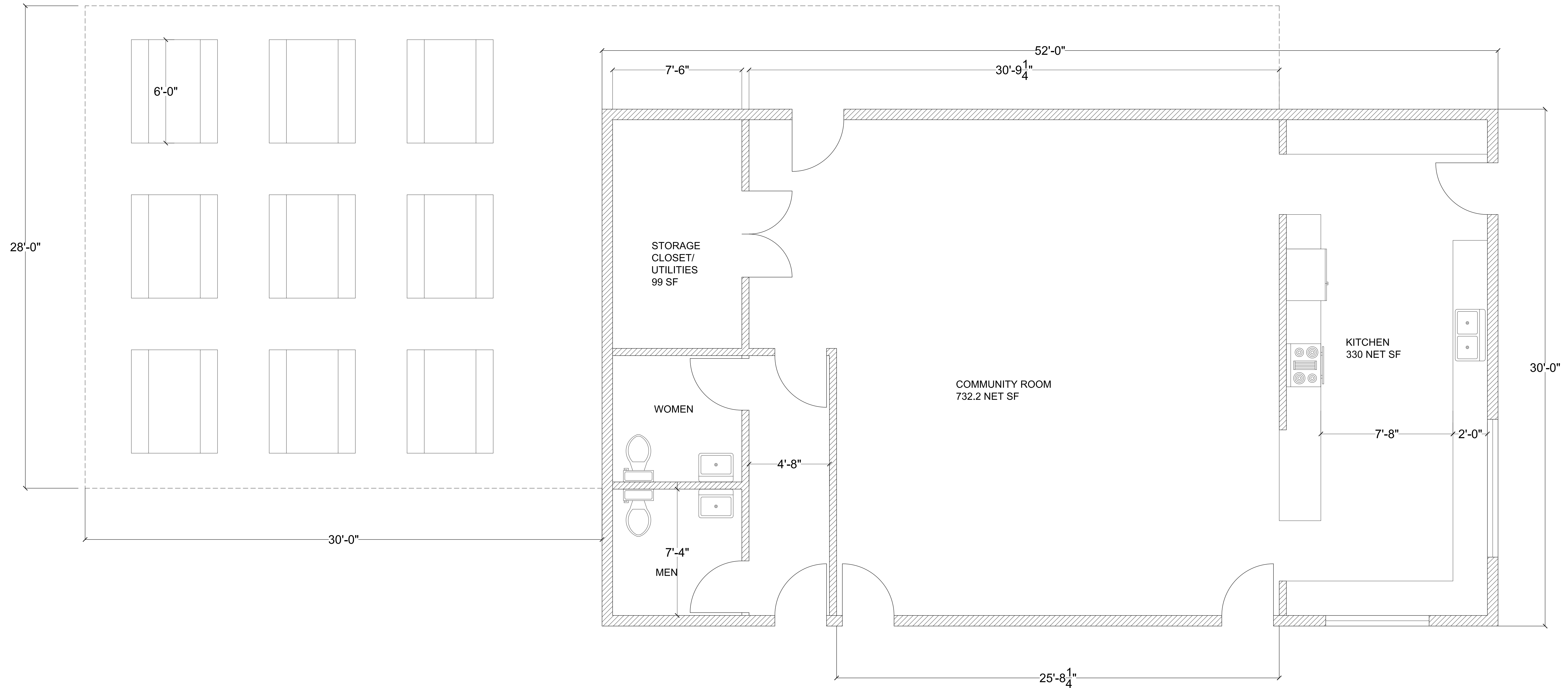
On a motion by Sevigny, seconded by Neumann, to adjourn the meeting at 6:53 p.m.
Motion carried unanimously.

ATTEST:

Mary K. Schneider, City Clerk Treasurer

Kent Koch, Mayor

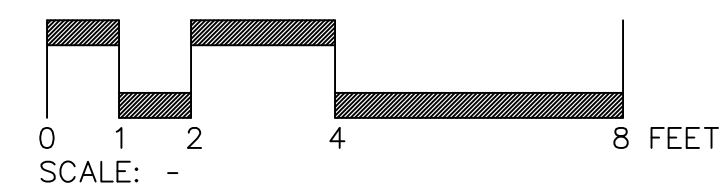
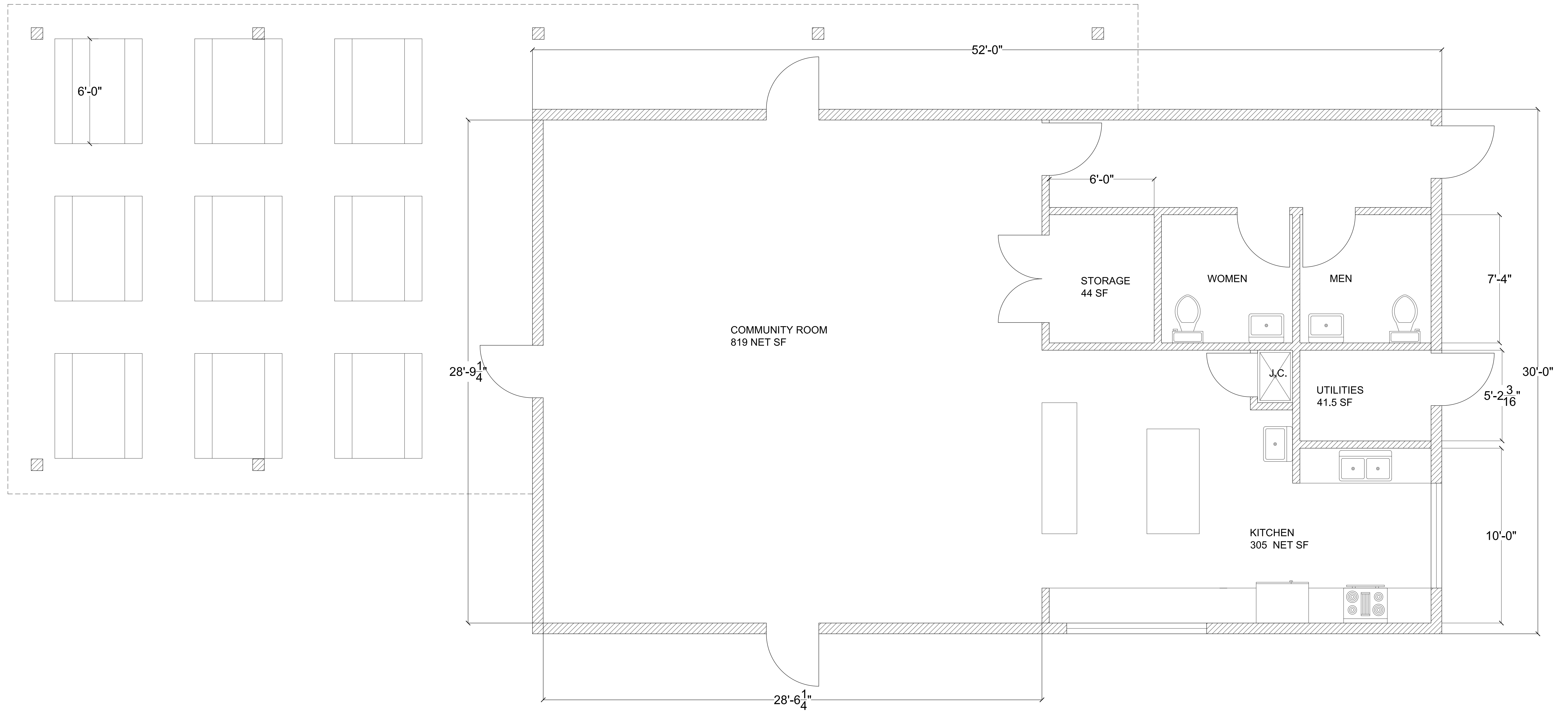
Exhibit A



PRELIMINARY LAYOUT
LIONS PARK COMMUNITY BUILDING
LORETTO, MN
24 JANUARY 2018

Alternate Plan A

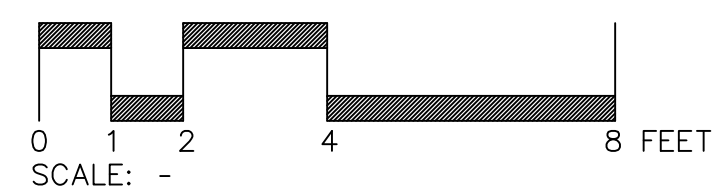
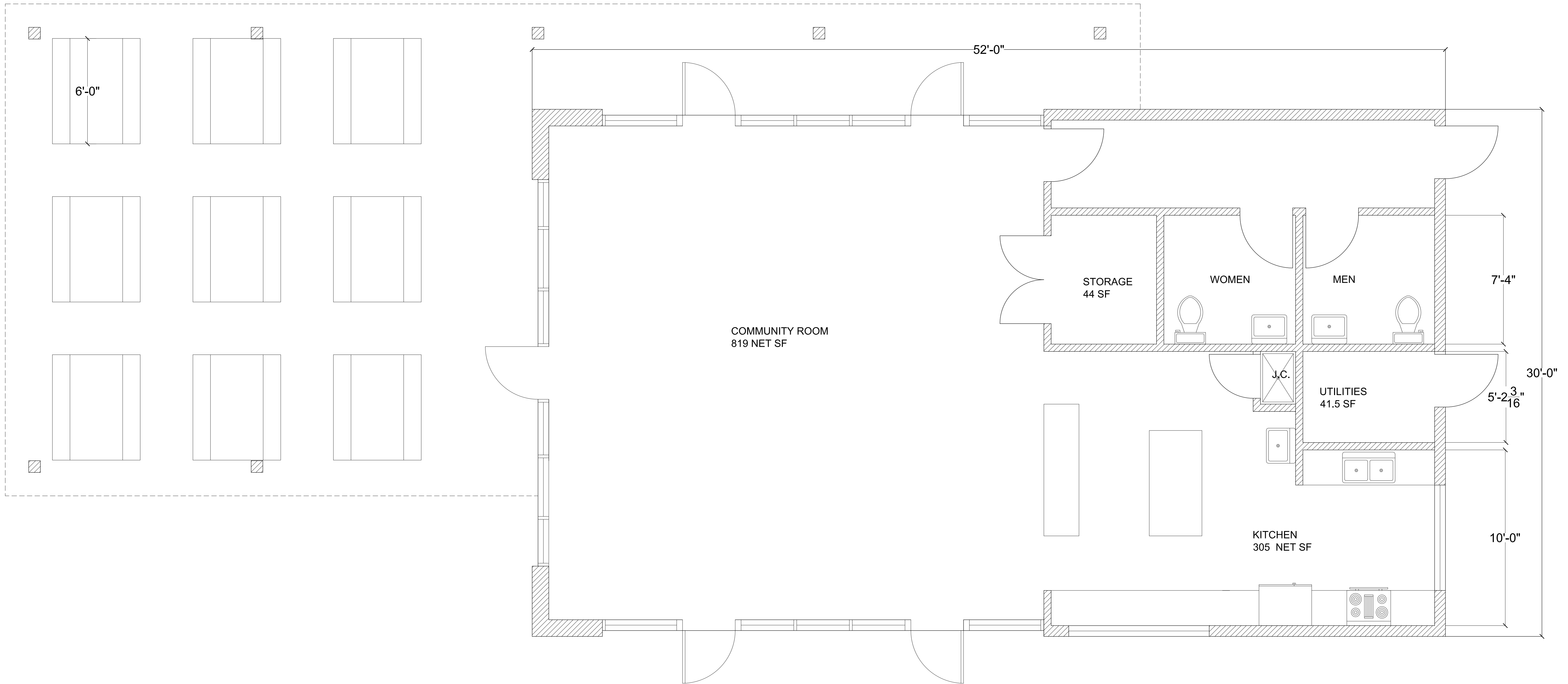
Exhibit B



PRELIMINARY LAYOUT
LIONS PARK COMMUNITY BUILDING
LORETTO, MN
24 JANUARY 2018

Alternate Plan B

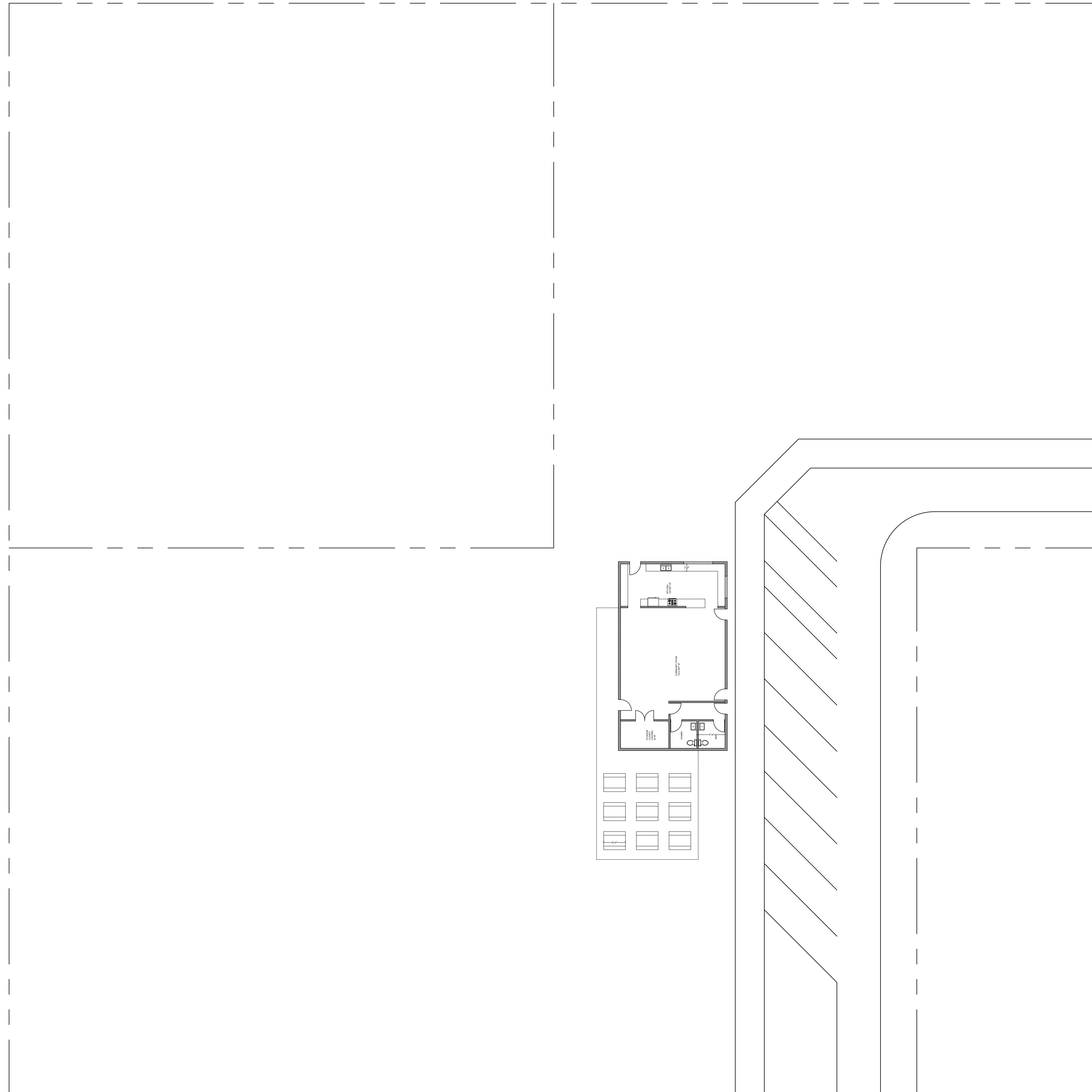
Exhibit C



PRELIMINARY LAYOUT
LIONS PARK COMMUNITY BUILDING
LORETTO, MN
24 JANUARY 2018

Alternate Plan B1

Exhibit D

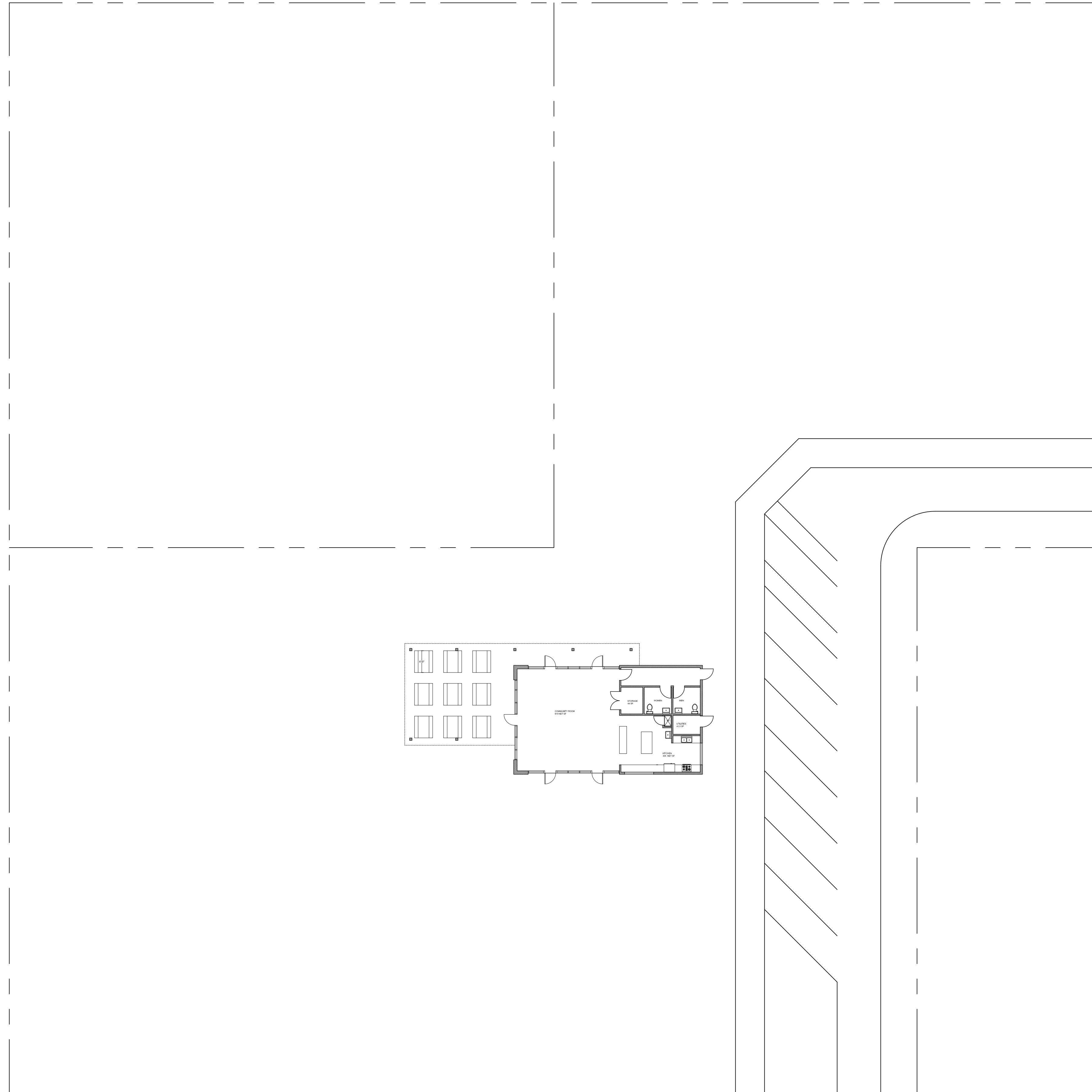


RAILWAY ST. W.

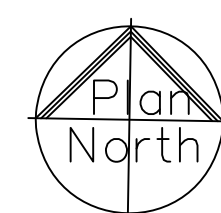


PRELIMINARY SITE PLAN ALT. A
LIONS PARK COMMUNITY BUILDING
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Exhibit E

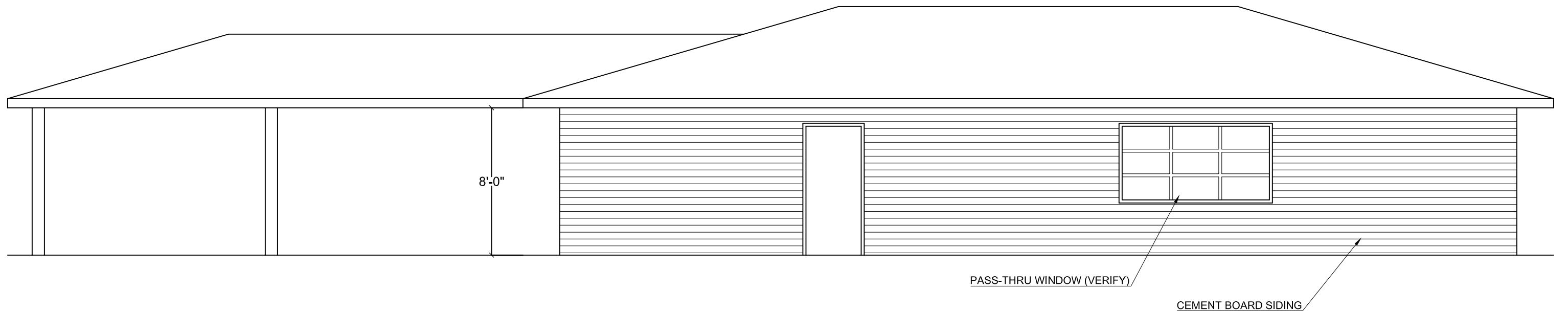


RAILWAY ST. W.



PRELIMINARY SITE PLAN ALT. B
LIONS PARK COMMUNITY BUILDING
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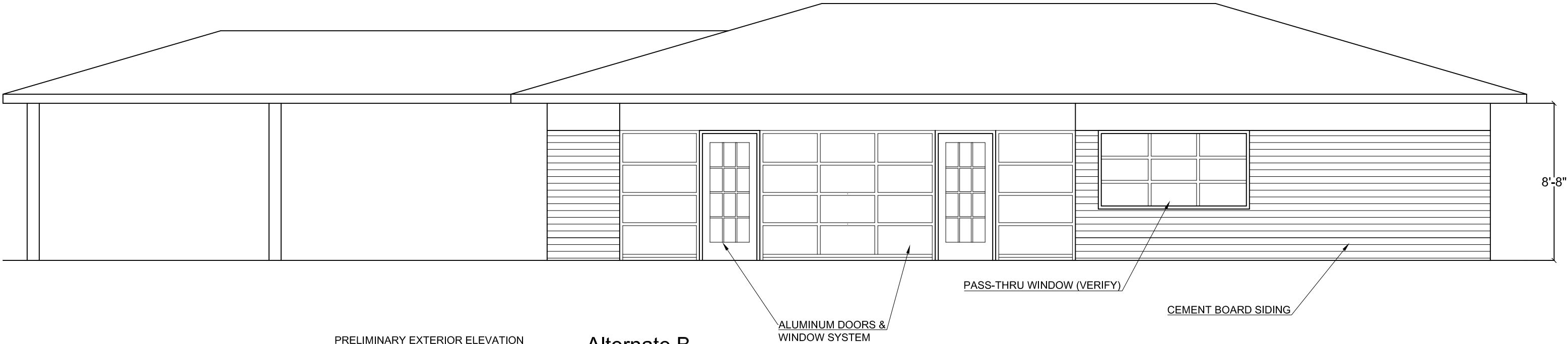
Exhibit F



PRELIMINARY EXTERIOR ELEVATION
LIONS PARK COMMUNITY BUILDING
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Alternate A

Exhibit G



PRELIMINARY EXTERIOR ELEVATION
LIONS PARK COMMUNITY BUILDING
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Alternate B

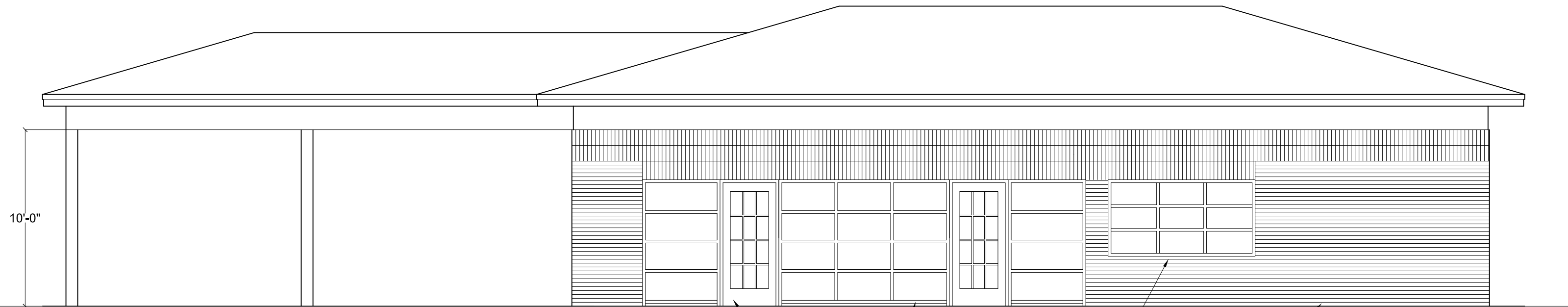
ALUMINUM DOORS &
WINDOW SYSTEM

PASS-THRU WINDOW (VERIFY)

CEMENT BOARD SIDING

8'-8"

Exhibit H



10'-0"

PRELIMINARY EXTERIOR ELEVATION
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Alternate B1

ALUMINUM DOORS &
WINDOW SYSTEM

PASS-THRU WINDOW (VERIFY)

FACE BRICK