



TO: Honorable Mayor Lagergren and City Council Members
FROM: Andrea Aukrust, City Administrator
DATE: July 11, 2022
RE: Old Town Schematic Design Phase

Administration set up several weekly meetings between the Design Partnership, the Park & Recreation Commission, and interested stakeholders in the Old Town project. These constructive meetings gave the architect essential information and insights on how the building is used. There are still several choices and questions to resolve that will be addressed in the Design Phase; nevertheless, the city has a solid start with the Schematic Design Phase completed.

- The existing building of approximately 1600 sf will be demolished. The adjacent beer garden may need temporary bracing until the new structure is in place.
- The existing foundation will be used. One course of masonry will be added to the top so that water can be directed away from the building. The new floor slab will be several inches higher than what exists.
- The light tower on the home plate side of the building will remain in place throughout the project.
- The hard surface pavement will be removed approximately 12 feet out from the building. The site will be regraded to produce a slope away from the structure, and new concrete paving will be installed.
- The new building will be a wood frame, 2x6 studs with sheetrock, vapor barrier, full batt insulation, sheathing, building wrap, and stucco or thin brick veneer exterior finishes.
- An accessible entry door will be placed as shown, and the two outbound doors in the center section will be replaced at the same size.
- A new accessible entry door will be placed as shown, the two outbound doors in the center section will be replaced at their same size, and the existing center door will either be eliminated or a non-working door will be installed for esthetic purposes.
- Concession windows will be coil-up metal doors trimmed in wood.
- Other windows will be fixed glass, insulated windows.
- The floor slab will have an epoxy finish, food-grade. Coved base of the same material.
- Walls will have FRP panel finish, kitchen rated.
- Ceilings will be painted sheetrock.
- Stairs will have painted sheetrock finish and vinyl treads and risers.
- Upstairs will have VCT flooring, vinyl base, and painted sheetrock walls.
- Attic spaces will have blown-in or batt insulation to meet energy code requirements.

- During our discussions, the need for a 10- foot ceiling height on the ground floor became necessary for the stakeholders and their vision for the space's form and functionality. The design shows this. The added cost will be approx. \$35,000 in addition to what is documented in the cost estimate breakdown.
- The design includes a furnace and related ductwork to heat the building. Electrical and plumbing are included in the equipment shown on the plans.

Recommended Motion:

Motion to approve the Schematic Design with the noted changes and move forward to the Design Phase of the Old Town project.



SITE PLAN
FOR REFERENCE ONLY



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OLD TOWN of WILKOMMEN MEMORIAL PARK

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more than a place. it's home.



VIEW FROM THE NORTH



VIEW FROM THE SOUTH



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