

REPORT & FACILITY CONDITION ASSESSMENT

FISHER COMMUNITY CENTER

NOVEMBER 2018



FEH DESIGN

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01 / EXECUTIVE SUMMARY

SUMMARY

FEH Design has provided planning services for this evaluation study of the Fisher Community Center. We would like to thank the FC4 for the leadership they have provided in this goal setting, visioning, and planning effort. Those members include:

Karn Gregoire
Heidi Peglow
David Clark
Jane Bauer
Jessica Kinser
Jim Gruening
John Hermanson
Carol Hibbs
Margaret Gervich
Janelle Carter
Mike Mason
Mike Miller
Paul Gregoire

This planning effort includes:

BUILDING AND SITE CONDITION ASSESSMENT

The detailed facilities condition assessment is attached. In summary, the buildings and grounds require significant updating. The buildings are structurally sound, however, many systems are antiquated and beyond their useful life. The building is energy inefficient, large areas of single pane glass and uninsulated walls contribute to this. The uses in this building should have up to date technology, they do not. The technology in the building is very inadequate. Major maintenance projects need to be undertaken. It will be important to integrate these needs into any capital project outcome. The updates needed to continue with the current uses are in the multiple millions of dollars level.

SPACE NEEDS PROGRAMMING ASSESSMENT

The building was built decades ago for specific uses, those uses have changed and will change even more.

The Fisher Community Center houses several different groups and uses; a world class impressionist art collection, a pottery collection, Chamber of Commerce, Convention and Visitors Bureau, Economic Development, United Way, a counseling service, a financial advisory service, the Central Iowa Art Association, and temporarily, the Marshall County Arts and Culture Alliance. These organizations may or may not be a good fit for a future uses but all appear to have adequate space in the building. Considering the primary use identified of an art museum with; exhibit space, rental space, restaurant, gift shop, and associated support spaces that space need is in the range of 40,000 – 50,000 SF not including office spaces for current tenants. The current building is approximately 19,200 SF. The detailed space needs summary is included in the report. Omission of the office spaces in the space program should not be interpreted as a recommendation of elimination of those entities. Those entities are currently housed in approximately 12,000 SF.

The Martha Ellen Tye Theater seats approximately 360. The evaluation of community needs and other existing community performance spaces which seat 1,200 (high school), 850 -900 (Miller middle school) and 150 (Orpheum) shows there is a need for a theater in the 320 -720 seat range. The theater was constructed with no back of house spaces. There was a plan to renovate some of the FCC spaces into dressing rooms and storage but that was apparently not done because they do not exist. There is a shortage of approximately 10,000 - 15,000 SF of back stage spaces that would be provided in any contemporary facility. The theater is not ADA accessible for patrons, staff or performers.

There is also a great need for large, high quality, reception hall & event spaces in the community. This could be as large as 300 - 600 person capacity.

CAPITAL COSTS

- Fisher Community Center and Martha Ellen Tye Theater code, maintenance and ADA update - \$1.2M to \$1.3M.
- Fisher Art Museum Space Needs 30,000 SF - \$9M to \$10M.
- Martha Ellen Tye Theater Space Needs 15,000 SF (360 seats) - \$2M to \$3M.
- Fisher Community Center Reception Hall/Event Space Needs 9,000 SF - \$1.5M to \$2M.



GOALS FOR SUCCESS

Make the Fisher Community Center the cultural & social gathering place to be in Marshalltown

Create a museum & campus that will make Marshalltown an Art destination regionally, national & globally

Determine the best & highest use for the FCC buildings, campus, & Linn Creek District

Improve the quality of life through the art collections & programs of the FCC

Instill pride and raise expectations of the citizens of Marshalltown

Engage the Community in a way that brings everyone together in the process in a way that generates community ownership of the FCC

Inspire, enrich & educate in a creative & innovative art focused environment

Develop the enhanced FCC in a way that it is financially sustainable

Strategies

Redefine the identity of the FCC and promote it locally, regionally & nationally

Leverage the art collection as a resource

Promote stewardship of the Fisher legacy

PLANNING TIME LINE

Pick up and scan construction drawings of the Community Center & Theater		Wed July 11,2018
Facility Condition Assessment by the design team	9:30 - 11:15, 1:45 - 4:15	Thu, Aug. 2, 2018
Investigate theaters, attractions, meeting rooms, in and around Marshalltown		August 2018
Core Planning Committee Kick-off meeting – Fisher Community Center Develop Goals for Success, review assessment, discuss partners, discuss similar facilities	12:00 – 2:00 PM	Fri, Aug. 24, 2018
Space Needs conversations and interviews		
Core Planning Committee Meeting #2 – Fisher Community Center Review Goals for Success, discuss future use options, review draft space needs, discuss site analysis	10:00 AM – 12:00	Fri, Sep. 7, 2018
Research future uses, finalize space needs, partner and authority conversations, community connections		
Core Planning Committee meeting #3 – Fisher Community Center Review Capital and Operating Budget Models, draft reports	4:00 – 6:00 PM	Thu, Oct.11,2018
Design team to complete report & recommendations from Advisory Task Force		October, 2018

02 / RECOMMENDATION & NEXT STEPS

FUTURE USE POSSIBILITIES

Many possible uses have been identified and discussed. Future vision options were identified.

1. Update FCC as is: various offices, various art, studio, theater, grounds
2. Art Museum: galleries, traveling exhibits, gift shop, café, lobby, meeting rooms/event space, perhaps offices for partner organizations
3. Center for the Arts: museum with above components, theaters, studios, only arts organizations co-located, education classroom, sculpture plaza, outdoor event space, attraction organizations co-located
4. Cultural campus: multiple buildings/amenities, connections between buildings, partner organizations, and amenities, event plaza, outdoor recreation and activities, dining and drinking, entertainment, diversity of cultures reflecting Marshalltown
5. Developer driven resort, hotel and entertainment complex.

All these enhanced options require a great deal of organization, structure, and collaboration. Option 4 builds upon the Linn Creek District Master Plan work that has been done previously. That vision did not include the FCC in any detail. You have the opportunity to reinvent the FCC in a way that it will make it an anchor to the entire district. It will require construction of iconic, well planned, structures and amenities.

RECOMMENDATIONS & NEXT STEPS

We recommend that your committee decide on the direction, (the four options listed above or some combination of them), that is your preference based upon your Goals for Success. Once that decision is made you will be positioned to move forward with facility and campus concept planning.

FEH DESIGN recommends pursuing options 2, 3 or 4 as a long term vision.

You will want to gather additional information regarding the options, the organizational structure and staffing required, their capital costs and their operating costs.

One next step is to work with a consultant, like FEH &/or Lord Cultural Resources, and/or volunteer partners, like Pamela White, to create a business plan for the entity that supports the vision. You may choose to have a business plan created for each option listed above. That will allow your committee to consider them and compare. Following that, design concepts and associated capital budgets can be created to support the vision. These tools can be used for fundraising of all kinds.

Fundraising and promotion of the vision will require support from all aspects of the Marshalltown community, and identified partners in the art, education, & attraction community.

03 / SIMILAR FACILITIES

LOCAL VENUES

The City of Marshalltown has a wide range of facilities that provide meeting spaces in varying capacities. The listing below is only the places that the committee felt were the A level facilities.

Binford House

110 North 2nd Avenue, Marshalltown, Iowa 50158

Phone: (641) 753-5450

Total capacity: 50-100

Open main floor. On site catering.

Elmwood Country Club

1734 Country Club Lane, Marshalltown, Iowa 50158

Phone: (641) 753-6228

<http://www.elmwoodcc.com>

Private

Total capacity: 260

Coatroom, audio/visual equipment, grand piano, fire place, permanent wood dance floor, complete banquet/catering provided.

Grimes Farm & Conservation Center

2359 233rd Street, Marshalltown, Iowa, 50158

Phone: 641-752-5490

<http://www.co.marshall.ia.us/departments/conservation/index.html>

Total capacity: 80

Open room. Kitchen. Catering allowed. Amphitheater capacity: 80 with additional area on the sides.

Marshalltown High School

1602 South 2nd Avenue, Marshalltown, Iowa 50158

Phone: (641) 754-1130

<http://https://www.marshalltown.k12.ia.us/>

High School Auditorium

Total capacity: 1,200

Auditorium graded seating, large wing space, orchestra pit, full stage rigging, superior sound and lighting system, dressing rooms, loading dock and full intercom

Marshalltown Public Library

105 West Boone Street, Marshalltown, Iowa 50158

Phone: (641) 754-5738

<http://www.marshalltownlibrary.com/>

Total capacity: 160

Podium & sound system, kitchenette including refrigerator, microwave, dishwasher and coffee pot. Room can be separated for a total capacity of 80 each side. Catering allowed.

Martha Ellen Tye Playhouse

709 South Center Street, Marshalltown, Iowa 50158

Phone: 641-752-4164

Total capacity: 406

Auditorium graded seating, stage with wings, orchestra pit and dressing rooms.

Mowry Irvine Mansion

503 West Main Street, Marshalltown, Iowa 50158

Phone: 641-752-6664

<http://www.marshallhistory.org>

Total capacity:

Orpheum Theater

220 East Main Street, Marshalltown, Iowa 50158

Phone: (641) 844-5921

<http://www.orpheumcenter.com>

Total capacity: 152/130

Auditorium graded seating, permanent open stage, black box theater and two learning studios.

Tallcorn Grand Ballroom

2 North 2nd Avenue, Marshalltown, Iowa 50158

Total capacity: 163

Large open room. Onsite caterer.

Tremont on Main
22 West Main Street, Marshalltown, Iowa 50158
Phone: (641) 752-1234
<http://www.tremontonmain.com>
Total capacity: 80
Three conference rooms. On site catering.

Veteran's Memorial Coliseum
20 West State Street, Marshalltown, Iowa, 50158
Phone: 641-754-5715
<http://www.marshalltownparkandrec.com>
Total capacity: 1,289
Blue room capacity: 137.
Auditorium includes permanent stage: 22' x 66'; balcony seating and hardwood floors. Kitchen. Catering allowed.

Van Gogh's
125 East Main Street - Marshalltown
Events
Address
125 East Main Street
Marshalltown, Iowa

Wayward Social
1101 S 6th St
Marshalltown, IA 50158
(641) 752-4269
<http://wayward-social.com/>

YMCA/YWCA
108 Washington St,
Marshalltown, IA 50158

COMPARABLE MUSEUMS

The following pages are the comparable museums that were within a 400 mile radius of the Fisher Community Center.

Iowa				
Museum	Address	Building Size	Collection Size	Collection Type
Des Moines Art Center	4700 Grand Ave Des Moines, IA 50312-2002			Artists included in the permanent collection are Edward Hopper, Jasper Johns, Andy Warhol, Henri Matisse, Claude Monet, Francis Bacon, Georgia O'Keeffe, Gerhard Richter, Claes Oldenburg, Mary Cassatt, Auguste Rodin, Grant Wood, Deborah Butterfield, Paul Gauguin, Eva Hesse, Ronnie Landfield, Roy Lichtenstein, George Segal, Mark Rothko, John Singer Sargent, Joseph Cornell and Takashi Murakami. Modern & Contemporary Art
Figge Art Museum	225 West Second Street Davenport, IA 52801	115,000	4000	American Collection: Midwest Regionalist , Mexican Colonial Collection and Haitian Collection
U of Iowa Museum of Art	150 North Riverside Drive/100 OMA Iowa City, IA 52242	16,500 exhibit space (60,000 total sf to the new building)	15,000 objects	Jackson Pollock, Pablo Picasso, and Henri Matisse, as well as ancient artifacts from across the globe.

Open Dates	Admission Price	Primary Collection
Year Round	Free	<p>The collecting focus of the Des Moines Art Center remains centered on modern and contemporary art objects in all media, although the works on paper collection spans seven centuries and continues to grow in all time periods. The historical prints and drawings serve to inform the art of our time; curators often combine works from multiple time periods in the galleries to place each in context.</p> <p>Traditionally, the Art Center has striven for quality over quantity, acquiring a seminal work to present an artist's body of work. The Art Center's success in this approach to collecting can be seen in noteworthy examples such as Georgia O'Keeffe's <i>From the Lake No. 1</i>, 1924; Edward Hopper's <i>Automat</i>, 1927; Jean Dubuffet's <i>The Village with Close-Cropped Hair</i>, 1947; Francis Bacon's <i>Study of Velásquez's Portrait of Pope Innocent X</i>, 1953; Frank Stella's <i>Union Pacific</i>, 1960; Richard Diebenkorn's <i>Ocean Park No. 70</i>, 1974...among many others. The result of this approach has been the creation of a collection renowned for the strength of its holdings.</p>
Year Round	Admission \$7 adults \$6 seniors (60 and older)/students with ID's \$4 children ages 4-12 Free to children under age 4 Free to members (Become a member) Free admission to non-members on Thursdays after 5 pm Free admission to seniors the first Thursday of every month Free admission to all active military members, spouses and children	<p>The Figge Art Museum's permanent holdings include many nationally and internationally known objects and bear witness to more than seven decades of philanthropy and civic pride. The collections, organized in seven areas, offer a distinctive look at regional, national and international art from the 15th century to the present. A gift of 334 paintings from Charles August Ficke to the City of Davenport formed the nucleus of the Davenport Municipal Art Gallery's permanent collection when it was established in 1925.</p>
Year round	Free	<p>There are more than 3.1 million people in the state of Iowa, and each one of them owns world-class masterpieces by the likes of Jackson Pollock, Pablo Picasso, and Henri Matisse, as well as ancient artifacts from across the globe. That's because the University of Iowa Stanley Museum of Art belongs to all Iowans—from the farmer in Crawford County and the professor in Winneshiek County to the elementary student in Sioux County and the nurse in Cedar County. They all have a stake in the more than 15,000 objects that comprise our top university art collection, and they all can say, "The UI Museum of Art is my museum." Together, we have the chance to explore the "best human experience and activity."</p>

Charles City Library Art Collection	106 Milwaukee Mall Charles City, IA 50616			Dali, Picasso, Rembrandt and Goya.
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Wisconsin

Museum	Address	Building Size	Collection Size	Collection Type
Milwaukee Art Museum	700 N. Art Museum Drive Milwaukee, WI 53202	341,000 sf	30,000 works	"Ancient Mediterranean Art Early European Art 19th Century European Art American Art to 1900 20th Century Art to 1960 Contemporary Art Post 1960 Asian Art Folk and Self-Taught Art Haitian Art Paintings & Sculptures Photographs & Video Art Prints & Drawings Decorative Art"
Rahr West Art Museum	"610 N. 8th St. Manitowoc, WI 54220 "			The museum's permanent collection holds pieces by Georgia O'Keeffe, Andy Warhol, Picasso, Isidore Bonheur, Eyvind Earle, and Milton Avery. [5] The Courtyard Garden, located just inside the museum entrance, was established in 1975 by Mrs. John West and the Manitowoc Garden Club. It contains a bronze sculpture Waiting by Bruno Lucchesi in Wisconsin shrubs and trees.[1] The Ruth West Gallery, the largest exhibition space, is used for around 10 exhibitions per year.

Year Round	Free	<p>"Visit the Mooney Art Collection Mooney Collection Located inside the Charles City Public Library is The Mooney Art Collection. It reflects both Arthur Mooney's love of art and of the community where he grew up. The collection features the works of classical artists such as Dali (seen on the right), Picasso, Rembrandt and Goya.</p> <p>The Mooney Art Collection is open for public viewing whenever the library is open. Although the art prints are best viewed in person, you may check out the Mooney Art Collection using this Interactive Tour. It gives several options for use. The audio portion is designed to be used with a mobile device while in the gallery."</p>
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Open Dates	Admission Price	Primary Collection
May-September	<p>"Adults \$19 Students, Seniors (65+) \$17 Museum Members Free Learn more about membership Kids 12 & Under Free Thanks to Kohl's Cares Wisconsin K-12 Teachers Free With valid school ID or pay stub First Thursday of Every Month Free Sponsored by Meijer Veterans, Active Military Free Memorial Day through Labor Day, with ID Veteran (and one guest), active military or spouse (and five guests)"</p>	<p>"Four floors of over forty galleries of art are rotated regularly with works from antiquity to the present in the Museum's far-reaching Collection. Included in the Collection are 15th- to 20th-century European and 17th- to 20th-century American paintings, sculpture, prints, drawings, decorative arts, photographs, and folk and self-taught art. Among the best in the nation are the Museum's holding of American decorative arts, German Expressionism, folk and Haitian art, and American art after 1960. The Museum also holds one of the largest collections of works by Wisconsin native Georgia O'Keeffe.</p> <p>Important artists represented include Nardo di Cione, Francisco de Zurbarán, Jean-Honoré Fragonard, Winslow Homer, Auguste Rodin, Edgar Degas, Claude Monet, Henri de Toulouse-Lautrec, Pablo Picasso, Jóan Miro, Mark Rothko, Robert Gober, and Andy Warhol."</p>
Year Round	<p>"Free Suggested Donations \$5 Adults \$2 children"</p>	<p>"Specific works, notably those of Pablo Picasso, Joan Miro, William Bouguereau and Roberto Matta, come from a variety of different countries. However, the majority by far is of American origination. We also take pride in our works created by Wisconsin-based artists.</p> <p>Our breadth and depth is not limited to eras, it also extends into the movements, genres and mediums that epitomize American art history. These include such pivotal artists as: Georgia O'Keeffe, Alex Katz, Mark Rothko, Stuart Davis, Andrew Wyeth, and Andy Warhol, among others. These works run the gamut from oil to watercolor to prints."</p>

Wright Museum of Art	"700 College Street Beloit, Wisconsin 53511"		6,000 works	"Greek, Roman, and Egyptian art, Plaster casts from the 1893 World's Fair, Christian and Asian religious art, Asian Art Prints, scrolls, textiles, and sculpture, Modern Art Gaguin, Picasso, Kandinsky, Botero, Old Master Prints and Drawings 1400-1830: Durer, Rembrandt, Piranesi, Landscapes American and European, Portraiture Drawings and paintings"
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Minnesota

Museum	Address	Building Size	Collection Size	Collection Type
Minneapolis Institute of Arts	"2400 3rd Ave S Minneapolis, MN 55404"		90,000 works	900 European and American works from the fourteenth century to the present.
Walker Art Center	"725 Vineland Place Minneapolis, MN 55403"			multiple
Nemeth Art Center	"301 Court Ave Park Rapids, MN 56470"			Contemporary Art

Year Round	Free	The objects housed at the Wright Museum are "mostly European and American prints and paintings, College portraits, 19th century historic architecture photos, Soviet political propaganda posters, and Asian decorative arts, icons, and woodblock prints." [5]
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Open Dates	Admission Price	Primary Collection
	Free	With over 90,000 artworks, Mia's collection includes art from six continents, spanning about 5,000 years. See the highlights, explor the latest, and discover what happens behind the scenes.
year round	Members Free Adults \$15 Seniors (62+) \$13 Active Military \$7.50 Students \$10 Ages 0-18 Free Enjoy Free admission the following ways: Become a Member Target Free Thursday Nights Free First Saturdays Teens get in free every day thanks to Wells Fargo	Since its founding in 1940, the Walker Art Center has collected the visual, performing, and media arts of our time. A reflection of our multidisciplinary mission and the increasingly cross-disciplinary practice of artists, Walker Collections reflect a diverse range of artistic output, including painting, sculpture, films, performances, books, artist archives, and more.
May 5, 2018 - September 30, 2018	Free Admission/Donations	The NAC exhibits and maintains the Gabor and Edith Nemeth Study Collection. These 40 paintings dating back to the 16th Century are an unusual treasure. Many of these paintings were done by the students of European masters such as Rubens, Hieronymus Bosch and Rembrandt. These works form a collection which is unique in the state of Minnesota.

Illinois				
Museum	Address	Building Size	Collection Size	Collection Type
Art Institute of Chicago	"111 South Michigan Avenue Chicago, IL 60603"	1,000,000 sf (2nd largest in us)	300,000 works	"African American Ancient and Byzantine Architecture and Design Arms, Armor, Medieval, and Renaissance Art of the Americas Asian Contemporary European Decorative Arts European Painting and Sculpture Modern Photography Prints and Drawings Textiles Thorne Miniature Rooms"

Open Dates	Admission Price	Primary Collection
Year Round	Adults \$25, Seniors \$19, College \$19, Teens \$19 kids under 14 Free	<p>"The museum is most famous for its collections of Impressionist, Post-Impressionist paintings, widely regarded as one of the finest collections outside of France. Highlights include more than 30 paintings by Claude Monet, including six of his Haystacks and a number of Water Lilies. Also in the collection are important works by Pierre-Auguste Renoir such as Two Sisters (On the Terrace), and Gustave Caillebotte's Paris Street; Rainy Day. Post-Impressionist works include Paul Cézanne's The Basket of Apples, and Madame Cézanne in a Yellow Chair. At the Moulin Rouge by Henri de Toulouse-Lautrec is another highlight. The pointillist masterpiece, which also inspired a musical and was famously featured in Ferris Bueller's Day Off, Georges Seurat's Sunday Afternoon on La Grande Jatte—1884, is prominently displayed. Additionally, Henri Matisse's Bathers by a River, is an important example of his work. Highlights of non-French paintings of the Impressionist and Post-Impressionist collection include Vincent van Gogh's Bedroom in Arles and Self-portrait, 1887.</p> <p>In the mid-1930's the Art Institute received a gift of over one hundred works of art from Annie Swan Coburn ("Mr. and Mrs. Lewis Larned Coburn Memorial Collection"). The "Coburn Renoirs" became the core of the Art Institute's Impressionist painting collection.[36]</p> <p>The collection also includes the Medieval and Renaissance Art, Arms, and Armor holdings and three centuries of Old Masters works"</p>

Kansas / Missouri				
Museum	Address	Building Size	Collection Size	Collection Type
The Nelson-Atkins Museum of Art	4525 Oak Street Kansas City, MO 64111		35,000	African, American, American Indian, Ancient, Architecture Design & Decorative Arts, Chinese, Contemporary, Donald J Hall Sculpture Park, European, Japanese, Modern, Photography, South & Southeast Asian
Saint Louis Art Museum	One Fine Arts Drive, Forest Park, St. Louis, Missouri 63110-1380"	224,000 sf +		COLLECTIONS African American Art African Art American Art Ancient American Art Ancient Art Arms and Armor Art of the Pacific Islands Asian Art Contemporary Art Decorative Arts & Design European Art Islamic Art Modern Art Native American Art Photographs Prints and Drawings Sculpture Garden Textile Arts
Joslyn Art Museum	2200 Dodge Street Omaha, NE 68102-1292	58,000 sf addition	11,000	Ancient European American American Indian Art of the American West Latin America Modern & Contemporary Asian

Open Dates	Admission Price	Primary Collection
Year Round	Free	<p>"The European art collection contains painting and sculpture from the medieval period to the late 19th century.</p> <p>Its strengths include 17th-century Baroque paintings from Italy and an impressive selection of 19th-century Impressionist and Post-Impressionist paintings. The museum's strong collection of Impressionist and Post-Impressionist paintings, which includes Monet's Boulevard des Capucines, Van Gogh's Olive Trees, Gauguin's Faaturuma and Mont Sainte-Victoire by Cézanne, was doubled in size and significance with the addition of the Henry W. and Marion H. Bloch collection in 2015.</p> <p>A transformative gift to be housed in the newly renovated Bloch Galleries, the Bloch collection features exceptional paintings by Manet, Cézanne, Caillebotte and Seurat, among others, as well as the first paintings by Toulouse-Lautrec, Vuillard and Matisse to enter the Nelson-Atkins."</p>
Year Round	Free	<p>European Art includes painting, sculpture, and metalwork made in Europe and the British Isles between the 7th and 18th centuries. Highlights from the earlier centuries include a French sculpture of St. Christopher, a Head of St. Roch, and a 12th-century German gilded figure of Christ. Later highlights include the only major portrait by Hans Holbein in an American collection; a late Titian; a sixteenth-century marble figure of the god Pan made in Michelangelo's workshop; and a painting on copper by Artemesia Gentileschi, a major female artist of the Baroque age.</p>
Year Round	Free charge	<p>Special Exhibitions</p> <p>Joslyn Art Museum features distinguished paintings by Titian, Veronese, El Greco, and Claude Lorrain, as well works by noted Spanish and Dutch artists. The Museum is noted for the strength of its nineteenth-century European collection, which includes exceptional examples of Academic paintings by William Adolphe Bouguereau, Jean-Léon Gérôme, and Ernest Meissonier, as well as Impressionist masterworks by Camille Pissarro, Pierre Auguste Renoir, and Claude Monet. Joslyn is also home to one of two plaster versions of Edgar Degas' famed sculpture, Little Dancer, Fourteen Years Old.</p>

04 / INTERVIEWS

On the following pages are the interviews that the FEH Design team member conducted to discuss the Fisher Community Center and the need for the community.

The Participants Included:

Kelli O'Brian - Union Pacific Railroad

Roblin Lilienthal - MCC Provost

Tom Deimerly - Economic Development

Carol Hibbs - YMCA / YWCA

Pamela White - Director of Museum WIU

Amber Danielson - Marshall County Arts & Culture Alliance

Nancy Stevenson - United Way

Jessica Kinser - City Administrator

Lynn Olberding - Chamber of Commerce

Val Ruff - Convention & Visitors Bureau

Tim Castle - MCC Art Teacher

Iowa Economic Development Authority

Ingrid Lilligren - ISU Arts & Visual Culture

Jennifer Drinkwater - ISU Arts & Visual Culture

Karn Gregorie - Fisher Governors Foundation

Bob Moore - Central Iowa Arts Association

MEETING MINUTES

ISSUE DATE	2018-10-30		
MEETING INFORMATION			
MEETING DATE	2018-10-16	MEETING TIME	Phone call
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Kelli O'Brian	Union Pacific Railroad	515-263-4585	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
DISTRIBUTION	Design team and Committee		
PURPOSE	Stakeholder input		
DISCUSSION			

1. Kevin explained the process and Goals of the committee.
2. They have a Foundation that supports the communities that they serve. Marshalltown is being awarded a grant for the YMCA/YWCA. The Marshalltown United Way is receiving a grant as well.
3. They did provide a grant for the restoration work of the Des Moines Union Depot. It was a \$20,000. She offered to send a link for the grant program of the Foundation.
www.up.com/aboutup/community/foundation-old/grant-program/index.htm
4. The UPR does not have a lot of interest in creating any kind of interpretive or cultural center. They are running a railroad. That is their focus.
5. They do have a museum in Council Bluffs. Patricia LaBounty is the curator, 402-501-3841. She would be a good person to talk with about any museum related ideas.
6. They have train terminals in Boone, Des Moines, Clinton and Council Bluffs in Iowa.
7. They have lots of trespassers in the area near the YMCA in Marshalltown. It is a real problem. Safety is very important. They would be interested in solutions that minimizes that.
8. They railroad does not like the graffiti or tagging of their train cars that occurs, this is not art. It happens on bridges and other structures too. They would not want to promote anything that might give the impression that graffiti is okay.
9. She expressed that there may be a bad feeling in Marshalltown because some shops were pulled out of town several years ago and some jobs were lost.
10. Kelli asked that she be kept in the loop of any planning or direction that might affect them.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE 2018-10-30

MEETING INFORMATION

MEETING DATE	2018-10-17	MEETING TIME	Phone call
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Robin Lilienthal	MCC provost	641.844.5730	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process and Goals of the committee.
2. Robin expressed that there are others who may be more appropriate to discuss this with at MCC. The would like to expose their art students to the collection. The art instructor to contact is Tim Castle, 641-844-5776. He could be good to talk about the current and future opportunities.
3. MCC is very interested in Collaborating or partnering opportunities in the future.
4. They have a continuing education unit offering classes to the masses on all kinds of things from job skills to hobbies and this might be a real attraction.
5. They manage the Orpheum theaters. The person to talk with there is Jacque Goodman, 641-844-5640. She oversees the Orpheum.
 - a. The Orpheum will be renovated to repair the tornado damage. They see it as a benefit to have multiple theater facilities of different sizes in town.
 - b. They have a local history center featuring Jean Seberg, a famous actress who was from Marshalltown as a part of a theater museum.
6. Do you see an opportunity to leverage the collection to reach out to international and Hispanic students?
 - a. Sure, this is something where there is an opportunity.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

MEETING MINUTES

ISSUE DATE 2018-10-30

MEETING INFORMATION

MEETING DATE	2018-10-11	MEETING TIME	3:15 PM
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Tom Deimerly	Economic Development	641.753.6645	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process and Goals of the committee.
2. Their office is only 1 ½ to 2 people in the building. They are partnered with the Chamber of Commerce and the CVB. They also use the conference room spaces on occasion. His work includes business recruitment, housing, business retention. There have been lots of developer activity since the tornado.
3. His space is not sound proof and it really needs to be. He has many confidential conversations with developers and business leaders regarding new business's and pending layoffs, etc.
4. Being located in the building with the Impressionist Gallery changes prospective businesses perceptions about Marshalltown. It is very valuable for him in his work.
5. The last housing market study showed a shortage of 140 units. There has been a good allocation of funding for housing, 7%. That need is higher after the tornado.
6. In the years 2011 - 2014 there were only 13 new homes built in Marshalltown. From 2014-2017 there were 45 new homes built in Marshalltown.
7. What are your thoughts on leveraging the art collection?
 - a. Wondered if this is the best location for it. It is an easy location with easy parking.
 - b. It is a good industrial tech incubator, accelerator.
 - c. Need to blend with art as a community point.
8. Marshalltown has a rich industrial history. There is an intersection with art opportunity.
9. The current meeting rooms have no technology capabilities. Mechdyne could be an asset to help with this.
10. The development work he does is a good fit and other groups might tie in well.
 - a. Downtown Main street
 - b. Vision Marketing.
11. The committee meeting was starting so the conversation ended. Kevin asked Tom to call or email if he has more input he would like to share.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE 2018-10-30

MEETING INFORMATION

MEETING DATE 2018-10-18 MEETING TIME Phone call

MEETING NAME discussion MEETING LOCATION Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Carol Hibbs	YMCA/YWCA	641.752.8658	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin asked what Carol's thoughts were on the process discussions so far.
2. Her general impression is that it is a good discussion and is long overdue.
 - a. Agree with the goals of a center that showcases collection and facilitates good experiences and access to vibrant gathering spaces. It should have housing, dining, drinking, entertainment, to create that vibrancy.
3. What kind of connections do you think are important?
 - a. It makes sense to plan the vision as a campus with coordination of activities and amenities like an outdoor gathering space.
 - b. The amphitheater was of interest after the Linn Creek District planning was accomplished.
 - c. Where is the best place and how do we create and support a 5,000 seat outdoor venue on this campus, is an important question to answer.
 - d. The fairgrounds as an outdoor venue is more appropriate for the auto races that are hosted every Friday night.
4. What are your thoughts on the MET Theater?
 - a. The theater group is the primary occupant. They pay rent so they get priority access to the building. When they have a production, there is no place for the set fabrication, props, costumes, etc. so they stay on the stage. That means the theater is not available to any other use for 4 -6 weeks round each of the 3 or 4 productions held each year.
 - b. There is also an assistance league production.
 - c. So, the use of the theater is not always compatible for other groups.
 - d. The Y dance productions have been too large for the theater, they need more seats for those events.
 - e. Sometimes when other groups use the theater they get reprimanded by the primary users.
5. Community outreach is important for awareness.
6. It needs to be determined if the FCC will continue to be a gathering place for community meetings. Things like a recent candidate forum, non-profit space. Or, will it revolve solely around the museum? Most events that happen at museums revolve around museums.
7. Some of the community meetings happen at the public library, some at churches, but not many.

8. How do we engage the Hispanic population?
 - a. You have to go to them or provide a culturally relevant experience.
 - b. The most popular events now are family church festivals.
 - c. They need to have a come and enjoy atmosphere with food and activities.
9. What offices in the FCC does the Y interact with most?
 - a. The Y is the host for the High School State swim meet, state diving meets and other swim meets. They also host state AAU Volley ball. So, they interact with CVB most.
 - b. They have some interaction with the Chamber and some with United Way. They do not request United Way funding since the large bequest that was received years ago.
10. That local business's have corporate leadership in Marshalltown that may be engaged in the ongoing support of a facility like this?
 - a. There is really none with Lennox or JBS. There is some with Emerson/Fisher. There aren't many other large corporations. Alliant has no corporate staff, only the plant manager.
11. There is a group that is working to create an outdoor sculpture park behind the YMCA/YWCA, The Marshalltown Development Foundation. Not sure what they need to be successful, don't know if it would actually attract people.
 - a. Kevin commented that others that he is aware of that are successful are intermixed with other amenities. Maybe it could be something spread out across the entire campus.
 - b. They would like this to be a facilitator of attraction and activity.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE	2018-10-11		
MEETING INFORMATION			
MEETING DATE	2018-10-1	MEETING TIME	10:30 AM
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Pamela White	Director Museum studies WIU	309-762-9481	Pj-white@wiu.edu
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
DISTRIBUTION	Design team and Committee		
PURPOSE	Stakeholder input		
DISCUSSION			

1. Kevin explained the process, timeline and Goals for Success, asked about the services Pamela is providing for the Fisher Community Center and the MET Foundation.
2. Can the Impressionist collection be a draw for a sustainable museum?
 - a. Depends, maybe there is a need to collect more to amplify the attraction with changing exhibits or have other things. But the ceramics portion of the collection are not important. Space will be needed for changing exhibits. Accreditation is not currently possible that will not allow for traveling exhibit of any value.
 - b. She would like to stay involved in their process and help. The grant is small, but it will help.
3. Considering the collections, are there other items that are a draw or distraction?
 - a. Pamela believe that having the CVB is important.
 - b. The ceramics are not significant.
4. Do you think the collection would be an attraction for highly regarded artists to come to study and teach?
 - a. That would be difficult to say, but an amazing idea would be to have local Hispanic artists bring a dynamic that would be energetic and would allow for art that is affordable to acquire to expand the collection in that direction.
5. Do you believe there are opportunities to create a viable art education center built around the collection in Marshalltown?
 - a. It will require partnerships. Like the idea of connecting with the railroad industry in town. A center could bring vibrancy to downtown that is lacking.
6. Would WIU have interest in a partnership of some kind in the future?
 - a. It could be the beginning of a museum development process. It could engage faculty. WIU could provide supervision and personnel.
 - b. WIU could bring a level of professionalism to the museum aspect.
7. If the museum wants significant loans, then they need to be accredited as a museum.
8. The Figge museum is independent, but they could be partnered with another larger museum.

9. She would be nervous about partnering with a state university due to it leaders or regents thinking about selling collection pieces.
10. It would be better planning to hire staff that can work with WIU or another museum.
11. Could they loan out collection pieces to other museums?
12. Barnes collection had a trust that nothing could leave, but a study suggested otherwise.
13. The Chicago Conservation Center that is restoring the collection could store the entire collection during a renovation project. There are a total of 44 pieces in the collection, Some need a lot more work than others. The best items require less work, about \$55,680 worth. A smaller subset of that only needs \$36,000 worth of conservation work. If that portion was done first it could go on the road to generate revenue. The total cost for conservation of all work is \$248,000. One painting in the theater needs \$44,000 in work done but it is not really an important piece.
14. They have not gotten connected with an appraiser yet.
15. The feeling is that the collection is not large enough, though it is significant. A gallery next to the theater would be a great idea.
16. They could partner with another museum like the Figge, they have a Monet and a Matisse on loan from somewhere else.
17. Pamela referred to Dubuque Museum of art and suggested that they have a very confining building. She also praised the Voices art exhibit events in the Dubuque Warehouse District.
18. She closed the conversation with a comment that she would really like to stay involved in the process regardless of the amount of funding to be able to do so.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE **2018-10-11**

MEETING INFORMATION

MEETING DATE	2018-9-11	MEETING TIME	2:00 PM
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Amber Danielson	Marshall County Arts & Culture Alliance	641.752.2787	director@artsandculturealliance.org
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process, timeline and Goals for Success, asked about the Marshall County Arts & Culture Alliance (MCACA).
2. Amber explained that the Alliance is an initiative of the Martha-Ellen Tye Foundation established in 2004.
3. They have 11 board members currently with a maximum up to 15. The Governing board are strategic thinkers.
4. They are an umbrella organization for all the art and culture things going on in the county. They support and promote opportunities for art and culture.
5. The Marshalltown art Festival used to be held in the FCC parking lot, but it was moved downtown to further promote and brand the downtown. In 2017 the impact was over \$100,000, \$34 average.
6. The real focus of the Alliance has been Marshalltown.
7. The office was in Wells Fargo but is temporarily housed at FCC. This location is better.
8. The 2017 strategic plan outcome was to:
 - a. Hold more exhibits
 - b. Use a studio - classroom
 - c. Provide creative space
 - d. Need office and conference room
9. The Marshalltown Public Art Committee (MPAC) is a part of the MCACA. It is made up with one board member from the Alliance, Amber and seven others. The Echo and Drills sculptures were supported by this group. The Trails master planning as well.
10. Jessica Kinser, City Administrator, is also on the board.
11. The MCACA staff salary is funded through a grant from the MET Foundation.
12. Amber sits on the Advisory Committee for the impressionist art collection.
13. Amber sits on the Trails Board, which is a 501C3.
14. She also sits on the Vision Marshalltown Social Offerings Committee. Their priorities are:
 - a. Housing
 - b. Bobcat Pride
 - c. ...

- d. The board also includes: Kim from the Y, Heidi from the MET Foundation, Val Ruff from the CVB, and Kylie...
- 15. There is a need for an event space of high quality for more than 500 people.
- 16. Amber just took Heidi Dalal's position on the Iowa Arts Council Board.
- 17. She mentioned that the Central Iowa Arts Association is struggling financially. They currently do not have staff. They do exhibits and education that is important in the community.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE 2018-10-11

MEETING INFORMATION

MEETING DATE	2018-9-13	MEETING TIME	Phone call
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Nancy Stevenson	United Way	641.752.4688	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process, timeline and Goals for Success, asked about the United Way.
2. Nancy reported that they have been in the building for 40 years, they are an original tenant in 1978.
3. Kevin asked about any facility issues.
 - a. People have to go to the United Way entrance for handicap accessible access. It is awkward for people who think that south door is the main entrance, many do.
 - b. The restrooms need to be updated.
 - c. More electrical was added 20 years ago.
 - d. Sometimes signals are weak.
 - e. They regularly blow fuses in the auditorium and meeting areas.
 - f. Physical space in adequate, they just moved in 18 months ago from a smaller space in the building.
 - g. They can only plug into one outlet at a time in the office space or it will blow a fuse.
 - h. They feel like it is a good place for them, it is centrally located and very visible, easy to find.
4. The City leases the building. They pay \$745/month. The smaller space was \$440/month. They do not have a contract. All utilities and waste removal are included in the rent. They go through the FCC advisory board. The heat is zoned.
5. They held the UN campaign kick-off in the auditorium at FCC for 90% of their events. Adding AV and technology would really help.
6. They might want a kitchenette but like the current layout.
7. A counseling office moved into the old United Way Space. It is two rooms Office and conference room.
8. The Red Cross used to be in there. Public Health nurses were there but now have moved to the hospital. Hospice was there at one time too.
9. A financial advisory entity is next door. They are also a not for profit.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

MEETING MINUTES

ISSUE DATE 2018-10-11

MEETING INFORMATION

MEETING DATE	2018-10-05	MEETING TIME	afternoon
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Jessica Kinser	City Administrator	641.754.5799	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process, timeline and Goals for Success, asked about other planning in the community.
2. Jessica acknowledged that FEH is familiar with the planning ongoing at the library including additional meeting rooms.
3. The Senior Citizen's Center will take up the entire first floor of the Coliseum.
4. There is an intent to improve and update the Log Cabin at Riverview park to be available for event space.
5. We discussed how this process could engage the Hispanic population in its implementation and planning.
 - a. A recent process had some success in this.
 - b. It was suggested we reach out to Amber Danielson to discuss further.
6. Linn Creek was discussed.
 - a. She is in favor of a structure connecting over the creek. While a study showed something further west this location makes sense as well.
 - b. There has been discussion of using Linn Creek for kayaking. One difficulty is access and exit points. A structure will probably be needed for this. Perhaps Petersen park at 15th is an option.
7. The railroad industry is an important part of the Marshalltown culture and history. Jessica will provide contact information for Kelli O'Brien, the Union Pacific public relations person.
8. The Theater storage building sits on City property, the lease is up soon and probably will not be renewed. That needs to be planned for. The previous planning that was done has attracted developers and the property is of interest. A multi-family tax credit housing project is being pursued south of the new Police and Fire facility, land owned by Jim Clark on High Street.
9. The Police and Fire facility completion has been delayed. It is currently targeted as March 1, 2019.
10. The City currently does not have land or funding for flood control.
11. The Y has another ten years before the bond debt will be paid off on the new building. At that time there may be a bond to update the cultural center.
12. A wayfinding master plan has just been completed. Jessica will send it to FEH DESIGN.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

MEETING MINUTES

ISSUE DATE 2018-9-30

MEETING INFORMATION

MEETING DATE	2018-9-27	MEETING TIME	1:30
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Lynn Olberding	Chamber of Commerce	641.753.6645	lolberding@marshalltown.org
<input checked="" type="checkbox"/> Val Ruff	Convention & Visitors Bureau	641.753.6645	vruff@marshalltown.org
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process, timeline and Goals for Success
2. Lynn described the agreement made with Bill Fisher in the very beginning with the development of the FCC.
 - a. She explained that the FCC is not as sustainable as it could be, requiring investment by the City annually.
3. Operations were discussed
 - a. Service organizations are allowed to use the facilities once per month at no charge.
 - b. The highest charge for the large former auditorium room is \$200.
 - c. The building is operated from 8:00 AM - 11:00 PM.
 - d. Tim Runge is a full-time maintenance person here at the FCC. This is his only duty for maintenance and custodial.
 - e. There is also a part-time person for after hours and weekends.
 - f. The Martha Ellen Tye Theater is not ADA compliant so people who need assistance have to come through the FCC side of the building, so they have to have that side open when there are any types of events.
 - g. The Utility costs are quite high. Foam board insulation in the windows was referenced.
4. The Chamber and the CVB have been well served by the building and its location here at the FCC.
 - a. The centralized location, between downtown and west end, has allowed them to be seen as neutral to business owners and developers.
 - b. The meeting room sizes work well for both organizations. But the design is very dated.
 - c. The sharing of expenses for them and other organizations makes financial sense for the operation of the FCC.
 - d. There are a total of five staff for their group and one of them essentially functions as the reception for the FCC.
5. There is a desire between the two organizations to use the building to tell the story of the rich history of commerce in Marshalltown and tie that to the art collection and the community culture.
6. The Central Business District is a Main Street organization and is located on Main and needs to stay there. It is not a good candidate for co-location here at the FCC.

7. An idea of making the FCC as nonprofit center was mentioned as a possibility.
8. Lynn offered to provide FEH with a report of annual usage and revenues from the building.
9. The building is used as a polling location.
10. The former Y/Community Center has Dance classes, arts
11. Central Iowa Recovery rents a small space in the FCC. This may not be the best location for that but is revenue for the building.
12. Community attractions were discussed;
 - a. Val provided a copy of the CVB visitors guide.
 - b. Top attractions by numbers are currently: Relics Midwest at about 500 per week, Grimes farm, Iowa Veteran's Home, Gallery Garden, Van Gohs, Tannin, Tree House, Disk Golf course.
13. Performance spaces we discussed;
 - a. Martha Ellen Tye seats about 400.
 - b. The High School Auditorium seats about 1,500.
 - c. Miller Middle School auditorium seats about 1,000.
 - d. The Orpheum about 150 with the black box about another 100.
14. Art display spaces were discussed;
 - a. Central Iowa Art Association housed in FCC now has displays in the large hall at FCC.
 - b. Marshalltown Community College has the smaller Ray Frederick Gallery.
 - c. There are a couple art spaces outdoors at lots downtown that are positive examples.
15. Kevin asked if there has been any interest in leveraging the asset of the railroad. Some discussion followed.
16. Kevin asked if there might be interest in creating a mile-long rapid in Linn Creek? Some discussion followed.
17. The possibility of housing the historical society in the building with interpretation and exhibit was discussed.
18. The possibility of a cultural campus and what entities might be engaged was discussed.
19. Grant funding available for multicultural centers, services and attractions was discussed.
20. Connections to the Hispanic culture in Marshalltown that is rich in arts and dance was discussed. Ideas about using the process and the arts to engage the various diverse populations of the community were expressed.
21. The conversation was very engaging and generated several interesting directions the FCC might take.
22. Lynn expressed a concern that they have not been engaged in our process much and are concerned they may not be considered to remain as a part of the FCC. They wanted to know my opinion of that. I responded that it is not my decision but depending upon the direction it seems like a reasonable fit to me. That has yet to be determined.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE 2018-11-16

MEETING INFORMATION

MEETING DATE 2018-10-25 MEETING TIME Phone call

MEETING NAME discussion MEETING LOCATION Phone call

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME ORGANIZATION PHONE EMAIL

Tim Castle MCC Art Teacher 641.752-7106

Kevin Eipperle FEH DESIGN 563.583.4900 kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process and Goals of the committee.
2. Tim reported that he currently encourages his art students to visit the Impressionist Gallery to earn extra credit in his art classes.
3. One idea he has is to work with the art association more. Some of his students participate in the association outside of class teaching children's art classes or volunteering there.
4. He said it can be impractical to get very involved for many of his students who work close to full time.
5. Tim promotes the Fisher collection to his students all the time.
6. Tim would like to participate in any stakeholder meetings that might be held in the future.
7. Tim recalled that, a long time ago, a bridge to the Y and a bike trail had been discussed. He supported that idea.
8. Tim suggested that it is difficult to get away to study art because he is teaching 5 days per week. But, that is something he would like to do more of.
9. The idea of an artist in residence was discussed.
10. Ray Frederick, a former art teacher from MCC was discussed.
11. Tim is very interested in future plans for a possible art museum or education facility.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

MEETING MINUTES

ISSUE DATE	2018-10-11		
MEETING INFORMATION			
MEETING DATE	2018-10-10	MEETING TIME	11:00 AM
MEETING NAME	discussion	MEETING LOCATION	Research
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	CWS		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> -	Iowa Economic Development Authority	515-348-6200	-
<input checked="" type="checkbox"/> Cory W. Sharp	FEH DESIGN	515-288-2000	corys@fehdesign.com
DISTRIBUTION	Design team and Committee		
PURPOSE	Future Grant Funding Inquiry		
DISCUSSION			

1. After a bit of research on the IEDA website, it was determined that the best fit for future funding opportunities for a project for the FCC was the Enhance Iowa program. The following is some brief information on this program taken directly from the website. A message was left for program Chair Nicole Shalla, with no response at this point.

ENHANCE IOWA

IMPROVING COMMUNITY VITALITY THROUGH RECREATIONAL ATTRACTIONS

Enhance Iowa provides grant funds to assist projects that provide recreational, cultural, entertainment and educational attractions, as well as sports tourism. The funds help communities create transformational projects that enhance the vitality of a region and the state overall.

The Community Attraction and Tourism (CAT) fund is currently active. Funds must be primarily used for vertical infrastructure (land acquisition and construction, major renovation and major repair of buildings, all appurtenant structures, utilities, site development and recreational trails). Eligibility:

- Project must be available to the general public for use
- At least 65% of the project funds must be raised
- Eligible applicants are cities, counties and not-for-profit organizations

How to Apply:

Applications are accepted quarterly – the next deadline is October 15, 2018

Review Enhance Iowa Frequently Asked Questions

Please contact the Program Manager to receive the Enhance Iowa CAT application

MEETING MINUTES

ISSUE DATE 2018-10-11

MEETING INFORMATION

MEETING DATE 2018-10-09 **MEETING TIME** 11:00 AM

MEETING NAME discussion **MEETING LOCATION** Research

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY CWS

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Ingrid Lilligren	ISU Art & Visual Culture	515-294-8883	ililligr@iastate.edu
<input checked="" type="checkbox"/> Jennifer Drinkwater	ISU Art & Visual Culture	515-294-5270	Jd1@iastate.edu
<input checked="" type="checkbox"/> Cory W. Sharp	FEH DESIGN	515-288-2000	corys@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Future Partnership Inquiry

DISCUSSION

1. Cory reached out to Ingrid to discuss the potential partnership between FCC and ISU Art Dept. Ingrid indicated there would be interest from ISU and this project would fit well into their Extension and Outreach programs. Ingrid introduced Cory to the Extension and Outreach program director for the Art & Visual Culture department, Jennifer Drinkwater, via e-mail.
2. Further conversations about the possibility of satellite locations for ISU curriculum were not had.
3. The Extension & Outreach Program includes Community and Economic Development initiatives, and include:
 - a. Assistance in exploring ways art can be used to build community social capital
 - b. Formulation of strategies for using art and art-making in building economic and community development
 - c. Assistance in using art to bridge diverse local communities
4. At this time, conversations with Jennifer Drinkwater have not taken place. However, this program appears to fit well within the framework of what FCC is trying to accomplish, FEH plans to follow-up.

MEETING MINUTES

ISSUE DATE	2018-10-11		
MEETING INFORMATION			
MEETING DATE	2018-10-05	MEETING TIME	afternoon
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Karn Gregoire	Fisher Governor Foundation	641.752.8340	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
<input type="checkbox"/>			
DISTRIBUTION	Design team and Committee		
PURPOSE	Stakeholder input		
DISCUSSION			

1. Kevin asked about the process and perspective of the Foundation.
2. What groups do you see as a good fit with the Goals for Success that have been established?
 - a. If the structure is art, meetings and offices then maybe the Martha Ellen Tye Foundation office should be there. In the past this did not make sense, but it seems to now. The current is nicer professionally. Currently this is: Karn's office, Heidi's office, some storage and a conference room. With Fisher transitioned to Emerson perhaps it makes sense to strengthen the Fisher legacy by merging locations, not sure. Much of the corporate leadership has retired or is located in St Louis. It will be important to keep the Fisher legacy alive in the community.
 - b. Another possibility is the Community Foundation., but they have free rent now so may not be an option.
 - c. The Arts and Culture Alliance office is temporarily housed there, and it might make sense to be there permanently. It is just one person.
 - d. The Chamber, CVB and Economic Development are in the FCC and the rent is very low. They are responsible for maintenance and upkeep of the facility.
 - e. Marshalltown Historical Society, but they were just donated an historic home on Main street, the Mowry Mansion
3. Karn provided feedback on other stakeholders that would be good to speak with.
 - a. Bob Moore, the president of the Central Iowa Art Association, rob.lin1@comcast.net, 641-750-2853.
 - b. Carol Hibbs, 641-752-8658.
 - c. Jessica Kinser, City Administrator, 641-754-5799.
 - d. Rick Gooding, chairman for the Martha Ellen Tye Theater, owner of Lowes Flowers, 641-752-4601.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



MEETING MINUTES

ISSUE DATE	2018-10-11		
MEETING INFORMATION			
MEETING DATE	2018-10-05	MEETING TIME	afternoon
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Bob Moore	Central Iowa Art Association	641.750.2853	
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
<input type="checkbox"/>			
DISTRIBUTION	Design team and Committee		
PURPOSE	Stakeholder input		
DISCUSSION			

1. Kevin explained the process, timeline and Goals for Success, asked about the Central Iowa Art Association.
2. Bob is the current president of the organization. He is retired but teaches part-time. They no longer have any paid staff.
3. He thinks of the area as a larger campus including the M.E.T. Theater, YMCA/YWCA, Cultural Center, mega 10 park, bike trail, fire and rescue and maybe adjacent businesses.
4. How does Police and Fire fit into this?
 - a. There was lots of controversy and failed attempts for a new police station. Once they added the fire station it was successful. Bob believes safety and security is critical to this campus success.
5. The CIAA will celebrate it's 75th anniversary in 2019. They are planning a big event.
 - a. A little history, started in 1944, by the a950s Bill Fisher folded in the Association as a part of the community center. Bill Fisher stated, "as long as the entity exists you have a home".
6. Right now, CIAA has a studio and office space that is rented also, the lobby contains the art owned by the CIAA. They also have more art that they do not display.
7. They would like a gallery in the new plan to display more of the art; sculpture, ceramics, 2D.
8. Bob does not see a reason for the CIAA to hold/own art. They need to be teaching classes and do art outreach.
9. They cannot sell art that is held, as a donation criteria, for much of what they own.
10. The CIAA is in a serious financial situation. They operate with a volunteer board. Their budget for expenses is about \$1,000 per month. Of that, \$700 is for the rent they pay in the FCC. In the past a Martha Ellen Tye Foundation grant was given to appraise the collection they have. Instead, it was used to acquire more items. So, they were required to give back the \$8,500 grant amount. At the time Bob proposed turning over two Christian Petersen pieces to the METF. Karn accepted that offer on behalf of the Fisher Governor Foundation.
11. With education as a primary focus what classes to you teach?
 - a. Classes in oils, acrylics, ceramics, inks, fiber, water color, sculpture.
 - b. They have lost money at this teaching of many classes.
 - c. They provide exhibitions in the auditorium for local and regional artists.
 - d. Nursing homes and public schools outreach art classes at provided.
 - e. They give tours of the impressionist collection.
 - f. They do some traveling exhibit

12. What is your vision for the future?
 - a. More art education outreach
 - b. They have been planning to take art activities into northeast Marshalltown. This was sponsored by JBS the meat packing industry, Niko Aguierra(sp?) had worked with them to plan this.
 - c. Bob stated that there are 30 different languages spoken in Marshalltown. They want to engage the diverse culture in art.
 - d. One group they have coordinated with is LULAC, Latinos United Labor something that is now a cultural organization. Bob has been named the coordinator of their art committee. They had planned an event to bring back Music, art, culture, food & dance. It did not happen, partly due to the tornado.
13. A staff member at the public library, Joah LaVille?, is a part of Immigrant Allies organization.
14. They are planning a disaster relief art sale of 200 recently donated art items. It will be November 16, 5:00 – 8:00 PM.
15. They recently had a patron from New York who is a small collector offer to donate his collection of art and books valued at about \$500,000.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



951 MAIN STREET
DUBUQUE, IOWA 52001
563 583 4900

MEETING MINUTES

ISSUE DATE 2018-11-16

MEETING INFORMATION

MEETING DATE 2018-10-9 MEETING TIME Phone call

MEETING NAME discussion MEETING LOCATION Phone call

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME ORGANIZATION PHONE EMAIL

Rick Gooding METT Board President 641.752-4603

Kevin Eipperle FEH DESIGN 563.583.4900 kevine@fehdesign.com

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin explained the process and Goals of the committee.
2. Rick explained that the access to the theater is a real problem. They have discussed moving the lobby to the south side of the building to provide ADA compliant access and access to the restrooms.
3. Rick expressed that the building needs an update badly. There was to be money to replace seats, there was a fund set aside. They have the idea to build a set fabrication shop and storage room.
4. There is so much other entertainment that they do not fill the seats except for special holiday events. They usually only have 200-250 people per show.
5. They have 4 shows per year plus a holiday show. That means that they need the entire theater for months before every show and the stage is always full of the set and props since there is no shop or storage to move it off. It makes it difficult for any other groups to use the theater.
6. Sometimes it is rented for meetings.
7. The curtain was replaced about 10 years ago. The sound and lighting has been replaced over the last couple of years.
8. They purchase the set materials themselves.
9. They just got body mics from the Orpheum, they have paid \$100 per year for rental.
10. The location is good an there is plenty of parking for the crowd size,
11. The storage building to the west is on land leased from the City. With the Linn Creek District plan that was done the future of that lease is unknown. It is coming due soon.
12. They currently keep the costume storage on the stage, there is no other place for it.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

05 / MEETING MINUTES

The following pages contain the meeting minutes from the meeting that were held with the Fisher Community Center.

MEETING MINUTES

ISSUE DATE	2018-10-11		
MEETING INFORMATION			
MEETING DATE	2018-08-24	MEETING TIME	12:00 - 2:00 PM
MEETING NAME	Committee meeting	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Karn Gregoire	Fisher Governor Foundation	641.752.8340	karn@martha-Ellentyefoundation.org
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Denny Sharp	FEH DESIGN		
<input checked="" type="checkbox"/> Cory Sharp	FEH DESIGN		
<input checked="" type="checkbox"/> Mike Miller	Committee		Mike.miller@racom.net
<input checked="" type="checkbox"/> Paul Gregoire	Committee		Gregoirepaul1958@gmail.com
<input checked="" type="checkbox"/> Margaret Gervich	Committee		dmgerv@marshallnet.com
<input checked="" type="checkbox"/> Janelle Carter	Committee		Jacarter000@gmail.com
<input checked="" type="checkbox"/> Carol Hibbs	Committee		Carol.hibbs@ymca-ywca.org
<input checked="" type="checkbox"/> John Hermanson	Committee		john@hermansonortho.com
<input checked="" type="checkbox"/> Heidi Peglow	Committee		hjcpeglow@gmail.com
<input checked="" type="checkbox"/> Jane Bauer	Committee		rjbauer3@gmail.com
<input checked="" type="checkbox"/> David Clark	Committee		Dvclark56@gmail.com
<input checked="" type="checkbox"/> James Gruening	Committee		James.gruening@mechdyne.com
<input checked="" type="checkbox"/> Jessica Kinser	Committee		jkinser@marshalltown-ia.gov
DISTRIBUTION	Design team and Committee		
PURPOSE	Stakeholder input		
DISCUSSION			

1. Introductions of the team and committee were made.
2. The draft Goals for Success was developed, see attached.
 - a. Obstacles were discussed: flood zone, red tape of government, money, attitudes, perceptions, timing with the need post tornado, leadership, organizational capacity, neighboring communities/comparisons/collaborations, DOT land lease, Foundation/District management, bringing everyone together,
 - b. The DOT owns some of the land and is leased now with 45 years left on the 100 year lease. The same is true for the YMCA.
 - c. There is a strong desire to make the Linn Creek District a cool place



3. Post Tornado, Marshalltown Strong, Plan-Fund-Rebuild-Growth
 - a. The community has come together as a result of the tornado.
 - b. A lot of opportunities and connections need to be made in the long process.
 - c. The City is issuing an RFP for comprehensive planning. We need to collaborate with the selected firm if the timing works.
 - d. Because Marshalltown is a mid-sized community it is easier to plan for the entire community.
 - e. We discussed how we could utilize art throughout the community with events, billboards, and tie into other groups.
 - f. The committee agreed that they need to move forward now with this planning.
 - g. The committee expressed the need to dream big.
 - h. A committee member said, lets put our foot on the gas.
4. Integration with the City's Comprehensive Plan
 - a. FEH reported the intent to work in harmony with the city master planning and other recent studies.
 - b. Karn reported she would provide FEH with the Linn Creek District study.
 - c. Having this committee engage with the City on planning and implementation of murals or other related art as a response to the tornado destruction was discussed to create more awareness for the entity.
5. Discuss Potential Partners
 - a. How can this entity help with the rebuild Marshalltown effort?
6. Timeline
7. Similar facilities
 - a. Facilities we were asked to look at include: Crystal Bridges in Bentonville, AK, Tobin Center in San Antonio, 21C mixed use project in Kansas City, More contemporary/ mixed use projects, Czech & Slovak Museum & Library, Sioux City Art Museum.
8. Space needs
 - a. It should primarily include exhibit space and support spaces plus multipurpose spaces for events.
9. Next meeting date, September 7, 2018, 10:00 - 12:00 noon at the FCC.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none



FEH DESIGN

Fisher Community Center

Marshalltown, IA

Meeting Sign-in Sheet

2018-8-24

Name

Email

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JANE BAUER

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Kara Gregori

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Margaret Gardner

dmger@marshallnet.com



MEETING MINUTES

ISSUE DATE 2018-10-11

MEETING INFORMATION

MEETING DATE	2018-09-07	MEETING TIME	10:00 - 12:00 noon
MEETING NAME	discussion	MEETING LOCATION	Fisher Community Center
PROJECT NAME	Fisher Community Center Planning		
FEH PROJECT NUMBER	2018311		
MINUTES PREPARED BY	KJE		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Karn Gregoire	Fisher Governor Foundation	641.752.8340	karn@martha-Ellentyefoundation.org
<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Gregg Baum	FEH DESIGN		
<input checked="" type="checkbox"/> Denny Sharp	FEH DESIGN		
<input checked="" type="checkbox"/> Cory Sharp	FEH DESIGN		
<input checked="" type="checkbox"/> Mike Miller	Committee		Mike.miller@racom.net
<input checked="" type="checkbox"/> Paul Gregoire	Committee		Gregoirepaul1958@gmail.com
<input checked="" type="checkbox"/> Margaret Gervich	Committee		dmgerv@marshallnet.com
<input checked="" type="checkbox"/> Janelle Carter	Committee		Jacarter000@gmail.com
<input checked="" type="checkbox"/> Carol Hibbs	Committee		Carol.hibbs@ymca-ywca.org
<input checked="" type="checkbox"/> John Hermanson	Committee		john@hermansonortho.com
<input checked="" type="checkbox"/> Heidi Peglow	Committee		hjcpeglow@gmail.com
<input checked="" type="checkbox"/> Jane Bauer	Committee		rjbauer3@gmail.com
<input checked="" type="checkbox"/> Mike Mason	Committee		Mike.Mason@Emerson.com
<input type="checkbox"/> Jessica Kinser	Committee		jkinser@marshalltown-ia.gov

DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Introductions of the team and committee were made.
2. The draft Goals for Success were reviewed.
 - a. It was asked if the facility name should stay the Fisher Community Center or if it should be renamed. Something like, the Fisher Community Art Museum and Education Center.
 - b. Some revisions were made to the goals. See attached.
3. Similar facility investigation results were projected.
 - a. Theaters and presentation spaces
 - i. Marshalltown HS and Community Theater 1,500 seats, high quality
 - ii. Miller School auditorium, 1,000 seats, needs to be updated. Discussions are starting

- iii. Martha-Ellen Tye Theater, 400ish seats, needs updated, poor support spaces.
 - iv. Orpheum theater 150 seats and black box 100 seats. Damaged by tornado, run by community college.
 - b. Meeting rooms and event spaces.
 - i. A full list of meeting and event spaces with occupant rating is located on the chamber website. The list was reviewed and graded. There is very limited B+ to A rated space in town of any size.
 - ii. It was reported that many people reserve places out of town due to the lack of quality event space.
 - iii. It was reported that the Y meeting room across Lin Creek holds up to 35 people.
 - c. Museums Art and otherwise similar attractions.
 - i. A list and images of attractions were projected. There are few attractions with art collections of the quality that matches theirs. Only 12 - 15 other similar collections in a 400 Mile radius.
 - ii. The Suzuki Music camps would be a great model to follow.
 - d. Community Centers in similar sized communities
 - i. A list was reviewed.
 - e. Marshalltown attractions
 - i. A list was created: Grimes Farm and conservation center, apple berry farm, Treehouse, roundhouse at HS, athletic events, historic downtown, courthouse, Linn Creek art festival, frisbee golf, softball, new hospital, Maid-Rite, Aquatic Center at the Y, MET Theater, Orpheum theater, HS community theater,
 - ii. Jessica will provide FEH with the Coliseum building study.
- 4. Future options were discussed
 - a. Ideas mentioned include: housing, hotel, dining, music, retail, gift shop, welcome/visitor center, farmers market, senior social center,
 - b. Connect to other city facilities, downtown, library
 - c. Recreation
 - d. Festivals, outdoor event space
 - e. Jessica reported that the City pays about \$75,000 per year to support the FCC operations. This can continue as long as it is designated as a "civic center".
- 5. Draft space needs program
 - a. A program of spaces was developed for what the needs are considering just the current uses.
 - b. The theater is very short of needed back of house support spaces.
 - c. It was noted that the program should look at a complete vision. It will not be able to be finalized in the study because the operational structure will not be defined.
 - d. FEH was asked to answer the question if a theater of this size is needed in Marshalltown.
- 6. Potential partners were identified, and assignments made for contact and conversation.
 - a. Deb Durham at The State Iowa Economic Development Association - Cory to contact
 - b. Marshalltown Economic Development - Kevin to contact
 - c. ISU art department - Cory to contact (it was commented that Bill Fisher helped start the college of Design)
 - d. University of Iowa Art Department - Kevin to contact
 - e. Central Iowa Art Association - Kevin to contact
 - f. Art and Cultural Alliance - Kevin to contact



- g. Iowa Arts Council/Department of Cultural Affairs – Denny to contact
- h. Pamela White, Western Illinois University – Kevin to Contact
- i. Board of Regent, McKibbin – Karn to Contact
- j. Marshalltown Community College art department – Kevin to Contact
- k. Iowa Museum Association – Katie to contact
- l. Iowa Veterans Home
- m. United Way – Kevin to contact
- n. Convention and visitor's bureau – Kevin to contact
- o. Marshalltown chamber of commerce – Kevin to contact
- p. Union Pacific Railroad – Kevin to contact

7. Timeline and next steps

- a. Karn asked if we could provide some description of the consultants that will be needed along with the suggested next steps. Lord Cultural resources was mentioned by FEH DESIGN. There is a lot more research to complete before the next meeting.

8. Draft condition assessment

- a. The draft was noted. The roof still needs to be surveyed for the condition and added to the draft report.
- b. There is a lot of update needed for the building, but it is primarily structurally sound, based upon our observations.

9. Next meeting date, Oct. 11, 2018, 4:00 – 6:00 PM at the FCC.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

SIGN-IN

FCCCC MTG #2 9.7.18

ARCHITECTURE / ENGINEERING / INTERIORS

NAME

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JESSICA



MEETING MINUTES

ISSUE DATE 2018-10-11

MEETING INFORMATION

MEETING DATE 2018-10-05 **MEETING TIME** afternoon

MEETING NAME discussion **MEETING LOCATION** Fisher Community Center

PROJECT NAME Fisher Community Center Planning

FEH PROJECT NUMBER 2018311

MINUTES PREPARED BY KJE

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
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<input checked="" type="checkbox"/> Karn Gregoire	Fisher Governor Foundation	641.752.8340	
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<input checked="" type="checkbox"/> Kevin Eipperle	FEH DESIGN	563.583.4900	kevine@fehdesign.com
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<input checked="" type="checkbox"/> Gregg Baum	FEH DESIGN		
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<input checked="" type="checkbox"/> Denny Sharp	FEH DESIGN		
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<input checked="" type="checkbox"/> Cory Sharp	FEH DESIGN		
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<input checked="" type="checkbox"/> Brad King	Lord Cultural Resources		
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<input checked="" type="checkbox"/> Ted Silverberg	Lord Cultural resources		
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DISTRIBUTION Design team and Committee

PURPOSE Stakeholder input

DISCUSSION

1. Kevin introduced the participants and the conversation. This is meant to be an initial conversation to acquaint Karn with Brad and Lord Cultural Resources and how they can assist with the next steps in the process related to Museum operations, structure and cost.
2. Brad asked is there was a clear concept yet?
 - a. Karn responded the vision is very broad at this time. The Fisher Governor Foundation is a governing board of four people. She is one of them. They own the collection. They received grant funding to restore the paintings. They hired Pamela White, the director of Museum services program at Western Illinois University. Their goal is to have a certified museum. They hired the Chicago based restoration group to restore the paintings. There is a committee focused on the paintings collection. The committee working with FEH DESIGN is to identify the best use of the facility.
 - b. They know two things. They want a certified Museum and the Linn Creek District needs connections across Linn Creek. This includes the trail, cultural center and the Y. Some of the committee members went to visit Crystal Bridges in Arkansas and they really liked it. Felt it was a good model for an iconic attraction.
 - c. Brad commented that they are well endowed with the backing of the Walton family. They also do lots of outreach as their mission.
 - d. The Committee wants to use the collection to leverage improvement to the facility and the community.
3. Brad expressed that Lord can help with clarity of the concept. They can help with recommendations on staffing, operations, budgets, the business plan, basically a feasibility assessment. They would build on the past and current work of FEH DESIGN, and not replicate it.
4. Kevin explained the Pamela White's role based upon a recent conversation with her.

- a. Lord would build on Pamela's work as well. They could test the market for sending the collection, or portions of it, out for tours that would be revenue generating.
 - b. They would evaluate expanding the impressionist collection. Also evaluate expanding the contemporary collection, both local and otherwise.
 - c. Brad suggested they could add other functions, like a science center, to diversify the facility and broaden the support and draw.
5. Ted asked if the concept was to determine gaps to expand.
- a. Karn responded it is that plus identifying what will be an attraction. That is part of what FEH DESIGN is doing now.
 - b. Ted commented and that is partly why FEH came to Lord to assist with that evaluation.
 - c. Karn commented that what has risen is the need for an entity to manage the museum operation. Maybe that planning is something Lord can help with.
6. Kevin asked about thoughts related to engaging the local growing Hispanic population in the concept.
- a. Could expand art to other arts like dance, culture.
7. Brad suggested that perhaps the best approach is to wait until FEH is complete with the current study work. Lord could then provide firm information and a proposal to help the owner create the next steps in the process.
8. Lord and FEH will talk again after the meeting coming up the following week.
9. Kevin expressed that the timeline will need to be extended to complete the study.
10. Karn was thankful for the conversation and interested in planning for the next steps, taking one step at a time.

This is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.

ATTACHMENTS none

FISHER COMMUNITY CENTER



MARTHA-ELLEN TYE
PLAYHOUSE
CHAMBER OF COMMERCE
VISITORS BUREAU
ECONOMIC DEVELOPMENT
ART ASSOCIATION
UNITED WAY



06 / CONDITION ASSESSMENT

ARCHITECTURAL REVIEW

The Fisher Community Center and Theater were constructed in 1957. It is comprised of two distinct pieces: a 22,420 sf portion that includes administrative, museum, classroom, and lobby spaces with a larger multi-purpose room at its center as well as a 4,977 sf split-level portion that includes a 450-seat theater and accompanying lobby and associated spaces. In classic Mid-Century architectural styling, the building is constructed of load-bearing masonry walls with brick veneer, large expanses of glazing as well as numerous panels of cast-in-place concrete. The majority of the building is roofed with low-slope decking and membrane and has areas of large overhanging roof canopies. The main entrance to the administrative portion is located on the east side of the building while the theater portion enters on the west. Other entrances and exits to the building can be found on the north and south elevations.

The Community Center and Theater are in relatively good shape but will require work to respond to envelope issues, mechanical and electrical maintenance and life expectancy concerns, and non-compliant accessibility conditions. The following is a report of the condition of the current building, recommendations for improving its conditions, as well as estimated costs for these corrections.



BUILDING EXTERIOR

PAVING

Numerous cracks in the asphalt throughout the parking lot. Some patching appears to have been done over the years; in some areas this appears to be in good condition, in others patching appears to require removal and replacement.

Numerous areas of paving being overgrown by grass, weeds, and vegetation.

A curb line exists at the eastern end of the parking lot which has been completely overgrown by grass and vegetation.

By and large, storm sewer inlets appear to be in good condition and water appears to be sloping to them appropriately.

Some cracking can be seen at the entry paving under the canopy on the parking and entrance levels. Some areas have heaved significantly making them non-ADA-compliant.

The majority of the raised patio/porch area outside the entrance to the theater area has depressed significantly, leaving the transition threshold to the entrance a difference of approximately 1 1/2".

The paved area immediately adjacent to the southeast door of the art room has depressed significantly, leaving the transition threshold a difference of









CONCRETE AND MASONRY

Numerous areas of spalling brick were found on the building. At the south entrance, brick has settled and spalled so severely we would recommend this portion of wall be re-constructed.

The flood wall to the north has several areas where brick has spalled.

Numerous areas of efflorescence on the face of brick were found.

Slate panels at the entry retaining walls have cracked or have dislodged from their hangers in several locations. This has also caused the mortar to have separated, allowing water to penetrate the cavity behind.

Several gaps at the base of wall steel brick angle were found near the connections to glazing panels.

Numerous locations outside the theater entrance exposed reinforcing bar can be seen in the concrete wall panels.

It was noted that there did not appear to be adequate brick control joints built into the existing building. However, there did not appear to be any negative effects from this. Control joints that were found appeared to need aged sealant removed and replaced.



approximately 4"

GLAZING

The glass storefront system at the east entrance has settled approximately 1", leaving a gap at the head of the framing.

At numerous areas of large glazing panels, the sill flashing covering the slab edge has deteriorated.

In numerous areas, exposed fasteners at the window mullions have rusted and are leaving brown streak marks down the exterior finished face of the mullion.

At the Theater shop addition, a panel of translucent acrylic glazing has been completely removed from the wall system, leaving a large opening in the



exterior wall.

ROOFING

All areas of soffit material are cracking, peeling paint, and appear to need general repair or re-finishing. Metal control joints in the soffit material also appear to be rusting in several locations.

Sealant at all locations of roof/wall intersections appear to be beyond their life expectancy and need replaced.

At several locations inside the building, roof leaks can be detected by stains in the ceiling. Further observation of the roof is required to identify all areas of failure.

Steel framing at canopies appears to be rusting and has numerous areas of peeling paint.

The roof is in fairly good condition. The roof should be cleared of debris on a regular basis and the trees should be trimmed as to not hang over the roof causing issues.







GENERAL

Bee hives and wasp nests can be found around the entire perimeter of the building, along the flood wall, and even on signage throughout the site.

The mosaic tile panels above canopies and large sections of glazing appears to be in need of cleaning and/or replacement.

Plant and tree growth around the building perimeter is overgrown and needs to be cut back so as to not come in direct contact with building elements.

Nearly all handrails/guardrails around the exterior of the building do not meet ADA requirements. Some areas that would require handrails do not have them and some handrails should actually be constructed as guard rails.

At the theater portion, all wood door and window frames have rotted and are in need of replacement.

Sun shades at the theater are rusting, rotting, have peeling paint, and in some locations have missing shade members.



INTERIOR

FLOORS

The vestibule ramp and subsequent threshold at the east entrance is non-ADA-compliant. The area around doorways should be level in all directions with the door swing and thresholds shall not exceed $3/4"$. The difference in elevation at the existing threshold is approximately $1 1/4"$.

Worn/aged carpet and carpet staining was found in numerous areas

The step height for the auditorium seating exceeds the maximum allowable dimension of 7". These steps appear to rise an average of 8".

The floor of the auditorium appears to have large cracks within, along with some significant settling. It appears some patching and mud-jacking of concrete has taken place. It is unclear if this has resolved this issue.

The upper auditorium lobby concrete stairs appear to have some minor cracking. This shall be monitored and considered for appropriate repair.





DOORS

Nearly all door hardware on all doors is non-ADA-compliant. Many doors have knobs or custom pull handles that do not meet ADA requirements. All doors shall have specifically profiled and dimensioned pulls, push bars, or levers to meet these requirements.

CEILINGS

Numerous areas throughout the building have stains and cracks in the ceiling material. This is evidence of building shifting without proper control joints, as well as roof leaks and/or condensation above the ceiling.

Several stain spots in the large multi-purpose room were found. This appears to be evidence of roof leaking and/or condensation or leaking from mechanical equipment.

It appears a couple rooftop skylights have been covered up and patched with either plywood or covered up on the exterior. At one location, it appears there has been previous water infiltration issues and this evidence has not been repaired.

Numerous unsightly patches in gypsum wallboard material were found throughout the building.





WALLS

Numerous walls in the Art offices area have settled, leaving a gap at the top of the wall and the ceiling.

Numerous cracks in gypsum wallboard material – in most cases, this appears to have been caused by building shifting.

Numerous unsightly patches in gypsum wallboard material were found throughout the building.

GENERAL

It did not appear that any of the restroom facilities in the building were ADA-compliant. In some instances, it appeared that compliance could be completed easily, while other spaces would require major work.

In the kitchen and art rooms, the casework appears very aged and doors and drawers are not closing properly in several locations.

An electrical panel appears to have been installed in the main corridor of the administrative area. However, it does not appear that the work of this installation is complete. Exposed conduit remains visible and the area appears to require gypsum wallboard patching to enclose the exposed conduit.

Much of the trim work appears aged and could use refurbishment or replacement.

Cabinets in a leased spaced kitchenette do not appear to be properly fastened to the wall surface. It appears they could fall from the wall at any point. These shall be properly fastened to avoid potential future injury or property damage.

In several storage and back-of-house areas throughout the building it appears there is an overabundance of materials, making it difficult to circulate or access maintenance areas for critical equipment.

The handrails and guardrails at the theater lobby to not comply with current building codes. At areas that exceed 30" in elevation difference, balusters or similar shall be installed to not exceed a 4" spacing. The existing spacing is approximately 4'

The floor space of the auditorium lobby ticket booth does not appear to have adequate space to comply with ADA. Consider re-constructing this space to meet these space requirements.





ON-SITE GARAGE

It appears several brick have spalled around the exterior, indicating some water infiltration in the brick cavity is occurring

The wood siding on the east elevation appears near the end of it's life cycle. Consider replacing this material with new siding.

The roof soffit material appears to have taken on some water damage and has rotted in several spots.

Due to the amount of damage from apparent water infiltration found surrounding the building, it appears the roof may be in need of repair or replacement.



MEP REVIEW

KCL Engineering was asked to perform a review of the Fisher Community Center in Marshalltown, Iowa.

EXISTING CONDITIONS

The original building was constructed in the 1950's with an auditorium built in 1968. Some of the building's system components are original, some have been replaced. The following is a summation of the existing systems:

HVAC SYSTEMS

The main building is heated and cooled primarily through the use of fourteen (14) gas fired residential furnaces and associated condensing units. The majority of the furnaces were installed in 1992; approximately four (4) of the units have been replaced. The furnaces are located in the crawl space below the building; when installed, the original buildings ductwork and floor registers were reused. The location of the furnaces in the crawl space makes them difficult to service and maintain. The furnaces and condensing units all show obvious signs of wear and corrosion. It is unclear due to reuse of existing duct and louvers if the furnaces have the code required outdoor air.





Building HVAC controls are primarily programmable thermostats. Many of the thermostats are original (1992). Remote setpoints, scheduling, and unoccupied hours are not fully available with the local controls.

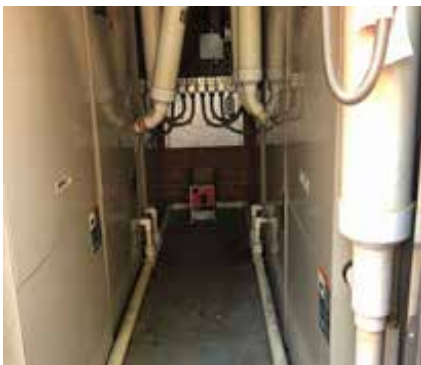
The heating system for the Auditorium is by means of a six (6) heating only cabinet furnace assembly. Cooling is by means of a pad mounted cooling only rooftop unit with exterior (insulated) ductwork. The roof top unit shows sign of significant wear.



The heating systems are estimated to be 85% to 88% efficient. ASHRAE tables indicate furnaces with an expected service life of around 20 to 25 years. All of the existing units are beyond their useful life.

BUILDING PLUMBING FIXTURES AND DOMESTIC HOT WATER GENERAL

There is one 2" domestic water entrance. The entrance is in the old boiler room and contains a backflow preventer. There is a separate meter in the crawl space for make-up water for the pond.



There are several bathroom groups. The majority of water closets and urinals are manual flush valves and appear to be the original fixtures. Lavatories do not have automatic mixing valves; instead most have mixing faucets. Plumbing fixtures are not low flow fixtures. Most Lav's do not have the code required ADA insulation below the sink. Many of the electric water coolers do not meet the ADA height requirement. Plumbing fixtures are in good to average condition.



Domestic hot water is generated by means of an atmospheric, 50 gallon, 40 MBH input, natural gas water heater. The heating system utilizes a circulation system; however the theater does not have adequate circulation to allow timely hot water at fixtures. Water heater appears to be in good condition. The hot water





system is estimated to be 82% efficient.

The domestic water piping is a mix of copper and the original galvanized piping. Most of the galvanized water piping is in poor condition and should be replaced with copper or pex.

There is a small kitchen area for food preparation. There is no grease trap or grease interceptor for the kitchen waste.

The art room sink is in poor condition and does not have a clay trap.





GAS ENTRANCE

The building is served by a single gas entrance. In addition there is an LP mixer and vaporizer that works as a backup to the natural gas. The LP is used as part of a utility curtailment program. All of the LP equipment is at the end of its useful life.

FIRE PROTECTION

The majority of the building is not currently sprinkled; only the theater auditorium stage is sprinkled.

POWER

The building is powered from a single utility service transformer and distribution panels.

- Service utility is 208/120Volt, 3 Phase, 4 wire 150KVA rated at 400 amps. The secondary service conductors off the utility transformer are exposed and do not meet code. The main distribution panel is by Frank Adam and appears to be original to the building; it has two sections both with a main 400A breaker. Panel appears to be in bad condition with no spare capacity for additional distribution breakers and some equipment appearing to have surface corrosion. Existing breakers are suspect to failure due to age. It is recommended that main distribution panel be replaced in the near future to ensure safe and continued operation of the facility.
- A tapped disconnect service off the main is 208/120Volt, 3 Phase, 4wire rated at 400 amps. This disconnect is a Square D safety switch, unknown to what it serves and when it was installed.
- Load capacity information was not available for this service, but utility service should be capable of supporting any renovations or small additions that do not substantially increase the electrical load.
- Branch panels throughout the facility appear to be mostly of the same vintage of the main service and should be considered for replacement of panelboard interiors with new equipment and circuit breakers.

There is a second utility service to site on south main entrance that appears to feed message boards and site lighting/receptacles.

- Service pedestal utility is 208/120Volt, 3 Phase, 4 wire rated at 200 amps. Pedestal includes main 200A breaker with (4) 20A branch circuits. This pedestal is by Millbank with Square D breakers, appears to be in good condition with no spare capacity for additional breakers.

Utility power is from Alliant. No generator or back up power system on site.

There is no service surge protection on the main electrical system or branch panels.



There is no lighting protection system currently in place on the building.

A majority of all branch panels throughout the building are the original Frank Adams. A few panels have recently been replaced and are new condition.

- These panels are known to fail. Breakers no longer trip and could potentially be a fire hazard. We strongly recommend these panels be replaced or at the very least be upgraded if a renovation was done in the area.

GFCI receptacles do not appear in the building where code dictates.

VFD (variable frequency drives) are used on some mechanical equipment that has been upgraded for added energy efficiencies.

LIGHTING

Lighting throughout the building has been upgraded over time, with some existing fixtures still remaining. Most general areas are florescent type lamps. Some incandescent lamps are used in other areas. A few LED lamps have been installed sporadically as lamps fail. We strongly recommend all lighting be updated to LED to meet energy code.

There are no automatic occupancy sensor controls currently being used in the building. We strongly recommend all lighting controls be upgraded with automatic sensors to meet energy code.

Exterior lighting is primarily served from metal halide sources with integral photocell for control.

Emergency lighting throughout the building is provided through dedicated



fixtures with integral batteries. Coverage appears to be provided throughout most corridors and egress paths. There were some areas that may need additional coverage.

Exterior lighting coverage around parking lot is adequate; recommend replacement to LED with new layout.

Exterior lighting egress pathway is covered by bollards that have been vandalized and most appear not operational.

TECHNOLOGY SYSTEMS

The building is served by a Fire Lite Alarms Sensiscan 1000 zone fire alarm system. Notification is from horns only. This system is not suitable for continued use as it is a discontinued product; this will need to be upgraded to include visual alarm capabilities to meet new building codes. In general, existing smoke/heat detectors are adequately spaced in building for full coverage; recommend full replacement with upgraded main service unit.

Existing video surveillance cameras have been installed in art gallery only. Refer to art gallery section of this document for further detail.

A motion based intrusion security system is used in the building primarily with motion based detection in main entry locations.

The entries of the building are controlled through an electronic locking system. There is no security lock down system provided in the building.

There is no paging system facility wide.

Each tenant within facility has their own service provider for Voice/data. Main network equipment is located in main electrical room. A water heater is located next to this equipment which is not ideal due to possible water damage.

Power surge protection is delivered to IT equipment via UPS sitting on the floor.

System needs to be updated and organized for equipment protection and ease of administration/maintenance.

EXISTING CONDITIONS - ART GALLERY

The existing gallery is responsible for the care and preservation of a priceless collection of paintings. The materials used to create these paintings require particular conditions to ensure preservation. Standard of care to ensure optimum conditions exist are a combination of the following:

- Environmental Controls
- Light source type and levels
- Access controls and Security
- Fire Prevention and Alarm systems

ENVIRONMENTAL CONTROLS SYSTEM (HVAC)

Maintaining optimal temperature and humidity for a gallery space is essential for long term preservation of painting and art exhibits. Temperature and humidity levels are recommended to be 70F (+/- 2F) and 50% RH (+/- 5%).

Long term exposure of paintings and artwork to temperatures and humidity ranges outside of the recommended ranges, or sudden changes in temperature or humidity can result in serious detrimental effects. These effects include:

- Fading and/or yellowing of celluloid materials
- Decay of natural fibers and materials
- Drying out/warping/splitting of organic materials such as: paper, wood, leather, animal glue
- Shrinking and swelling of organic materials
- Darkening in color of paper, textiles, lacquer, leather, natural fibers, bone, and wood.
- Corrosion and flaking of metals
- Detachment of veneers

The current Art Gallery does include an HVAC system that maintains partial humidity and temperature control. However, that equipment is older than 10 years and does not have monitoring, reporting, and backup control. It is unclear to the level of tolerance of the existing system. Additionally, it does not appear the existing system has back up for equipment failure. There also does not appear to be any alarms for HVAC equipment failure, or for reporting temperature and humidity conditions outside of recommended setpoints.

Finally, many works of arts and paintings are located throughout the facility; however, the remainder of the building outside the small gallery is not tightly temperature/humidity controlled. Because of this; potential damage is feasible to paintings and artwork. It is recommended a full review of building systems relative to artwork be reviewed for a long term conditioning plan.

LIGHTING

Lighting throughout the art gallery has been upgraded to a mix of halogen track lights for highlight of art and general fluorescent source lighting.

There are no automatic occupancy sensor controls currently being used in the gallery.

There appears to be no emergency lighting within the art gallery.

There is natural indirect light in the art gallery space.

Placing artwork in direct sunlight exposes it to UV and infrared light, which will cause it to fade. Make sure pieces are positioned away from strong natural light sources to avoid damage.

It's always important to remember that light can damage art over the long term. An allowance of 3 months on display out of every 12 months is standard, particularly for work on paper and textiles. With some of the halogen lights directed into one area of the painting, it's actually gradually burning away at the materials. This happens for two reasons: heat and ultraviolet (UV) light. To minimize the damage, you can keep halogen lamps a safe distance from artworks and equip the lights with UV filters. Or you can use LED bulbs, which emit no UV and little heat.

TECHNOLOGY SYSTEMS

Fire alarm and fire detection is imperative to update with in the gallery space as stolen or damaged art may be recovered and stabilized, but burned and or smoke damaged art may be lost forever. To limit the risk of fire, a preventative, detection, and fire suppression plan must be laid out and maintained. An aspirating style detection system (this system would detect fire quicker than common fire detection system) coupled with a robust suppression system would be recommended.

All new fire alarm detection and notification devices in the art gallery would tie into the buildings new main panel.

Existing video surveillance cameras have been installed in art gallery only. This system is relatively new and may be adequate for continued use. The user would like to expand (or replace) on this system as art is displayed building wide.

All head end security equipment location should be relocated to a central secured location. The security systems should cover the entire building as art is displayed beyond the art gallery.

Access control currently is only at main doors to building and at main door to art gallery. This currently does not integrate into the security camera system. It is recommended to renovate all access control to be an integral component to the security system as a whole.

There is no security lock down system provided in the building. Security system will need to be address to do a building wide lockdown in a security risk event.

There is no paging system facility wide. Adding a building wide paging system will allow for a more interactive environment for all facility personnel and visitors. The paging system can be designed to also act as an emergency event communication system for fire and police personnel.

Main network equipment and security camera equipment is located in main electrical room. A water heater is located next to this equipment which is not ideal due to possible water damage. The security camera units are too exposed to tampering by unauthorized personnel, recommend relocating to a more secured location.

It is recommended to update the main network and completely separate any security system from the main to eliminate possible network hacking/intrusion to the art gallery.

FACILITY IMPROVEMENT COSTS

RECOMMENDATIONS AND PROBABLE COST RANGE:

Items below are based on observations made during building walk-through. Items noted are based on current MEP system needs, design standards and code requirements. Based on our experience, coupled with bid data from similar projects across the state, the following cost opinions are represented for each of the identified options.

LIFE SAFETY ISSUES		
1.	Add fire sprinkler system, if required in the future by the State Fire Marshal's Office.	\$2.50 - \$3.00 per square foot of area covered
2.	Add battery powered exterior egress lighting at all exit discharges.	\$1,000 - \$2,000 per location
CODE ISSUES		
3.	Add dual height ADA compliant water coolers.	\$3,000 - \$5,000 per unit
4.	Upgrade fire alarm system to main tenant spaces.	\$3.00 - \$4.00 per square foot of area covered
5.	Upgrade to a very early smoke detection apparatus (VESDA) fire alarm system to art gallery spaces.	\$4.00 - \$5.00 per square foot of area covered
FACILITY IMPROVEMENTS		
6.	Upgrade facility HVAC system in entire building; including temperature and humidity control for artwork and paintings.	\$20 to \$40 square foot
7.	Replace domestic water heating system.	\$1,500 - \$2,000
8.	Replace galvanized domestic water piping and insulation.	\$85,000 - \$100,000
9.	Add battery operated sensor flush valves and faucets.	\$150 - \$300 per fixture
10.	Replace main electrical service main distribution and fix in coming utility lines.	\$60,000 - \$80,000
11.	Replace aging branch panel interiors.	\$50,000 - \$75,000
12.	Update building wide all lighting to LED.	\$1.50 - \$2.50 per square foot of replacement area
13.	Add automatic lighting control building wide and replace in areas where not functioning.	\$.50 - \$1.00 per square foot of replacement
14.	Replace/upgrade data cabling systems to current technologies during any remodel.	\$2.50 - \$3.50 per square foot of replacement
15.	ADD security access control system to all exterior doors and selected interior doors for facility safety.	\$2,000 - \$2,500 per door location served
16.	ADD security camera and monitoring system throughout the interior and exterior of the facility.	\$.50 - \$1.50 per square foot of area covered

PHOTO GALLERY

The following pages contain the photos that support our assessment. They are broken down into the interior pages, the exterior and the roof. These photos were documented as part of the assessment by members from FEH Design.























