

MEMORANDUM
City of Lawrence
Planning and Development Services Department

TO: David L. Corliss, City Manager

FROM: Margene K. Swarts, Assistant Director, Development Services

CC: Scott McCullough, Director, Planning and Development Services

DATE: February 5, 2010

RE: 1920 Moodie Road – Formerly Health Care Access (HCA)

A 40' x 40' structure at 1920 Moodie Road was constructed in 1985-86 with CDBG, public, and private funds to house the Lawrence Indian Center (LIC). The original cost of the structure was \$74,652: \$62,452 – CDBG; \$6,700 – Public Works for extension of sanitary sewer to the site; and \$6,500 – LIC donations/contributions.

When the LIC chose to vacate the structure and move to a larger location in 1991, according to CDBG regulations, the City could not change the use or planned use of the property until affected citizens were provided with reasonable notice of, and opportunity to comment on, any such proposed change to the use of the structure. Additionally, the new use of the property had to qualify as benefitting low/moderate income persons and could not be used as a building for the general conduct of government.

However, the City could retain or dispose of the property for other purposes if the CDBG program was reimbursed in the amount of the current fair market value of the property less any portion attributable to expenditures of non-CDBG funds for acquisition of and improvements to, the property. Following reimbursement of the CDBG program, the property would no longer be subject to any CDBG requirements.

At that time, the City chose to conduct a Public Hearing before the City Commission and consider proposals by entities whose activities and clientele were eligible for CDBG program activities. Health Care Access (HCA) was one agency that approached the City regarding the lease of the structure and the City Commission subsequently approved their proposal and the agency located there. The City leased the property to HCA for \$1.00 per year for an initial three year term. Thereafter, the lease was renewable annually for \$1.00 per year.

In 1999, the structure was doubled in size to 40' x 80'. Subsequent to that, another parking lot and landscaping were added on the south side of the structure. After being notified by HCA that they are relocating and will be vacating the structure, City staff consisting of Steve Bennett, Bill Musick, Stan Alldredge, Tony Hoch, Jessica Roberts, and Margene Swarts, inspected the structure on January 15, 2010. Following is an assessment of that structure from the inspection.

Summary Table

BUILDING SYSTEMS	NOTES	COST TO REPAIR (Based on City Staff Estimate)
Roofing; Siding Repair; Guttering	Roofing leaks have been detected; metal siding is rusted in some places; guttering should be cleaned and sealed	Seal roof fasteners, seams, and penetration - \$3,200-\$4,200; replace siding - \$500; clean and seal gutters - \$320
Parking Lots	Designate handicap space with striping and sign	\$300
Sink Drainage Pipes	Install burn/impact hazard covering on drainage pipes	Material - \$50
HVAC	East unit short cycles during winter usage; return air system needs relocation and could be minor cost if installed during interior remodel of the structure	\$1,000 - \$1,500
TOTALS		\$5,100 - \$6,870

The building is a 40' x 80' metal building. The exterior of the building, roof and windows appear to be in stable condition but the metal siding shows some sign of rust and deterioration in a few places at the base. There were three areas in the interior that showed roof leaks and Exam Room #3 has an active roof leak. The window in the lobby indicated an old leak. The guttering is in poor condition, needing cleaning and sealing or replacement. Additional water has entered the building on the south side at some point. The grade of the parking lots is higher than the floor elevation of the building.

There are two exterior parking lots, one on the north side and one on the south. The north parking lot contains six parking spaces and the south lot contains 11 parking spaces (10 regular and one handicap space). The building will need minor adjustments to account for handicap accessibility. Adjustments include locating a handicap accessible parking space in the north lot and adding posted signage at each location.

There are three Entry/Exit Doors and the current usage contains a lobby, four clinic rooms (one room is portioned off to allow for five examining rooms), five offices, one front office, medicine room, clinic area (which contains an area for casework and two sinks), two furnace closets, one storage closet, one conference room, one kitchen and two restrooms (one accessible from the lobby and one accessible from the clinic side). Drainage pipes underneath the sinks need proper burn/impact hazard covering. A layout of the interior is attached.

The HVAC inspection for the facility indicated that the East split system is a CARRIER system, the condenser is a 5 ton, 410 A refrigerant system. The furnace is a 90% efficiency 100,000 BTU input gas fired furnace. The system uses high return air and high supply air to maintain the conditioned space. HCA complained this heating season

of this system short cycling during heating operation. This system controls the temperature in the East end of the facility.

The West split system is a TRANE system, the condenser is a 4 ton, R-22 refrigerant system. The furnace is an 80% efficiency 108,000 BTU input gas fired furnace. This system uses high discharge with central low return air grills to maintain the conditioned space. This system controls the temperature in the West end of the facility.

There were no obvious electrical problems with the building. The original GE style panel is small and is completely full of circuits. The addition to the building added a second panel and more capacity to the system. The lighting is mostly up to date with T-8 electronic equipment.

Since the City has been notified that HCA will be relocating, the CDBG regulations were reviewed and no changes have occurred that would allow a different process than the one described above. The City must again provide public notice and an opportunity for comment regarding the change of use and either select an entity whose activities and/or clientele are eligible for CDBG program activities, or repay the CDBG program with the current fair market value of the property. According to the Douglas County Appraiser, the current fair market value of the 1920 Moodie Road property is \$75,810.

Zoning is an additional consideration for this property. The property is zoned General Public and Institutional Use (GPI). The following uses have been analyzed assuming there may be desire in the community for one of these uses to occupy the building.

- Health Care Office/Clinic – permitted
- Administrative and Professional Offices (assuming city use) – permitted
- Social Service Agency – permitted
- Day Care Center – not permitted
- Temporary Shelter – permitted only with Special Use Permit

Other uses not identified will need to be reviewed for code compliance.

If you have additional questions, please let me know.

FIRE ESCAPE ROUTE





South Elevation Wall Rust



Roof Leak - Exam Room



Gutter Leaks



South Elevation Wall Rust