

Attached are the most current (8/30/16) letter and rendering from the architect the town hired to review the former Koulias structure. Also attached is an initial (4/27/16) letter and floor plan, and (5/9/16) email, from the same architect also addressing the Koulias structure. The email specifically addresses how cost effectively restrooms could be added within the structure.

August 30, 2016

Town of Jacksonport, Door County
Randy Halstead
3365 County V
Sturgeon Bay, Wisconsin 54235

RE: Park Building
Adaptive Reuse Study and Expansion Study

Dear Randy,

As a follow-up to an adaptive reuse study completed back in April of this year, we offer further thoughts regarding the expansion of the existing structure to include an open air pavilion. This pavilion is to be considered in the northerly direction of the existing building orientating it towards an existing beach. The previously proposed play is modified in order to support this adjustment in the public's interaction with the lake and beach activities.

Attached, you will find an amended floor plan as well as renderings expressing the proposed architecture. There are (2) variations of the renderings intended to offer starting points for color palettes and texture. The massing is the same for both.

- One option utilizes natural warm colors, the other brighter cooler colors. Both offer pro's and con's in their presentation. Both schemes offer textures common to the door county region.
- All selections are both subjective and objective in nature. For example, lighter colors (such as white) may require more frequent finish maintenance and are prone to show insects; but offer a strong presence on the backdrop of a wooded setting. The more natural color approach offers an opportunity for less frequent maintenance that accepts some grace in aging; however, will not offer a dominate presence within this setting.
- It is the hope of the design to transform the existing house into something public in nature while being sensitive the natural setting of the park and the region's vernacular architecture. The wrap around porch offers an opportunity to celebrate the height of the building, while expressing its length. The rear club house is seen as a lean-to so common in the language of evolving buildings.

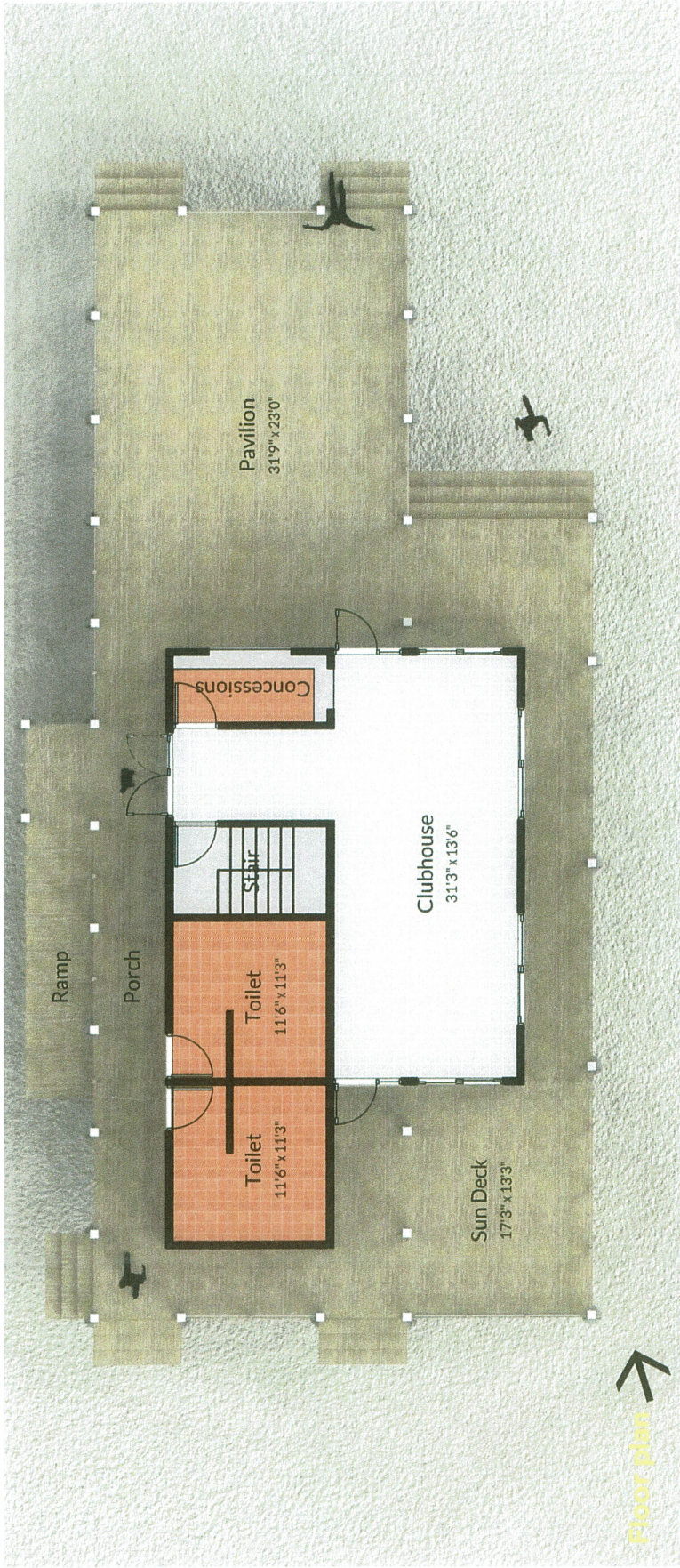
As for the budget, we still believe that the Adaptive reuse of the existing building (**\$200-225K**) will save approximately \$100-125K over a new structure. The pavilion expansion will add approximately **\$75-80K** to the budget.

Let me know if you have any questions regarding this design. Otherwise, I look forward to and opportunity to help continue with the design and implementation of the project.

Respectfully yours,



Kelly B. Thompson
Principal Architect
Attachments: Floor Plan and Renderings



Project #1607
Date: 8/30/2016

Proposed Park Building Adaptive Reuse and Shelter Expansion
for
The Town of Jacksonport, Wisconsin





View from Southwest

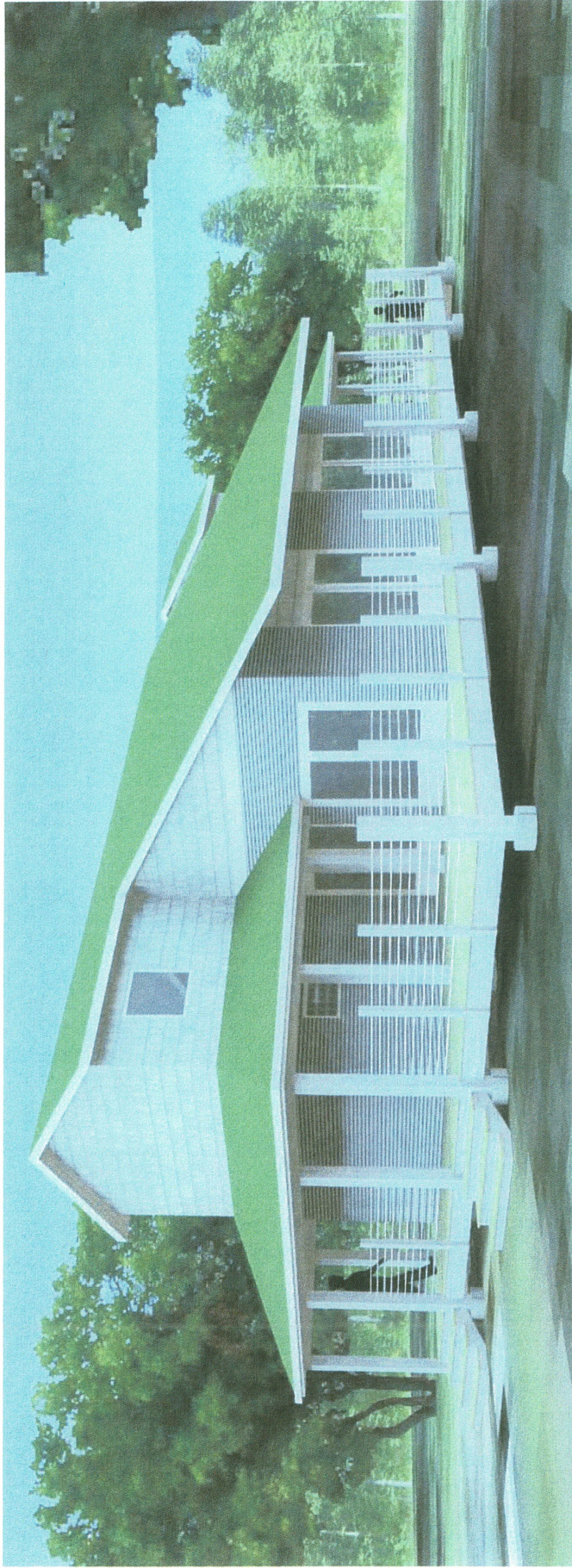
**Proposed Park Building Adaptive Reuse and Shelter Expansion
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View from Southwest

Proposed Park Building Adaptive Reuse and Shelter Expansion
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View from Northeast



View from Southeast



**Proposed Park Building Adaptive Reuse and Shelter Expansion
for
The Town of Jacksonport, Wisconsin**

Project #1607
Date: 8/30/2016

From: Kelly Thompson
Sent: Monday, May 9, 2016 9:48 AM
To: Dawn Craig
Cc: Tom Wilson
Subject: RE: Jacksonport question

Dawn and Tom,

Essentially, if we isolate the budget estimate to just (1) set of usable bathrooms within the structure and providing an accessible approach to them. I would anticipate \$50 to \$65k depending upon the necessary code revisions and finish expectations. The balance is tied up in finishes and building envelope. Is this the intent of the question?

KELLY B. THOMPSON AIA, CSI
KONTEXT architects

From: Dawn Craig [mailto:i_luv_cavepoint@live.com]
Sent: Thursday, May 5, 2016 9:56 AM
To: Kelly Thompson <kelly@kontextarchitects.com>
Cc: Tom Wilson <twilso2010@yahoo.com>
Subject: Jacksonport question

Forgive me if I am duplicating a call from Tom Wilson but the Parks Committee has a question about your Adaptive Reuse Feasibility estimate.

How much of the \$175 - 200K reuse cost is tied up in the Clubhouse and Kitchen indoor finishes replacement? Also are any other costs in the scope list tied only to the Clubhouse and Kitchen? If so, again, could you give us an amount?

Also I wanted to mention that I noticed on your facebook page your edX course reference: ARC110x The Meaning of Rome: The Renaissance and Baroque City. I signed up and haven't completely finished, but love it. I'm in Unit 6 walking the Possesso, hoping they don't close the course before I finish the lectures.

Thanks for your help!

Dawn Craig
Jacksonport Parks Committee/Chair



116 East Dayton Street
Madison, WI 53703

P: 608.825.0094 kontekstarchitects.com
P: 608.251.7515
F: 866.926.9351

April 27, 2016

Town of Jacksonport, Door County
Tom Wilson, Parks Committee
3365 County V
Sturgeon Bay, Wisconsin 54235

RE: Park Building
 Adaptive Reuse Study

Dear Tom,

Subsequent to meeting with town representatives, reviewing documents, and completing a walk-through of the facility, we offer the following building condition assessment, preliminary code evaluation, and adaptive reuse feasibility. Furthermore, we have attached a schematic floor plan and have included an opinion of probable cost for your consideration.

The purpose of the study is to better inform the town's consideration this existing structure's future and if it is feasible to adapt it a public building utilized for park toilet facilities, gathering, and possible warming facilities. Consequently, the filter in which our recommendations and observations is: the structure will need to fully meet the building code requirements for a new commercial structure after its adaptive reuse.

CONDITION ASSESSMENT:

The existing structure is a prefabricated wood residential structure dating back to 1974 or approximately 42 years aged. It is (2) stories and consists of 1500 square foot with wood deck. For the most part the structural systems are in good condition. The electrical, plumbing, and mechanical, however, are not suitable for commercial building. The exception is a 200amp electrical and 1" water service. The interior construction including walls, casework, elevated floors, and finishes are again not suitable for commercial buildings use. The building envelope including walls, roof, windows, and doors are in fair condition.

PRELIMINARY CODE EVALUATION

As indicated above, adaptive reuse of a single family residential structure to commercial building requires the adapted structure to meet current building codes. The requirements include items such as building construction and type, accessibility, egress, building envelope, and building systems. Given the modest size of the structure and resulting low occupancy load, the overreaching requirements of the adapted structure are not insurmountable.

Structure: The existing structure can be considered a Type VB, which meets the needed code requirements. The structural capacity for the first floor is not adequate for the required loading, consequently, will require considerable embellishments. The concrete foundations are in good condition and meet code. The roof structure will likely

require minor embellishments given that it relies on some interior construction for structural support. The existing wood exterior wood deck is in poor condition and not structurally adequate.

Accessibility: The existing building is not accessible including approach, entrance, and circulation through-out. The redevelopment of the interior will address that within. An accessible ramp and entrance/exit will be required. Government owned buildings have more stringent requirements for accessibility to multiple levels within a building than privately owned buildings. At this time, we recommend that the basement access is limited and the upper level of the building is not redeveloped.

Egress: For a structure of this size and low occupancy only one exit is required.

Building Envelope: Although, the wall and roof structure is generally in compliance of building code for structural performance, the construction of the wall does not comply with thermal, weather, and vapor resistance. It is assumed that existing window and doors systems will be replaced as part of the adaptive reuse.

Building Systems: These systems include, mechanical, plumbing, electrical, and fire alarm. For all intents and purposes these systems do not comply with commercial building codes and will need to be replaced. At this time, we are uncertain that the existing fire place is adaptable for use with this building. However, this does not preclude the ability to have one.

ADAPTIVE REUSE FEASIBILITY:

At this time, we feel the existing structure is easily adaptable to a building that meets the programming needs of the town and requirements of the building code. Attached, is a sketch of a floor plan that offers opportunities for public restrooms, a small serving kitchen, a club house, and large deck. The specific accommodations are very common for park structures of this type. They offer opportunities for passing use of the toilet facilities, informal gathering of the public for picnics and such, as well as more formal opportunities for gathering. We would expect that the resulting building would offer a building service life of 50 years minimum with significant maintenance cycles limited to 25 years.

In general the scope of work for this adaptive reuse includes:

1. Structural embellishments of existing floor structure including but not limited to replacement of existing steel columns and adding (2) beam lines to reduce floor span.
2. Structural embellishments of the existing structure at the roof gable with cross ties and minor modifications to existing roof beam and supporting columns.
3. Installation of new accessible wood ramp and wrap around porch/deck.
4. Replacement of all interior construction including finishes. Finishes should be specified and installed in a manner for durability and maintenance. This includes an ability to hose down surfaces.
5. Residing all exterior walls including the installation of a weather barrier. Replacing all interior finishes of the exterior walls. Implementation of insulation and a vapor barrier is optional if the town chooses to provide heating systems for all year use.
6. Replacement of existing roof covering, soffits, and fascias.
7. Replacement of all exiting windows and doors.
8. Abandonment of a second level. Provide access to basement from the exterior in lieu of the interior.
9. Provide alternative entrance to basement for use as storage.
10. Replacement of all building systems.
11. An option of replacement of the existing fireplace.

OPINION OF PROBABLE COST:

Below we offer ranges for (2) options compared to the cost of building this structure anew. In essence at this point, we believe adaptive reuse of the structure may save \$75-125K

	Adaptive Reuse	New Structure
Year around building:	\$200-225K	\$300-325K
Season Building (unheated):	<u>\$175-200K</u>	\$275-300K

In summary, the commentary above should be considered for overall planning and project feasibility only. Formal structural engineering, building design, and program confirmation is required to better inform budgets. If you have any questions, please do not hesitate to call.

Respectfully yours,



Kelly B. Thompson
Principal Architect

Attachments: Conceptual floor plan