

Airport Community Hanger Executive Summary 2014 1925 Airport Road



Description

Building is metal with a steel frame. 120' x 120' 14,400 sq. ft.

Year Constructed

1999

Current Appraised Value

\$1,997,410.00

Condition Report

The Hanger is in good overall condition.

Completed Improvements

2001

- Added bird control system

2005

- Replaced keying system

2009

- Repaired rubber flaps on doors and added metal supports for bird control

2010

- Relocated the photo eye for exterior lights

2011

- Improved drainage, moved in dirt, added splash billocks

Energy Conservation Efforts

- Added insulation, and resealed around the doors

Needed Energy Efficiency Projects

- Install occupancy sensors for lighting
- As lighting needed repaired replace with more energy efficient fixtures

Engineer/Arch

- Fisher Construction Consultants
5920 W. 102 Street
Shawnee, Mission, KS 66207

Contractor

Penny Construction
P.O. Box 365
Lawrence, Kansas 66044

Project costs

- \$552,297.44

Replacement value

- Building 279,202.000 est. 550,000.00

Funding source

Date work began

- February 8th, 1999

Completion date

Project manager

- Dean Penny

Fire protection system

Fire Extinguishers

Number of stories

1

Square footage by floor

14,400 sq. ft.

Water heater

NA

Heaters

6 Gordonray BH Style tube Radiant heater overhead

AC

NA

Electric Meter #

- 79088562

NG Meter#

- ZT1477211,33194

Needed Improvement

Replace hanger lighting

20,000

Airport FBO Hanger Executive Summary 1935 Airport Road



2014

Description

Building is Steel frame, metal siding and roof. Some wooden studs and flooring. 100' x 100', with 10,000 sq. ft. main floor and 2,000 sq. ft. mezzanine.

Year Constructed

1987

Current Appraised Value

\$420,000.00

Condition Report

Maintenance Hanger is in overall good condition.

Completed Improvements

2008

- Pumped septic tank
- Added drain tile for inside floor drain

2009

- Installed new side walk on north side
- Cleaned and adjusted all heater
- Installed new humidistats in fall

2010

- Replaced 30' to 40' of concrete on west side of building
- Sealed all vent pipes on metal roof in spring

2011

- Repaired wall on north end of sliding door
- Repaired door locks
- Replaced concrete apron on West side

Energy Conservation Efforts

- Replaced lighting with energy efficient types, when they have gone bad

Needed Improvements

- Carpet replacement in offices
- Replace office AC condenser

Needed Energy Efficiency Projects

- Install motion sensor lighting
- Replace Outside AC condenser with energy efficient model

Engineer/Arch

Michael Treanor

Contractor

Harris Construction

Project costs

Replacement value

Building 224,854.00 Est. 420,000

Funding source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

1 + mezzanine

Square footage by floor

100' x 100' + 100' x 20'

Water heaters

Make, Date, Gallons, gas or electric, Identification number

Boilers

NA

AC

Make, Date, size, Model # and serial number

A/C condenser Trane, , , BTD742A100B0,

Furnace Trane, , , BLU108E948B1,

Needed Improvements

- Carpet replacement in offices 10,000
- Replace office AC condenser 5,000

Airport GUTS Hanger

Executive Summary 2014

1930 N. 7th



Description

Metal building, metal roof, steel frame. Metal stud and sheet rock offices. 100' x 120' 12,000 Sq. ft.

Year Constructed

Approximately 1972

Current Appraised Value

\$217,800.00 (\$5,390.00 Land, \$212,410.00 improvements)

Condition Report

The building is in good overall condition.

Completed Improvements

1998

- Remodeled to accommodate Dreamwings. New roof, skin, added 20 x 100 foot Addition for offices. Heat and AC, all new services and electrical
- New septic system installed
- New bi-fold hanger door installed by GUT Works to accommodate Life Flight

2009

- Replaced asphalt entrance for East hanger door
- Cleaned and sealed overhand trim for bird control

2010

- Sealed south wall overhang from rain in spring
- Added drain for asphalt area on north side of building for ice control

2011

- Sealed above southwest door

Energy Conservation Efforts

Needed Improvements

- Replace or repair surrounding asphalt

Needed Energy Efficiency Projects

- Upgrade lighting

Engineer/Arch

Contractor

Harris Construction

Project costs

460,000.00

Replacement Value

Building 85,818.00 est. 500,000.00

Funding Source**Date work began****Completion date****Project manager****Fire protection system**

Sprinkler system

Number of Stories

1

Square footage by floor

12,000 sq ft

Water heater

AO Smith, 30 gallon, natural gas, M#FSG 30-242, S#GB99-4756152-S19

Furnaces

Maint. area Overhead heater. Armstron M#UHPA230AE-4, S#6098G35254

AC

Make, Date, size, Model # and serial number

Electric Meter #

- 01109948

NG Meter #

- 79s6165525,33079

Needed Improvements

- Replace or repair surrounding asphalt around helicopter pad ??,000
- Replace asphalt going to and around the privately owned t-hangers ??,000

Airport T Hanger A

Executive Summary 2014

830 Taylor Road



Description

Building is metal with a steel frame. 234' x 52' 12,168 sq. ft.

Year Constructed

1996

Current Appraised Value

\$1,044,050.00 (\$235,470.00 Land, \$808,580.00 improvements)

Condition Report

Building is in good overall condition.

Completed Improvements

2007

- Upgraded electrical to handle engine warmers

2008

- Converted A-7 to maintenance hanger

2009

- Made drainage improvements around building
- Repaired support beam in A-10 south wall after wind storm

2010

- Did maintenance on all door rollers

Energy Conservation Efforts

2010

- Started replacing interior incandescent to compact CFL's

Needed Energy Efficiency Projects

- Lighting upgrade

Energy Costs History

Engineer/Arch

Contractor

Project costs

Replacement costs

Funding source

Date work began

Completion date

Project manager

Fire protection system

NA

Number of stories

1

Square footage by floor

12,402

Water heater

NA

Boilers

NA

AC

NA

Electric Meter #

- 90243045

Needed Improvements

- Replace or repair Asphalt around hangers
- Insulate and heat B-7 airport shop

20,000

Airport T Hanger B

Executive Summary 2014

830 Taylor Road



Description

Building is metal with a steel frame, bifold electric doors. 240' x 54' 12,960 sq. ft.

Year Constructed

2003

Current Appraised Value

\$522,020.00 (\$117,735.00 Land, \$404,290.00 improvements)

Condition Report

Building is in good overall condition.

Completed Improvements

2004

- Added outside security lighting

2009

- Rebuilt door opener in B-10

2010

- Added storage area for Building Maintenance
- Replaced brick molding on walk through door

2011

- Repaired bi-fold doors B8 B9 B10
- Sealed around foundation

Energy Conservation Efforts

Needed Improvements

- Replace or repair asphalt around the hanger

Needed Energy Efficiency Projects

- lighting upgrade

Engineer/Arch

Landplan Engineering
Allen Belott

Contractor

Penny Construction

Project costs

\$821,000 Construction for B & C Hangers
\$62,000 Engineering for B & C Hangers

Funding source**Date work began**

January, 2003

Completion date

July, 2003

Project manager

George Williams

Fire protection system

NA

Number of stories

1

5 bays each side

Electric Meter #

- 29022672

Airport T Hanger C

Executive Summary 2014

830 Taylor Road



Description

Building is metal with a steel frame, bi-fold electric doors. 240' x 54' 12,960 sq. ft.

Year Constructed

2003

Current Appraised Value

\$522,020.00 (\$117,735.00 Land, \$404,290.00 improvements)

Condition Report

Building is in good overall condition.

Completed Improvements

2004

- Added outside security lighting

2011

- Sealed around the foundation

Energy Conservation Efforts

Needed Energy Efficiency Projects

- Upgrade lighting

Engineer/Arch

Landplan Engineering
Allen Belott

Contractor

Penny Construction

Project costs

\$821,000 Construction for B & C Hangers

\$62,000 Engineering for B & C Hangers

Funding source

Date work began

January, 2003

Completion date

July, 2003

Project manager

George Williams

Fire protection system

NA

Number of stories

1

5 bays each side

Electric Meter #

- 29022751

Needed Improvements

- Replace or repair asphalt around the building

Airport Terminal Executive Summary 1930 Airport Road



Description

Exterior is stone and wood. Interior is sheetrock and wood studs. 45' x 100' 4,500 sq. ft.

Year Constructed

1986

Current Appraised Value

\$398,830

Condition Report

The Terminal Building is in good shape. Interior upgrades needed are flooring and restroom upgrades

Completed Improvements

1992

- New 50 year roof installed

2000

- Carpet and furniture replaced
- Replaced furnace

2004

- New condenser unit # 3
- New condenser unit #2

2006

- New condenser for AC installed Unit #1
- Power washed, stripped and stained exterior

2007

- Power washed building

2008

- Caulked exterior rock wall at base
- Resealed windows
- Stripped and waxed restroom floors
- Steam cleaned carpets in fall
- Pumped septic tank

2009

- Power washed, stripped and stained exterior
- Stripped and waxed restroom floors
- Steam cleaned carpets

2010

- Added kitchenette in canteen area
- Stripped and waxed restroom floors
- Stained terminal exterior

2011

- Remodeled canteen area, carpet, tile, paint
- Cleaned carpets
- Repaired expansion joints in side walk
- Reset backflow box

Energy Conservation Efforts

- Replaced incandescent floods with compact fluorescent.
- Replaced T12 lamps and ballasts with T8
- Upgraded AC units to 13 seer when they went bad.
- One furnace was upgraded to 90%

Needed Improvements

- Restroom floors need recoated within the next 5 years
- Exterior wood will need to be sealed.
- Carpet needs replaced

Needed Energy Efficiency Projects

- Replacement of 2 furnaces with energy efficient one

Engineer/Arch

Michael Treanor Architects

Contractor

Allen Bellot

Project costs

Replacement Costs

Building 549,849.00

Funding Source

Date work began

Completion date

1986

Project manager

Fire protection system

Fire extinguishers

Number of Stories

1

Square footage by floor

4500 sq ft

Water heaters

State, 40 gallon, natural gas, 1983, M#CV40NRT4, B1983/ S#M85621653

Boilers

NA

AC

NE Furnace

Trane XE90 M# TUC100C948AO SN# H44505609 MFG Date 10/93 100,000 input 90,000 output Hot element ignition WH Rogers 50A50-474 module, glo-plug: Norton mod # 27IN, B340039P01,9336 Filter size 20 X 20

NE Condenser

Trane MN: 2TTX4060A1000AA, SN: 4243JUC2F, 5 Ton Manufactured Date 2004

SE Furnace

Trane XE90, M#TUC060C936AO, SN# H50504044, MFR Date: 12/93

SE Condenser

Gibson MN: JS5BD-048K SN: JSF060503836

West Furnace

Trane MN: TUC060C936AO SN:H46509034 Manufactured Date 11/93 60,000 BTU input

West Evap. Coil

Borg Warner MN: M1UA064AA SN: EDR5138163

West Condenser

Trane MN: 2TTR1048A1000AA SN: 3301YK54F Manufactured Date 2003 4 ton

Electric Meter #

- 01852961

NG Meter #

- 95w699712,93085

Needed Improvements

- Restroom floors need recoated within the next 5 years 6,000
- Exterior wood will need to be sealed. 4,000
- Carpet needs replaced 10,000

Borders

Executive Summary 2014

700 New Hampshire

Description

Year Constructed

Current Appraised Value

Completed Improvements

2013

- Went thru all hvac
- Replaced both water heaters
- Replaced lighting and repaired
- Installed fire monitoring
-

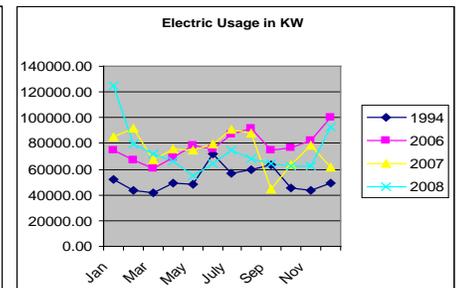
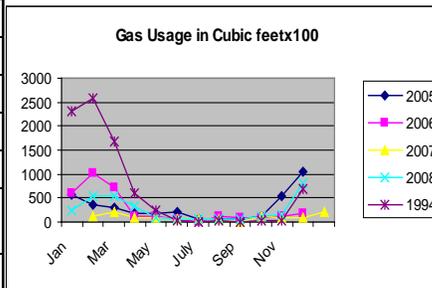
Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Energy Costs History

	2007	2008
Gas	\$1,497.53	\$3,462.79
Sq. ft.	00.04	00.10
Electric	\$52,698.62	\$57,638.60
Sq. ft.	01.46	01.60
Heating degree days	6949	5770
Cooling degree days	1701	1173



Natural Gas Usage

	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec
2007	130	210	85	76	54	58	59	0	112	91	91	221
2008	236	548	536	340	97	71	51	51	63	113	164	797

Electricity Usage

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2007	85600	92200	67000	75600	75000	79800	90800	88200	44600	63000	78000	61200
2008	125200	79600	72000	65800	54500	64200	74400	68200	64600	62000	62600	92800

Carnegie Building

Executive Summary 2009

204 W. 9th



Description

Exterior is stone and block. Interior is sheetrock/plaster and wood studs. Original building 31' x 76' 1st floor 2,356 sq ft. 2nd floor 2,356 sq. ft. Addition is 51' x 32" 1st floor 1,632 2nd floor 1,632 Total 7,976 sq. ft.

Year Constructed

1903-1904

1937 addition was added

Current Appraised Value

\$1,788,670.00 (\$655,880.00 Land, \$1,132,790.00 improvements)

Condition Report

- The building has been stabilized.
- It was a library from 1904 to 1972
- It was the Arts Center from 1972 to 2002
- 2002 to present unoccupied

Completed Improvements

1937

- Rear addition was added

1993

- Replaced the roof over the original building

2004

- Replace Boiler with 84 % efficiency unit

Other improvements during the Arts Center Lease

- Replaced AC condenser
- Replaced roof over the addition
- Replaced sanitary line
- Fire detection

Energy Conservation Efforts

- When equipment went bad upgraded with more energy efficient models

Needed Improvements

- Replace or repair roof parifin walls. Brick regraded. Sealed during roof replacement, but not enough money to repair correctly
- Interior electrical needs replaced
- Plumbing need replaced
- ADA upgrades

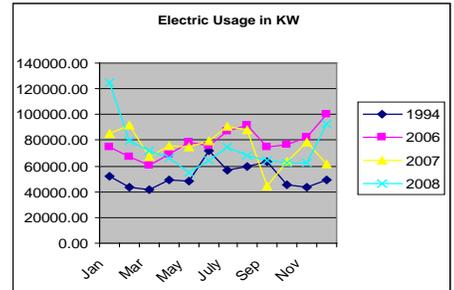
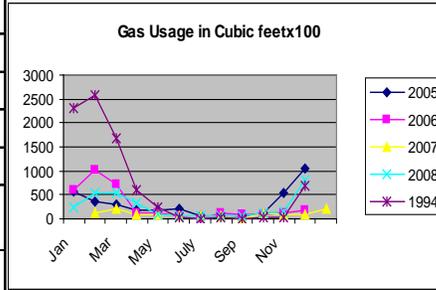
- All interior finished need repaired or replaced
- HVAC equipment and controls need upgraded

Needed Energy Efficiency Projects

- The building will be renovated and energy efficient equipment should be used.

Energy Costs History

	2007	2008
Gas	\$1,497.53	\$3,462.79
Sq. ft.	00.04	00.10
Electric	\$52,698.62	\$57,638.60
Sq. ft.	01.46	01.60
Heating degree days	6949	5770
Cooling degree days	1701	1173



Natural Gas Usage

	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec
2007	130	210	85	76	54	58	59	0	112	91	91	221
2008	236	548	536	340	97	71	51	51	63	113	164	797

Electricity Usage

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2007	85600	92200	67000	75600	75000	79800	90800	88200	44600	63000	78000	61200
2008	125200	79600	72000	65800	54500	64200	74400	68200	64600	62000	62600	92800

City Hall

Executive Summary 2014

6 East 6th Street



Description

Exterior is brick. Interior is sheetrock and metal studs. 154 feet long and 82 feet high. 36,000 sq. ft.

Year Constructed

Dedicated August 23, 1980

Current Appraised Value

\$5,872,950.00 (\$2,260,240.00 Land, \$3,612,710.00 improvements)

Condition Report

City Hall is in good overall condition. The slate roof on the north slope needs attention to prevent deterioration of the structure. Windows need updated.

Completed Improvements

1997

- Remodeled planning offices, incorporating the Mayors office, \$24,600.00
- Waterproofing and tuck-pointing the exterior of City Hall, \$47,000.00

1999

- Replaced the rooftop units, installed DDC control system, upgraded the electrical system to support improvements to the HVAC system
- Replaced roof with white reflective membrane, \$62,709.00., Boone Brothers 12 yr. warranty
- Restroom renovations on 3rd and 4th floor \$51,280.00., B.A. Green construction
- City commission room remodeled \$52,032.00

2000

- Remodeled Personnel Department on 2nd Floor, \$38,000.00
- Remodeled 1st and 2nd floor restrooms, \$56,886.00
- Phase 2 HVAC renovations: VAV, ductwork and electrical upgrades for \$256,282.00

2001

- Remodeled ground floor restrooms, \$32,051.00
- Phase 3 HVAC renovations: VAV, ductwork and electrical, including lighting upgrades for ground floor; electrical upgrades 2nd floor, \$248,960.00

2002

- Phase 4 A/C renovation/replacement of 1st floor VAV system including ductwork, installation of DDS controls, and extension of building electrical including lighting system to support changes, \$153,900.00
- Upgrade City Commission room lighting for an 80% reduction in energy consumption

2005

- Phase 5 A/C renovation/replacement of 4th floor VAV system including ductwork, installation of DDC controls, extension of building electrical including lighting system to support changes, \$320,000.00

2007

- Installed Back-up generator on roof of City Hall

2008

- Started the installation of occupancy sensors in offices, restrooms and meeting rooms

2009

- Installed HVAC in IS server room
- Repair roof hatch door

2010

- Installed LED lighting in commission room

2011

- Installed HVAC units, one for Legal, one for human resources
- Installed cubicles for facilities
- Replace operable windows
- Replaced stairwell heater, east and west side
- Ejector pump for sink in Public Works
- Replace motor on Commission room AC
- Rehung mayor pictures 3 times
- Took cabinets out of planning
- Installed more cameras

2013

- Replace north slope roof
- Remodeled ground floor conference room

Energy Conservation Efforts

- Replaced roof top units, incorporated variable speed drives, multi-phase project, 1999-2004
- Replaced pneumatic controls with computer operated system to give better control of energy usage, 2004
- Replaced fluorescent F-40 lighting with electronic T-8 ballasts and bulbs
- Replaced lighting in City Commission room with energy efficient lighting saving approximately 80 percent energy, 2003
- Using recycled content carpet
- Installed reflective material on windows, 2001
- Set temperature controls for building at 68 in the winter and 78 in the summer
- In the process of replacing operable windows in City Hall with weather double pane low E argon gas filled windows
- Installing motion and infrared detectors for lighting controls
- Set up recycling center on ground floor for: white paper, mixed paper, newspapers, magazines, plastic, and glass

Needed Energy Efficiency Projects

- Replacement of all windows
- Replace atrium windows
- Roller blinds in atrium

Engineer/Arch

Designed by Peters, Williams, and Kubota

Construction Manager

The Lawrence Company
Tom McCune

Project costs

\$3,000,000 including site work

Replacement Value

4,180,000.00 To Low

Funding Source**Date work began****Completion date****Project manager****Fire protection system**

Dry Standpipe system. Fire extinguishers. Simplex Fire Alarm system monitored 24 hours by Rueschoff

Number of stories

5

Water heater

Maytag. 50 gallon, 2002, M#HN41250X, S#AO2300427

Heaters

NG Unit heater in penthouse, electric heaters in entryways

HVAC

West roof top unit, York, model # Y14AS7413CDBCBB, SN: NEHM065813

East roof top unit, York, model # Y14AS7413CDBCBB. SN: NEHM065814

IS Server room

Manufacturer	Model Number
Liebert	DMC037A-PL2
York	H4D036506A
Liebert	PFH096A-AL3

Electric Meter #

- 02026579

NG Meter #

- 30420,7s5416106

Needed Improvements

- Exterior windows 1,200,00
- Auxiliary warm up heat for the City Commission room
- HVAC replacement 500,000
- DDC controls 200,000
- Carpet 150,000
- Tuck and seal brick 80,000
- Rear entrance concrete 30,000

- Concrete entrance 10,000
- Atrium glass 100,000
- With shade 450,000

City Hall Fire Alarm and Security System Arming/Disarming Procedures

Fire Alarm Protocol

- City Hall is monitored by Rueschhoff Security, Inc. (785) 331-2488 Account #1273).
- If a fire alarm pull station is activated or smoke is detected the alarm company automatically notifies the fire department.
- Rueschhoff also has three people listed on their emergency call list.
 - Steve Bennett
 - Bill Musick
 - Charles Soules
- The fire department has a Knox box on the building that gives the fire department complete access to the facility, and fire alarm. It is located to the left of the East doors, 10 foot above the ground. There is also a fire panel and pull box key on top of the main fire panel, located in the main entrance on the south entrance, first floor to city hall. See photo 1.

- When alarms sound:
 - Go to main panel located on first floor in the south entry vestibule.
 - Key is located above the fire alarm panel.
 - Locate the zone that has been activated.
 - Go to that zone and reset the pull station using the same key.
 - a. To reset a pull station you must unlock the pull box, reset the pull arm and then relock the box. *The alarm will not shut off without doing this.*
 - Go back to main panel move toggle switch to silence, and then push the reset button. See photo 2
 - The alarm for that zone will quit.
 - **Relock the cabinet and ensure that someone from the fire department or facilities division is aware that this was done.**



Photo 1 – Fire Alarm Panel

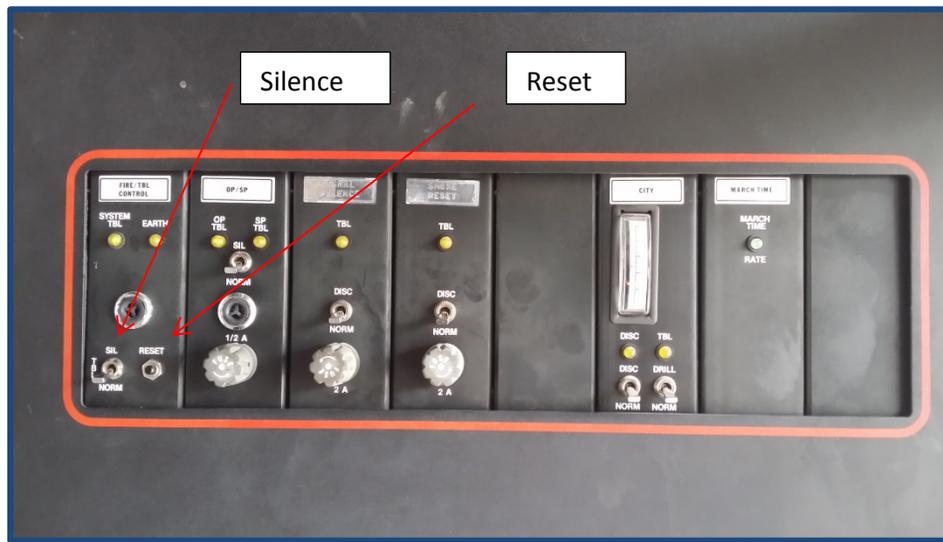


Photo 2 – Silence and Reset buttons

Door Alarm protocol

1. To Activate the security system,
 - a. Make sure all doors are secured
 - Two Ground floor doors to the stairwells, one ground floor exit to the outside west end, two doors on the 1st floor going into the elevator.
 - b. Activating the alarm
 - Press the # key. The "enter code to arm system" message should appear. If it reads "secure system before arming" you have a door not secure.
 - When you see "Enter code to Arm system" enter you 4 digit code. If code is entered correctly the key pad will blink steadily for two seconds. The display will say press 0 to arm stairwell. After that it will say exit delay in progress, you have 60 seconds to go through the door.
2. To Deactivate
 - a. Enter your code the display will say "alarm deactivated"

General Information

Rueschhoff monitors the alarm. If alarm is activated they will call the police department dispatch, and then start the call list.

Steve Bennett, Bill Musick and Charles Soules

Police will ask to meet someone on the site. To cancel a call you will have to tell them your name and code.

Douglas County Senior
Services
Fire/Medical #1
Executive Summary 2014
745 Vermont/746 Kentucky



Description

Exterior is brick. Interior is block and sheetrock 32,500 sq. ft.

Year Constructed

Constructed in 1951

Current Appraised Value

\$6,401,030.00 (\$2,310,300.00 land, \$4,090,730.00 improvements)

Condition Report

The building is in very bad overall condition. The heating and cooling needs replaced. The entire building needs upgraded.

Completed Improvements

1980

- There was a major renovation around 1980 when the Douglas County Senior Citizen program moved into the building
- A new roof was also installed around 1980

1992

- A small roof area by the Fire/Med side was replaced

1997

- Replaced Sleeping dorm area roof. \$29,957.00 Coal tar gravel roof

2002

- New boiler for the heating system was installed
- Carpet and flooring has been upgraded
- Upgraded electrical service and distribution panel

2003

- Started installing T-8 lighting when old F-40's went bad

2009

- Roof over the Council on Aging area was replaced. 06/2009

2010

- Replaced 10 steam traps
- Replaced main water line entering building

2011

- Installed roof drain over COA
- Replaced compressor on condenser #2
- Replace cold water heater in COA kitchen
- New dishwasher
- Replaced fan blades on first floor unit

2012

- Brick repair on Fire/Med

2013

- Replaced roof over dorm area and multi-purpose room

Needed Improvements

- Replace HVAC System and controls
- Restrooms need remodeling and accessibility improvements
- Replace wood floor in large multipurpose room
- Electrical needs upgraded
- Plumbing needs replaced
- Sidewalk and concrete around the building needs replaced
- Building needs to be tuck-pointed and sealed
- Energy consumption/service needs to be separated by tenants
- Window replacement
- Replace Boiler with hot water boiler
- Elevator need replaced

Needed Energy Efficiency Projects

- Replace all HVAC
- Update lighting
- Convert to hot water heat from steam heat
- Window Replacement

Energy efficiency projects
2011

- Lighting in the multipurpose room

Engineer/ Arch

Louis H. Spencer

Contractor

Project costs

Funding Source

Date work began

1950

Completion date

1951

Project manager

Fire protection system

Fire Extinguishers

Number of Stories

3

Square footage by floor

Basement 5418 sq. ft
1st Floor 13,500 sq. ft.
2nd Floor 13,500 sq. ft. Risk Management 856sq.ft.

Water heaters

AO Smith, 2000, 2.5 gallon Electric ID# 5, M#EIC-2n-100,#MD00-001843-100
State, 2002, 6.0 gallon, Electric, M#P61010MSK,S#K01419385
State, 2002, 100 gallon, Natural Gas, M#SBF100199NET, S#MO1331444

Boilers

Weil-McLain, 521,000 BTU, Steam, KS#38455 H
Weil-McLain, 521,000 BTU, Steam, KS#38456 H

Heaters

In apparatus bay there are 5 Trane overhead steam unit heaters

AC

GE	1988	M#BWD748A100 AD,S#W252920 31
Trane	1984	M#BTA090C300 KO,#194173
Fraser-Johnston	1999	M#HBBA-F036SE,S#WHHP308141
Trane		M#RAVA-1003-C,S#C80A-15466
Trane		M#RAVA-1003-C,S#C78K-12297
Trane		M#RAVA-1003-C,#C80A-15485
Heil		M#CH5060VHA3,S#LP31978093

Electric Meter #

- 06722514

NG Meter #

- 850368

Community Health Building Executive Summary 2014 200 Maine Street



Description

3 story steel framing; exterior is brick and corrugated steel. Interior is sheetrock and metal studs.

86,474 sq. ft.

Year Constructed

Constructed 1998-1999

Current Appraised Value

\$14,587,950.00 (\$509,650.00 land, \$14,078,300.00 improvements)

Condition Report

The Community Health Building is in good overall condition. Parking lot shows signs of deterioration.

Completed Improvements

No major improvements have been done.

2011

- Replace valley gutter in South lot
- Replace rolled back curb in North lot
- Flood and gravel roof drains
- Installed projector and electric screen in 1st floor meeting room

Energy Conservation Efforts

- Replaced lighting with electronic ballast T-8 lighting starting in 2004
- HVAC only in operation when occupied or when temperature requires
- Have set temperature set point at 72E in the winter and 76E in the summer
- Installing motion and infrared detectors for lighting controls
- Set up recycling for white paper, mixed paper, newspapers, magazines, plastic, and glass

Needed Energy Efficiency Projects

- Show water temperature reset controls to adjust with the daily temperatures
- Continue replacing high energy usage lighting with lower energy consumption lighting
- Install package units in server rooms

Usage

Offices and clinical space for the Lawrence Douglas County Health Department, Bert Nash Community Mental Health Center, Douglas County Visiting Nurses and Hospice Care of Douglas County. Although the building may have employees present at all hours of the day there are no overnight accommodations for non-ambulatory patients.

Architect/Engineer

Gould Evans & Associates- architects
Lattimer Summers & Associates- engineers

Construction Manager

Dicarlo/BA Green

Project Manager

Dennis Odgers

Project Costs

\$14,000,000 budgeted

Funding Source

City/County sales tax

Date work began**Completion/Occupancy date**

August/September 1999

Fire protection system

Simplex 4100 fire alarm system
Fire sprinkler (wet) throughout

Number of stories

3

Square footage

Total 86474, 1st floor 33769, 2nd floor 32893, 3rd floor 19812

Health Dept	22,832	26%
Bert Nash	34,722	40%
VNA/Hospice	17,870	21%
Common/Maintenance	11050	13%

Square footage	88,128	
Public Health	20,284	28%
Bert Nash	43,722	48%
VNA	16,900	24%
Public Areas	11,437	
Maintenance Areas	4,785	

Domestic water heater

One (1) **AO Smith**, 100 gallon, natural gas, BTU 199900.
Model # BTH 199 966, Serial # MJ98-0766470-966
Kansas Identification # KS 38485H

Heating and cooling (HVAC)

The building is heated and cooled by way of a four pipe (hot water supply and return and chill water supply and return) There are six (6) air handling units with hot water and chilled water coils for heating and cooling as needed. In addition throughout the building are VAV boxes with a hot water reheat coil.

Boilers (Heating)

Ten (10) **Hydro Therm (Multipulse AM series)**

Model # AM 300, BTU (each) 299000

Serial #	Kansas Identification #
U9737310	KS38475H
U9737447	KS38476H
U9837630	KS38477H
U9837646	KS38478H
U9737459	KS38479H
U9737293	KS38480H
U9737177	KS38481H
U9837632	KS38482H
U9837618	KS38483H
U9837645	KS38484H

Chiller

One (1) **Trane** 270 ton chiller unit mounted on the roof

Model # RTAA2704XN01A3DOBFGKMN
Serial # U98E08852, with helirotor compressors
Circuit #1 compressors
Model # CHHR100TNKON119A
Serial # UA8E2601
Model # CHHB070TNKON088A
Serial # UA8E2415
Circuit # 2 compressor
Model # CHHR100TNKON119A
Serial # UA8E2602

Air Handling Units (6 total)

Manufactured by **Trane** each unit contains two (2) VFD motors (1 supply & 1 relief) each motor is driven by a Cutler Hammer IS 903 Adjustable Frequency Drive.

HVAC control

By **Automated Logic** (WebCTRL)
Service by Control Service Company 816-796-9990

Emergency power

Caterpillar diesel generator, 250 KVA, 200 KW, 277/480,
3 PH, 200 gallon fuel capacity, estimated run time 24-36 hours
Model # D200P1 Generator set
Serial # D1978A/001
Service by Martin Engine Systems (Martin Tractor)
Field Technician- Mike Barber 785 267 8294
Zenith Automatic Transfer Switch, 277/480, 600 A, 3 PH
Model # ZBTSL60FC-7
Serial #307192

Elevators

Ascension 2000 by US Elevator
#1 Serial # unknown
#2 Serial # 561533

Electric Meter #

- 06380118

NG Meter #

- 9839240 old number 2011
- SN 1033852 BHE129148

Needed Improvements

- Roof is 10 years old; life expectancy is 15 to 20 years 400,000.00
- Access control system is no longer supported by Simplex being bid 2014
- Boilers are obsolete; the heat exchanger not available 200,000.00
- Generator replacement 75,000.00
- Parking lot repair 200,000.00
- Chiller 150,000.00

Downtown Canopy Executive Summary 2014 800 Massachusetts



Description

Metal canopy on the West side of the Downtown businesses, in the 800 block West Side. Has a built up asphalt roof. Diamond Everly replaces north half in 1997, Boone brother replaces south half in 2000.

Year Constructed

1972?

Current Appraised Value

Condition Report

Fair condition, Metal needs painted, guttering and lighting need repaired and replaced,

Completed Improvements

1997- 2000

Re-roofed in two stages

1st stage 24,000 2nd stage 30,000

Steel all repainted

1st stage 3,000 2nd stage 5,000

Guttering repaired and replaced

2008 touched up in house

Energy Conservation Efforts

Went to compact CFL's where possible

Comments

This is vandalized on a regular basis. Graffiti is a big problem. Lighting and electrical have been repaired over the years. Downspouts have been replaced regularly due to vandalism and theft. Gutters, downspouts, and drains are cleaned yearly. Debris is cleared from the roof twice a year or as needed.

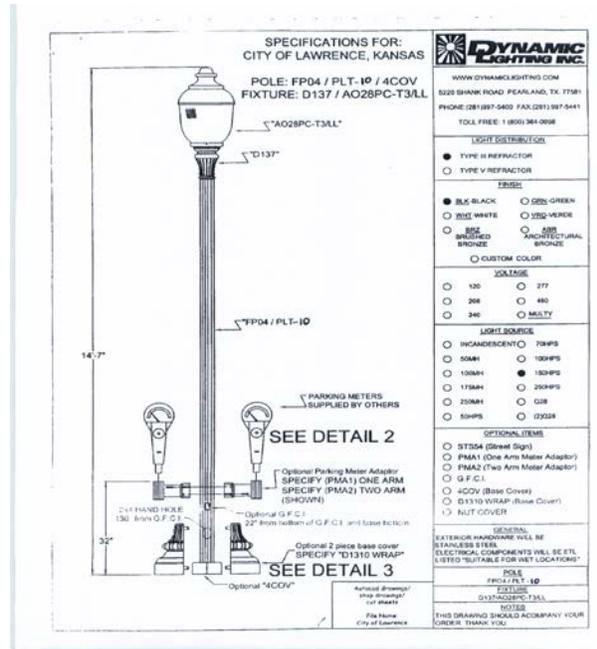
Electric Meter

- 89666962

Needed Improvements

- Lighting improvements, vandalism is a problem 4,000.00
- Paint, guttering, and flashing 70,000.00

Downtown lighting Executive Summary 2014 Downtown Lawrence



Description

- Metal

Year Constructed

- 1972

Current Appraised Value

Condition Report

Many poles are rusted and failing

Completed Improvements

- 2014 Replaced 60 10 foot poles
- 2014 Replace 2-30 foot poles
-

Energy Conservation Efforts

- Moving to LED lighting

Needed Energy Efficiency Projects

- Led Lighting

Needed Improvements

- LED lighting continuation
- Poles and underground work

100,000.00

100,000.00

City Hall Fire Alarm and Security System Arming/Disarming Procedures

Fire Alarm Protocol

- City Hall is monitored by Rueschhoff Security, Inc. ((785) 331-2488 Account #1273).
- If a fire alarm pull station is activated or smoke is detected the alarm company automatically notifies the fire department.
- Rueschhoff also has three people listed on their emergency call list.
 - Steve Bennett
 - Bill Musick
 - Charles Soules
- The fire department has a Knox box on the building that gives the fire department complete access to the facility, and fire alarm. It is located to the left of the East doors, 10 foot above the ground. There is also a fire panel and pull box key on top of the main fire panel, located in the main entrance on the south entrance, first floor to city hall. See photo 1.

- When alarms sound:
 - Go to main panel located on first floor in the south entry vestibule.
 - Key is located above the fire alarm panel.
 - Locate the zone that has been activated.
 - Go to that zone and reset the pull station using the same key.
 - a. To reset a pull station you must unlock the pull box, reset the pull arm and then relock the box. *The alarm will not shut off without doing this.*
 - Go back to main panel move toggle switch to silence, and then push the reset button. See photo 2
 - The alarm for that zone will quit.
 - **Relock the cabinet and ensure that someone from the fire department or facilities division is aware that this was done.**



Photo 1 – Fire Alarm Panel

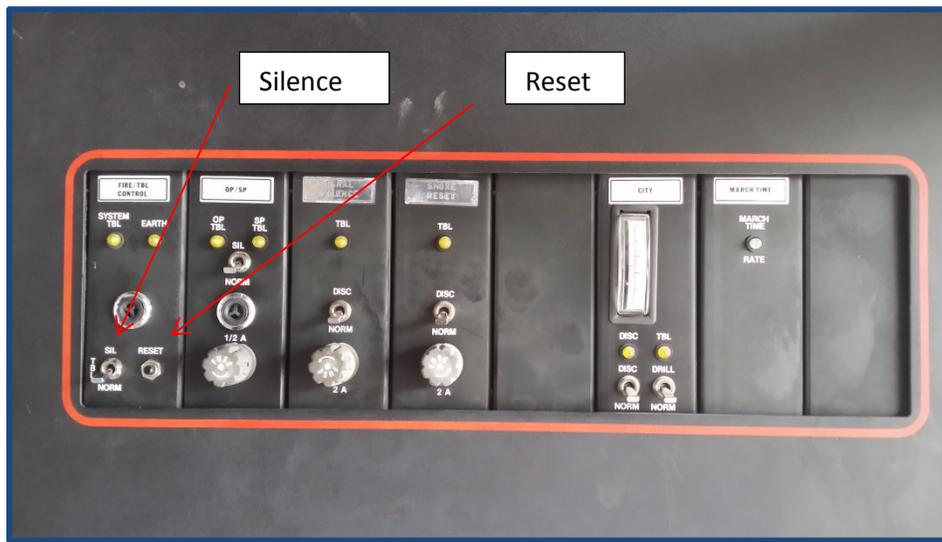


Photo 2 – Silence and Reset buttons

F.A.R.T
Fire and Rescue Training
Executive Summary
2014
1941 Haskell Ave



Description

Exterior is brick and stone. Interior is block. 5368 sq ft

Year Constructed

Current Appraised Value

Building	459,020.00
Contents	43,337.00

Condition Report

The building is in poor condition

Completed Improvements

1997
Roof replacement \$61,700 Diamond Everly
2008
Repaired main water line into building
2011
Repaired main water line into the building

Needed Improvements

Needed Energy Efficiency Projects

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

1

Square footage by floor

5368

Boilers

Water Heaters

State, 1982, 50 gallon, natural gas, M# CV 50 NRT3 3, S#884440226

AC

Lennox, roof top, 1995, 200,000, M#GCS-953-200-1Y, S#5697D
00595

Electric Meter #

NG Meter #

Fire/Medical #2
Executive Summary 2014
2128 Harper



Description

Exterior is sheet copper, steel and lap siding. Interior is steel framing in apparatus bay with sheetrock and wood stud and sheetrock in living areas. 11,637 sq ft

Year Constructed

Constructed in 2002

Current Appraised Value

Condition Report

The building is in good condition

Completed Improvements

2011

- Changer out dorm area roof top unit
- Replaced smoke detectors in main RTU
- Replace light fixture
- Repaired generator
-

Needed Improvements

Needed Energy Efficiency Projects

Replace main RTU with smaller unit

Engineer/ Arch

Schaughnessy Fickel & Scott
Sabitini Assoc. Jay or Dan 331.3399

Contractor

Champion Builders

Project costs**Funding Source****Date work began****Completion date****Project manager****Fire protection system**

Sprinkled and addressed devices

Number of Stories**Square footage by floor****Water Heaters**

Lochinvar Corp, Model # RWN 270PM,S/N D015574, Control #F-9, Natural Gas

Tank

Model # RJS100, S/N# D010538, 100 Gal
800.722.2101 Service line/install

Boilers**Heaters****HVAC**

RTU 1

Trane, Model # YCD 103C3HAAB, S/N# Z31101086D, DOM 8/2001 250K btu Gas

RTU 2

Trane, Model # YCD 086C3LABE, S/N# Z31100655D DOM 7/2001 120K btu Gas

RTU 3

Trane, Model# YCD 086C3LABE, S/N# Z31100691D, DOM 7/2001 120K btu Gas

Electric Meter #

03896022

NG Meter #

0151085426 or NMG781215

Fire/Medical #3 Annex
Executive Summary
3708 W. 6th Street

Description

Exterior is wood sheeting. Interior is wood stud and sheetrock. Composite shingle roof. 1,280 sq ft

Year Constructed

Constructed in

Current Appraised Value

Condition Report

The building is in good condition

Completed Improvements

Replace walk-thru door

Needed Improvements

Needed Energy Efficiency Projects

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Boilers

Heaters

AC

Electric Meter #

NG Meter #

Fire/Medical #3
Executive Summary 2014
3708 W. 6th Street



Description

Exterior is brick and stone. Interior is block, metal studs and sheetrock. 7,389 sq ft

Year Constructed

Constructed in

Current Appraised Value

Building 459,020.00

Contents 43,337.00

Condition Report

The building is in good condition

Completed Improvements

1997

Replaced gas water heater with electric

2003

Remodeled 65%

2011

Repair center overhead door

Needed Improvements

Needed Energy Efficiency Projects

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began
Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Furnace

Lennox, 1989, 200,000, natural gas, M#G12E-200-12,
S#589 1M10955

Water Heaters

State, 50 gallon, natural gas, M#P65220RT2, S#AO2303464

AC

Lennox, 1992, 200,000, natural gas, M#GCS16-090-200-1Y, S#5600 H
09484

Electric Meter #

NG Meter #

Fire/Medical #4
Executive Summary 2014
2121 Wakarusa Dr.

Description

Exterior is sheet copper, steel and lap siding. Interior is steel framing in apparatus bay with sheetrock and wood stud and sheetrock in living areas. 11,637 sq ft

Year Constructed

2005

Current Appraised Value

Condition Report

The building is in good condition

Completed Improvements

Needed Improvements

Needed Energy Efficiency Projects

Energy Efficiency Projects

2010

- Replaced bay lights and installed occ sensors

2011

- Cycled off electric heat above 55*
- Lowered heating set point and raised cooling set point 2*

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began
Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Boilers

Heaters
AC

Electric Meter #
NG Meter #

Fire/Medical #5
Executive Summary 2014
1911 Stewart Ave.

Description

Exterior is brick, stone and sheet copper. Interior is steel frame and metal studs with sheetrock and tile. 23,843 sq ft

Year Constructed

2006

Current Appraised Value

Condition Report

The building is in good condition

Completed Improvements

2011

- Replaced board for DDC controls for communication with City Hall

Needed Improvements

Needed Energy Efficiency Projects

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Boilers

Heaters

AC

Electric Meter #

NG Meter #

FireMed Investigation Executive Summary 2014 1839 Massachusetts

Description

Exterior is brick. Interior is wood studs and sheetrock. 3,360 sq ft

Year Constructed

1928

Current Appraised Value

Condition Report

The building is in poor condition

Completed Improvements

Needed Improvements

Needed Energy Efficiency Projects

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Boilers

Heaters

AC

Electric Meter #

NG Meter #

FireMed Stone Barn
Terrace
Executive Summary 2014
2819 StoneBarn Terrace



Description

Original barn structure is wood. New structure is steel frame and metal siding. 4,395

Year Constructed

1858

Current Appraised Value

Condition Report

The building is in poor condition
Possible roof leaks

Completed Improvements

1982
Remodeled
1997 replace HVAC 1500.00
2013 removed shrubs and over growth
2013 replaced west and west bay upper windows

Needed Improvements

Needs to be occupied

Needed Energy Efficiency Projects

Insulation

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began
Completion date

Project manager

Fire protection system

Number of Stories

Square footage by floor

Boilers

Heaters
AC

Electric Meter #
NG Meter #

Fuel Depot Executive Summary 2014 1140 Haskell



Description

Steel framed metal canopy, 2 diesel pumps and 2 gas pumps.

Year Constructed

1986

Contractor

Dent Construction
Brookville, KS

Current Appraised Value

Projects costs

- \$12,407.98

Condition Report

- 2009 Structure is in good condition
- 2011 Structure in poor condition, roof failing

Completed Improvements

- 1991
- Skin and roof were replaced after the 1991 hail storm
- 2000
- Lighting was updated
- 2001
- Steel supports were painted

Energy Conservation Efforts

- Lighting fixture upgrade to 4-250W metal halide fixtures controlled by photoeye

Needed Improvements

- Paint steel supports

Needed Energy Efficiency Projects

- Update lighting

Needed Improvements

- Paint steel supports
- Led Lighting

Fuel Depot #2

Executive Summary 2014

Wakarusa Drive



Description

- Metal and sheet metal

Current Appraised Value

Condition Report

Good overall condition.

Completed Improvements

Energy Conservation Efforts

Needed Energy Efficiency Projects

- Replace with LED lighting

Needed Improvements

- Replace with LED lighting

Health Care Access Executive Summary 2014 1920 Moodie Road



Description

Steel framed metal building. 80' x 40'

Constructed in 1985 for office space, originally 1600 square feet and subsequently expanded to its present size of 3200 square feet.

Building was home to the Lawrence Indian Center from 1987 to 1991.

Health Care Access clinic occupied the building from 1992 to 2009.

Willow Domestic Violence Center office occupied 6/2010 to present.

Year Constructed

1985

Current Appraised Value

\$80,000.00

Condition Report

Building is in good condition

Completed Improvements

2005

New HVAC installed

Energy Conservation Efforts

Replaced lighting as it has gone bad to more energy efficient lighting

Needed Improvements

Parking lot need repaired

Needed Energy Efficiency Projects

Update lighting

HHW Building #1

Executive Summary 2014

721 E. 23rd



Description

Steel framed metal. Sheetrock interior with metal studs. 2 skylights in storage area. 864 sq ft

Year Constructed

2001-2002

Current Appraised Value

Condition Report

Overall good condition

Completed Improvements

2004

Separated electrical service from DG Co Public Works.

Energy Conservation Efforts

Installed high efficiency electric hand dryer in restroom.

Needed Improvements

Needed Energy Efficiency Projects

Upgrade lighting

Engineer/Arch

Contractor

BA Green
Chaney Plumbing

Project costs

Funding source

Date work began

Completion date

04.18.02

Project manager

Fire protection system

Emergency lighting, Fire Extinguishers

Number of stories

1

Square footage by floor

864 sq ft

Water heater

State, 40 gallon, Electric, M#P64020RT2, S#L01226109

AC and heat

Carrier heating and cooling wall unit. MFG date 12.14.01, single phase 240 volt, 19,000 BTU heat, 13,500 BTU cooling, M#52SEC514301AA, S#0601X22322

HHW Building #2

Executive Summary 2014

721 E. 23rd



Description

Steel framed metal building. Sheetrock interior. 36' x 24'

Year Constructed

1992

Current Appraised Value

Replacement costs

35,387.09

Condition Report

Good condition

Completed Improvements

South awning added

Energy Conservation Efforts

Needed Improvements

2011

Exhaust fans

Needed Energy Efficiency Projects

Update lighting

Engineer/Arch

Contractor

Project costs

Funding source

Date work began

Completion date

Project manager

Fire protection system

2-10 lb ABC inside, 1-10 lb and 1-5lb outside
Explosion proof lighting, including exit lights

Number of stories

1

Square footage by floor

864 sq.ft.

Water heaters

NA

Boilers

NA

AC

Trane Heat and Cool package unit, explosion proof set-up, MFG. Date 11-92,
M#TCC060F100BA,S#G45166764, Cooling capacity 17.6 KW, Electric Heat 9.96 KW/42A, Model
Batherm 110A

HHW Building #3

Executive Summary 2014

721 E. 23rd



Description

Wood framed metal building. 14 x 32

Year Constructed

1998

Current Appraised Value

Condition Report

Good conditon

Completed Improvements

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Upgrade lighting

HHW Building #4

Executive Summary 2014

721 E. 23rd



Description

Pallet storage
Exterior is sheet metal with a wood frame. 70' x 40'

Year Constructed

2005

Current Appraised Value

Condition Report

Good condition

Completed Improvements

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Update lighting controls

I.T.C. Building

Executive Summary 2014

4820 Bob Billings Parkway



Description

Exterior is brick. Interior is sheetrock and metal studs. 39,000 sq. ft. East side upper level is currently unoccupied and is used for PD storage and training exercises.

Year Constructed

1988

Current Appraised Value

4820-A	Land	Improvements	Total
	\$249,370	1,374,030	1,623,400.00
4820-B	Land	Improvements	Total
	506,860.00	1,151,040	1,657,900.00

Condition Report

Building is in good overall condition. There are periodic small leaks in the roof. The roof is still under warranty.

Completed Improvements

2000

- Roof replacement. Roof has a 20 yr warranty.
- Lower level remodel

2001

- DEU rooftop replacement
- New rooftop for upper level west side

2003

- Electric VAV reheat boxes installed upper, level west side
- New DDC controls installed in the upper level, west side

2004

- DDC controls installed lower level west side

2005

- Rooftop unit replaced for south side, upper level unoccupied space

2011

- Replaced condenser coil, added hail screening
- Rebuilt stair in dock area
- Power washed and stained deck
- Condemned one water heater
- Installed cubicles

Energy Conservation Efforts

- Replacing roof top units, incorporated variable speed drives, multi-phase project, 1999-current
- Installed DDC controls, upper and lower levels
- Installed electric reheat boxes on the upper level allowing for zone temperature control
- Installed ductless split air conditioners in the computer forensic lab
- Installing fluorescent lights and upgrading ballasts as current lighting fails

Needed Improvements

- Renovation of current vacant side
- Expansion of current side
- Additional locker rooms
- Exterior tuck pointing / caulk replacement
- Exterior brick / tile replacement
- Faulty Window Replacement
- Roof Edge Cap replacement
- Replacement / Upgrade of Air Handling Units
- Expansion of Building Security System including Audio/Video
- Concrete replacement (front entry)
- Parking Lot expansion
- Parking Lot overlay
- Removal of existing (de-commissioned) HVAC RTU's
- In Ground Sprinkler System for areas close to building

Needed Energy Efficiency Projects

- Replacement of Low Efficiency Windows
- Installation of Window Canopies on west windows
- Replacement/Upgrade of Air Handling Units
- Complete installation of VAV duct heaters
-

Lawrence Arts Center
Executive Summary 2014
940 New Hampshire Street



Description

Steel framing; exterior is brick with corrugated steel. Interior is sheetrock and metal studs. 40,000 sq. ft.

Year Constructed

Opened in 2002

Current Appraised Value

\$8,578,900.00 (\$388,580.00 land, \$8,190,320.00 improvements)

Condition Report

The Arts Center is in good overall condition.

Completed Improvements

2003 to present

- Awning was installed on ceramic room terrace
- Ongoing painting
- GFCI's added to studio and class rooms
- Writing Room converted to Digital Media Room

2011

- Replace automatic door
- Roof repairs over lobby
- Foundation sealing along sidewalk
- Installed stupid paper clip looking bike racks

2012

- Upgraded interior lighting to LED

Energy Conservation Efforts

- Additional LED lighting

Needed Energy Efficiency Projects

- Implement a set-back on the environmental control

Engineer/Arch

glpm architects, Bartlett & West, Latimer Sommers & Assoc, Landplan Engineering,
Peerbolte Creative, R.C. Coffeen

Contractor

Project costs

Funding source

Date work began

Completion date

Opening date

4.01.02

Project manager

Fire protection system

Sprinkler System

Number of Stories

3

Square footage by floor

40,000 total

Water heaters

Make, Date, Gallons, gas or electric, Identification number

Rheem-Rudd, 2001, 76 gallon, natural gas, M#G76-180,

S#URNG1000G04224

Boilers

Rite, 2002, 1,050,000 btu, Steam, M#105W, S#27990, KS#44773

Rite, 2002, 1,050,000 btu, Steam, M#105W, S#27991, KS#44772

AC

Trane, 2002, 220 ton, M#RTAA130G4TO1A3COBPGKMN, S#UO1D08767

Electric Meter #

18-566-158

Gas Meter #

779958

Needed Improvements

- Repair guttering 10,000.00
- Roof repairs 200,000.00

Lawrence Public Library Executive Summary 2009 707 Vermont



Description

Exterior is stone and precast concrete. Interior is sheetrock and metal studs. 45,000 sq ft

Year Constructed

1972

Current Appraised Value

Land \$2,310,300

Improvements \$4,215,620

Total \$6,525,920

Condition Report

The building is in need many upgrades. The roof is at the end of its expected life. The roof has blisters and cracks. Need replaced within five years. The HVAC is all obsolete and inefficient. Controls have not been working for years. Majority is original equipment. Lighting has had some upgrades, but the majority of the electrical needs upgraded.

Completed Improvements

1992

Remodeled a portion of the building in 1992

Roof replaced by industrial roofing for \$47,926.00

2010

HVAC equipment, controls and monitoring replaced using ARRA money

Temporary roof repairs

Energy Conservation Efforts

Some lighting has been replaced

Needed Improvements

Replace roof \$500,000.00 estimate

Exterior windows need to be upgraded

HVAC Equipment, controls and monitoring \$500,000.00

Needed Energy Efficiency Projects

HVAC update

Window update

Roof replacement

Storage Building Executive Summary 2014 1141 Haskell



Description

Steel framed metal building with no utilities. Used for storage. 24' x 20' 480 sq. ft.

Year Constructed

1987 renovated 2002

Current Appraised Value

Condition Report

Structure is in good shape.

Completed Improvements

Metal skin was replaced

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Energy Costs History

Building has no utilities installed.

Municipal Court
Executive Summary 2014
1006 New Hampshire



Description

Leased space, owned by Berkeley Plaza Inc (Robert Shmalberg). Exterior is brick and EIFS. Interior is sheetrock and metal studs. 6,870.00

Year Constructed

1997

Current Appraised Value

Condition Report

Structure is in good overall condition.

Completed Improvements

Installed security cameras

Energy Conservation Efforts

2011

Remove half of lighting in court room
Painted judges office
Adjusted doors and a bunch of crap

Needed Improvements

HVAC upgrades

Needed Energy Efficiency Projects

Update lighting
Install motion sensors for lighting

North Lawrence Pump Station Executive Summary 2014 734 N 2nd



Description

Exterior is brick, block and wood, composite shingles with 2 skylights for access to pumps. Project #56-ST5-993(c). 22' x 18'

Year Constructed

1995

Current Appraised Value

Condition Report

Good condition

Completed Improvements

Pumps have been replaced

2010

Sump pump rebuilt, added power monitor to make hour meter more accurate.

2011

Meg ohmed pump motors, passed good shape

Energy Conservation Efforts

Needed Improvements

Pump upgrade

Needed Energy Efficiency Projects

Energy efficient pumps

New Hampshire
Parking Garage
Executive Summary 2014
927 New Hampshire



Description

Structure is brick and concrete. Precast T's, poured concrete and block. 4 levels, 2 elevators, 5 stairwells and two 1,200 sq.ft. offices. Interior of offices are block, sheetrock and metal studs. 172,255 sq ft

Year Constructed

2001

Current Appraised Value

Land \$986,590

Improvements \$5,552,220

Total \$6,538,810

Condition Report

Parking garage is in good condition. Will be due for a professional inspection in 2 years (2011)

Completed Improvements

2005

Phase Condition Appraisal report by Walker Parking Consultants

2006

Started repairs and maintenance by Walker Parking and Western Water Proofing

2011

Removed East upper level decorative lights

Added sink in the god fathers abode

Installed more pigeon spikes

Washed the garage

Access cut for hotel elevators
Replaced canvass canopies on East side
Sealed around foundation in alley
Shit ton of graffiti removal
Relocated pay station

Energy Conservation Efforts

Update some of the lighting

Needed Improvements

Update lighting
Painting metal and parking sealing (recaulking/waterproofing) level 3
repair pavement alley adjacent to garage
Elevator water proofing

Needed Energy Efficiency Projects

Update lighting and lighting circuiting
Daylight harvesting

Engineer/Arch

Hoss & Brown Engineering / GLPM Architects

Contractor

Sole source thru 9-10 L.C.

Subcontractors

General Electric, Plumbing Huxtables and Assoc.
Sprinklers - Lawrence Landscape
Fire Protection – Conley Sprinkler INC

Project costs

\$7,131,000.00 405,000.00 City funds part of land purchase

Replacement value

Building 6,500,000.00

Funding source

20 year tax increment finance TIF bonds. The City's first.

Date work began

October 23, 2000

Completion date

October 12, 2001

Project manager

Kevin Markley, Mar-Lan Construction

Fire protection system

Sprinklers on lower level and trash coves. Dry standpipe on all others

Number of stories

4 Levels, 2 elevators, 5 stairwells

Parking spaces

493

Square footage by floors

Two 1,200 sq.ft retail areas on 1st floor

Meter shop and maintenance on Lower level

Total 172,255 sq. ft.

Water heaters

Make, Date, Gallons, gas or electric, Identification number

Furnaces

Make, Date, size, Steam or hot water, Identification number

AC

Make, Date, size, Model # and serial number

Generator

Dealer: Martin Tractor/Martin Engine System

Salesman: Doug McCray

Field Service: Tom Rice

Cell 785.256.1133
785.232.0259
Warranty SD 7.26.01, 1 year
Make Cat/Olympian
Model# D30P3
Serial # GABL002206
37.5 KVA
30 KW
0.8 COS
Rated Voltage 208/120
Phase 3
Rated Freq.60 HZ
Rated Current 104.1
Max. A.Temp. 27 deg.C

Alternator Connection P-Star
Fuel usage @ full load 3.34 gph
Fuel Tank Cap. 152 gal
Fuel Tank run time 24. cap. Figured on lower level lights coming on at 50% cap.

Electric meter 01
18566168 11/5/2008

Needed Improvements

Update lighting	50,000.00
Security Cameras	70,000.00
Elevator enclosure water proofing	30,000.00

Riverfront Parking Garage Executive Summary 2014 1 Riverfront Plaza



1980



1994



Description

2 story concrete structure with precast T upper deck and block walls.

Topped precast double tee system

Large open stair towers that connect two pedestrian bridges to a retail mall

Large entrance tower for mall identification

Year Constructed

1989-1990

Current Appraised Value

\$5,872,950.00 (\$2,260,240.00 Land, \$3,612,710.00 improvements)

Condition Report

Structure is in good overall condition.

Completed Improvements

1991

Warranty repairs performed

1997

Structural inspection by Finney & Turnipseed

1999

Condition appraisal and maintenance review performed by Walker Parking Consultants

1999-2000
Repairs and maintenance, Walker Parking consultants/Blazer Structures \$151,722.00
2002
Parking garage inspection by Walker Parking Consultants
2005
Condition appraisal report from Walker Parking Consultants
2006
Repairs and maintenance Walker/Western Water Proofing
2007
Installed new precast stairs on east and west ends.
2008
(4%) Replaced original 175W MH lower level fixtures with T-5
Repair to double T concrete beams
2009
(15%) Replaced original 175W MH lower level fixtures with T-5
2010
(81%) Replaced original 175W MH lower level fixtures with T-5
Restriped parking spaces.
Marriott removed center stairs.
2011
Installed bike and motorcycle parking
Repainted parking lines
Reinforced electrical support for meter

Energy Conservation Efforts

2008-10 Replaced metal halide fixtures with fluorescent
Replacing fluorescent T-10 & T-12 lighting with T-5 & T-8 ballasts and bulbs
LED trial on top level, round lights

Needed Energy Efficiency Projects

Walker Parking Consultants
2530 S. Parker Rd. Suite 635
Aurora, Colorado 80014
303.337.2634

Parking Consultants
Structural Engineer
Electrical Engineer
Mechanical Engineer
Civil Engineer
Architectural Consultant
Landscape Architect

Gould Evans
706 Massachusetts St.
Lawrence, Kansas 66044

General Contractor:
Lee & Buelte Construction Co.
Topeka, Kansas

Project Manager:
Arthur Stadig

Project costs

Total 2,310,500.00
Per car: 4,530.00
\$sq. ft. 14.50

Replacement value

Building 8,141,635.25

Funding source**Date work began**

Bid Date: March 7th, 1989

Completion date

November 1, 1989, May 1990

Project manager**Fire protection system**

Stand pipe system

Number of stories

2

Square footage by floor**Parking Data****510 on 2 tiers**

287 Ground Floor

213 Upper level

10 Handicapped

Dimensions: 635' x 120'

Parking Angle: 90 degrees

Parking area Data

Grade 87,500.00

Supported 71,000.00

Total 158,500.00

Efficiency 310s.f.

Water heaters

NA

Electric meter

#06180551 11.3.2008

Needed Improvements

- Security camera 70,000.00
- Replace electrical service 50,000.00
- Seal electrical room 20,000.00

Vermont
Parking Garage
Executive
Summary 2014
727 Vermont



Description

Structure is brick and concrete. Precast T's, poured concrete and block. 4 levels, 2 elevators, 2 stairwells. 290 parking stalls

Year Constructed

2013

Opened September 7th, 2013

Current Appraised Value

Land

Improvements \$6.1 million

Total

Condition Report

New

Completed Improvements

Mark Thiel added security camera system in 2014

Energy Conservation Efforts

Needed Improvements

HVAC for shop/office

Needed Energy Efficiency Projects**Engineer/Arch**

Gould Evans Associates, LC

Structural Engineer

Bob D Campbell & Co

Contractor

B.A. Green

Subcontractors

McElroy's, Inc.

3209 S.W. Topeka Blvd.

Topeka, Kansas 66611

Project costs**Funding source****Date work began**

January, 2013

Completion date**Project manager**

Mark Green, Green Constuction

Fire protection system

Dry standpipe, and fire extinguishers.

Number of stories

4 Levels, 1 elevators, 2 stairwells

Parking spaces

324 375

Square footage by floors

Level 0	22,115
Level 1	27,230
Level 2&3	28,085
Level 3&4	21,880

Water heaters

2, 1 hot water, and 1 on demand

Furnaces

AC

Generator

Dealer:	Martin Tractor/Martin Engine System
Salesman:	Doug McCray
Field Service:	Tom Rice
Cell	785.256.1133
	785.232.0259
Warranty SD	7.26.01, 1 year
Make	Cat/Olympian
Model#	D30P3
Serial #	GABL002206
	37.5 KVA
	30 KW
	0.8 COS
Rated Voltage	208/120
Phase	3
Rated Freq.	60 HZ
Rated Current	104.1
Max. A.Temp.	27 deg.C

Alternator Connection	P-Star
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Fuel usage @ full load	3.34 gph
Fuel Tank Cap.	152 gal
Fuel Tank run time	24. cap. Figured on lower level lights coming on at 50% cap.

Electric meter 01
18566168 11/5/2008

Needed Improvements

Heating and cooling for office/shop area.

The city's parking fund generates about \$1.2 million a year, 2013

Commissioners also approved a nearly \$69,000 plan to include security cameras and two on foot pay stations at the Vermont Street parking garage

Around 1:40 am Sunday February 9th morning Lawrence Fire-Medical Crews were called to the garage for a reported car on fire.

Parking Lot 10



Parking stalls

62 Parkingstalls
3 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok

Parking Lot 11



Parking stalls

18 Parking stalls
1 Handicapped

Year Constructed

Lighting Maintained by
COL

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok

Parking Lot 12



Parking stalls

26 Parking stalls
1 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Needs Paint

Parking Lot 14



Parking stalls

35 Parking stalls
0 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok

Parking Lot 15



Parking stalls

35 Parking stalls
1 Handicapped

Year Constructed

Lighting Maintained by
COL

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok

Parking Lot 16

Parking stalls

43 Parking stalls
0 Handicapped

Year Constructed

Lighting Maintained by
COL

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok



Parking Lot 17

Parking stalls

23 Parking stalls
2 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok



Parking Lot 18

Parking stalls

109 Parking stalls
6 Handicapped

Year Constructed

Lighting Maintained by
COL

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok



Parking Lot 2



Parking stalls

69 Parking stalls
2 Handicapped
1 Moped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Needs painted

Parking Lot 3



Parking stalls

157 Parking stalls
6 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Lighting poles are leaning, Westar

Needed Improvements

Striping repainted

tape ok

Parking Lot 4



Parking stalls

81 Parking stalls
3 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok

Parking Lot 5



Parking stalls

76 Parkingstalls
4 Handicapped

Year Constructed

Lighting maintained by
COL

Condition Report

Completed Improvements

Comments

Sign need replaced

Needed Improvements

Striping repainted

Paint ok

Parking Lot 7



Parking stalls

42 Parkingstalls

3 Handicapped

1 Superintendent Parking

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Needs painted

Parking Lot 8

Parking stalls

96 Parking stalls
5 Handicapped



Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Paint ok



Parking Lot 9



Parking stalls

36 Parkingstalls
2 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

tape ok

Parking Lot North Lawrence



Parking stalls

54 Parking stalls
1 Handicapped

Year Constructed

Lighting Maintained by
Westar

Condition Report

Completed Improvements

Comments

Needed Improvements

Striping repainted

Needs painted

Red Barn
Street Division
Executive Summary 2014
1128 Haskell

Description

Wood, Wood frame

Address

1120 Haskell

Year constructed

Engineer/ Arch

Contractor

Project costs

Funding Source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

1

Square footage by floor

6,900

Hot water heaters

AO Smith, 1984, 6 gallon, electric, M#B03-0069, S#184-190

Furnaces

Carrier, 125,000, natural gas, M#46BA-123A, S#14E10727

Reznor, 235,000, waste oil, M#RA235, S#AXK235AO1451

AC

NA

Projects

2011

Installed water fountain

Energy projects completed

2011

Replaced main bay lighting with t-5 HO
Replaced outside lights with LED

Solid Waste Division Executive Summary 2014 1140 Haskell



Description

Brick exterior, block interior partition walls. Wood roof trusses with composite shingles. 60' x 50'
2,496 sq. ft.

Year Constructed

1976

Current Appraised Value

Condition Report

Building structure is in very poor condition. The slab is dropping in the middle of the building. Walls are separating from the ceiling. Metal doors have been replaced with wood to be able to keep cutting them so they can close.

Completed Improvements

1992

Roof replaced after 1991 hail storm

Replaced all light fixtures in offices and common areas

1995

Replaced HVAC

2005

Added Generator hook up to building

2008

Replaced damaged fused disconnect and electrical conduit that feeds rear-loader truck panel.

2010

Upgraded electrical service overhead feed to alleviate a voltage drop problem with the service is heavily loaded. Installed new guy wires to support the tension of the service wires.

Replaced light fixtures in SW and NW offices

2011

Mud jacked the building

Installed packaged HVAC unit

Relocated and hooked up alternator

Replaced cold water heater

Installed kitchen area

Installed carpet, added cubicles

Rebuilt the canopy

Replace soffit boards

Energy Conservation Efforts

As ballasts fail, they are replaced with T8 electronic ballasts.

Needed Energy Efficiency Projects

Some energy projects can be implemented, but the entire building is not stable.

Engineer/Arch

Contractor

Project costs

Funding source

Date work began

Completion date

Project manager

Fire protection system

Number of stories

1

Water heater

American, 1983, 100 gallon, M#MA104T-6, S#A853300390

Furnaces

Luxaire, 1993, 96,000, natural gas, M#LD20N120A, S#EHEM338865

Luxaire, 1993, 96,000, natural gas, M#LD20N120A, S#EHEM338870

AC

York, 1998, M#HDHBTO90AC, S#NNGM160765

Electric Meter

05677821 3.8.2010

NG Meter

89935 11.5.2008

Needed Improvements

Replace roof and soffits	30,000.00
Building needs stabilized	30,000.00
New Building	

Storage Building
Executive Summary
900 E. 15th Street



Description

Year Constructed

Current Appraised Value

Condition Report

Completed Improvements

Demolished 2010

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Storage East 15th Executive Summary 2014 900 E. 15th Street



Description

Block exterior with steel bar joist ceiling. 40' x 100'

According to Douglas County Land Records, the buildings located at 900 E 15th Street were constructed in 1965 (Morton Concrete Company building) and 1973 (police evidence storage shed). A 1954 aerial of Lawrence shows the property as vacant. The Morton Concrete Company building was constructed and owned by Clark O. Morton who was a Lawrence City Commissioner in 1967 and Mayor in 1969-1970. According to the Capitol Concrete website, Capitol Concrete purchased Morton Building Materials in Lawrence in 1998. The City of Lawrence purchased the property in 1999. A site plan and a design review were completed in 2004 for the property to be used for police evidence storage.

Year Constructed

1973

Current Appraised Value

Land \$235,550

Improvements \$240,400

Total \$475,950

*This valuation is for both buildings on the property

Condition Report

Building is in good structural shape.

Completed Improvements

2005

Brought water and sewer to the building. There is only sewer stubbed up into the building

2010

Sealed flashing on the roof

Energy Conservation Efforts

Needed Improvements

Paint and roof repairs

Needed Energy Efficiency Projects

Energy Costs History

Building has no utilities installed.

Street Division Building Executive Summary 2014 1120 Haskell



Description

Steel framed, metal and brick exterior. Sheetrock and metal stud interior. 60 x 50

Year Constructed

1991

Current Appraised Value

Building \$372,330.91

Condition Report

Building is in good overall condition

Completed Improvements

1992

Roof repairs were made after hail storm of 1991

2007

New flooring, updated ballasts and bulbs, added a few occupancy sensors. Added second toilet stall to men's restroom and enlarged meeting room.

Energy Conservation Efforts

Replaced all T-12 lighting systems with T-8

Needed Energy Efficiency Projects

Replacement of windows with energy efficient units

Update all exterior lighting

Engineer/Arch

John Lee & Associates

833 1/2 Mass

Lawrence, KS 66044

913)841-2026

Contractor

Project costs

Funding source

Date work began

Completion date

Project manager

Fire protection system

Number of stories

1

Square footage by floor

3,000 sq ft

Water heater

State, 1989, 40 gallon, natural gas, M#PRV40 NORT6F, S#691675204

Furnace

Lennox, 1989, 125,000, natural gas, M#2004-5E-125-1, S#5891A06783

AC

Lennox, 1991, M#AS16-651V-88, S#5191C11093

Electric Meter

01970698

Gas Meter

84419

Needed Improvements

- | | |
|--------------------------------|-----------|
| • Window updating | 15,000.00 |
| • Fiber | 30,000.00 |
| • Add showers to mens restroom | 25,000.00 |
| • Replace exterior lighting | 10,000.00 |

Street Division Salt Dome #1 Executive Summary 2014 1128 Haskell



Description

Concrete, wood framing, composite shingles, 72 foot diameter, 6 foot walls. 4,071

Year Constructed

1995

Current Appraised Value

142,727.76

Condition Report

Good condition except for roof

Completed Improvements

Lighting has been replaced

2008

New exhaust fan

Energy Conservation Efforts

Needed Energy Efficiency Projects

Interior lighting needs efficiency upgrade

Needed Improvements

- Roof needs replaced. 60,000.00
- New electrical panel 10,000.00

Engineer/Arch

Contractor

Dome Cooperation of America
127 Pine Steet, P.O. Box 1582
Montclair, New Jersey 07042

Project costs

85,000

Replacement value

115,000

Funding source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

1

Square footage by floor

72 ft Diameter, 6 foot concrete wall

Water heaters

NA

Boilers

NA

AC

NA

Updates

2008? New exhaust fan

2010 Roof replacement?

Street Division
Salt Dome #2
Executive Summary 2014
Wakarusa Drive



Description

Concrete, wood framing, composite shingles, 72 foot diameter, 6 foot walls. 4069 sq ft

Year Constructed

1999

Current Appraised Value

Condition Report

Good condition

Completed Improvements

2000

Added exterior lighting

2010

Replaced smashed interior light

Energy Conservation Efforts

Needed Energy Efficiency Projects

Interior and exterior lighting needs updated

Engineer/Arch

Contractor

Dome Cooperation of America
15th South Park Street
Monclair, NJ 07042

Project costs

\$107,000

Replacement value

\$115,000

Funding source

Date work began

Completion date

Project manager

Fire protection system

Number of Stories

1

Square footage by floor

72 foot diameter, 6 foot walls

Water heaters

NA

Boilers

NA

AC

NA

Needed Improvements

- Roof replacement

50,000.00

Street Division Maintenance Building Executive Summary 2014 1120 Haskell



Description

Wood framed, wood siding, composite shingles. Concrete stem wall and floor. 70' x 100' plus 2 lean-to's.

Year Constructed

1976

Current Appraised Value

Replacement Costs

114,181.35

Condition Report

Structure is in Poor condition, North and west wall had to be stabilized. It is off the foundation, being held in place by supports and winch straps.

Completed Improvements

1992

Roof repairs were made after hail storm of 1991

19??

- Addition on the South added

2004

- Waste oil heater installed

2005

- Some lighting updates

Energy Conservation Efforts

Replaced Overhead doors

Updated some lighting

Installed waste oil heater

Needed Improvements

Rebuild North exterior wall, building needs replaced.

Needed Energy Efficiency Projects

Lighting is poor. Can be almost doubled and use the same energy

Number of Stories

1

Square footage by floor

6,900

Hot water heaters

AO Smith, 1984, 6 gallon, electric, M#B03-0069, S#184-190

Furnaces

Carrier, 125,000, natural gas, M#46BA-123A, S#14E10727

Reznor, 235,000, waste oil, M#RA235, S#AXK235AO1451

AC

NA

Electrical meter

02344321

Gas Meter

56245

Levee Building Executive Summary 2014 1120 Haskell



Description

Exterior is wood, wood frame

Year Constructed

Current Appraised Value

Condition Report

Generally good, has termite problems

Completed Improvements

1992

- Roof replacement

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Street Division Sand/Carpenter Building Executive Summary 2014 1120 Haskell



Description

Exterior is wood with a wood frame. It is used for sand storage and a carpenter shop. 92' x 44', 1170 sf heated 4,148.00

Year Constructed

1980

Current Appraised Value

Condition Report

Structure has been reinforced with steel to keep it in place. Termite damage is a big problem.

Completed Improvements

Energy Conservation Efforts

Needed Improvements

- Replace
New light fixtures

Needed Energy Efficiency Projects

- Replace 6 500 watt Halogen flood lights with 4 175 watt metal halide photo eye controlled, with override capabilities

SWAN Building

Executive Summary 2014

320 Industrial Lane



Description

Metal Building, Metal Frame

Year Constructed

1973

Current Appraised Value

Purchase Price

399,000.00 12.23.94

Condition Report

Building is in good condition. Mechanical systems need replaced.

Completed Improvements

1995

- Built separation wall 18,000
- Installed sprinkler system

2010

Chaney replace duct work south HVAC
Installed infrared tube heaters in container maintenance

2011

Roof repair on container maintenance side
Replaced panel added light controls
Removed storage on the mezzanine area
Replaced water inlet valving

Energy Conservation Efforts

- Replaced lighting

Needed Improvements

- Replace HVAC system

Needed Energy Efficiency Projects

- Replacement HVAC systems

Fire protection system

Sprinkler System

Number of Stories

1 plus storage above office area

Square footage by floor

21,000 sq ft, 3,600 mezzanine

Hot water heaters

AO Smith, 1991, 40 gallon, natural gas, M#FSG40232, S#GG95-2369945S19

Furnaces

Luxaire, 1995, 140,000, natural gas, M#PBKM-2D20N1400, S#EADM02147

Luxaire, 1995, 140,000, natural gas, M#PBKM-LD20N1400, S#EADM021840

6 Moncrief, natural gas heater in storage area

AC

York, 1995, M#HAMCT060SA, S#EEDM188671

York, 1995, M#HAMCT060SA, S#EEDM188669

Electric Meter#

Gas Meter #

Tire Shop/Storage New Executive Summary 2014 1141 Haskell

Description

Year Constructed
2000

Current Appraised Value
\$

Condition Report

Completed Improvements

Energy Conservation Efforts

Needed Improvements

Needed Energy Efficiency Projects

Traffic Division Executive Summary 2014 455 Mississippi



Description

Exterior is stone and brick. Interior is sheet rock, metal studs and block walls. 85' x 188'

Year Constructed

1944

Current Appraised Value

Land \$83,030

Improvements \$246,070

Total \$329,100

Condition Report

The structure needs many improvements. The roof needs replaced over the two story side of the building. An effort was made to keep the cost of a new roof down and the new roof was installed over the old roof. The exterior needs painted, windows and lighting need upgraded. Heat is the inefficient ceiling mounted, gas fired units.

Completed Improvements

1985 approximately

Flat roof was repaired

1990 approximately

Barrel roof was replaced

1991

Roof repairs Industrial roofing 21,944.00

1994 approximately

Interior office area was remodeled

Electrical was partially upgraded

2007

Replaced SE unit heater in parking area

2009

Replaced W unit heater in parking area

2011 ITS remodel, traffic control

2011

installed heater in men's restroom

Stabilized the building

Replaced roof over office areas

Energy Conservation Efforts

Replaced numerous overhead heaters

Installed insulated doors

2011 replaced six 4 bulb t-12 with six 3 bulb t-8
2011 Installed a 2 stage occupancy sensor

Needed Energy Efficiency Projects

Repair barrel roof
Exterior windows need to be caulked, sealed or replaced
Lighting needs upgrade
Equipment storage area heaters need upgraded
Replacement overhead heater

Number of Stories

1 with Storage above North and South ends

Square footage by floor

12,600 sq ft

Hot water heaters

40 gal natural gas

Furnace

RPJ, 100,000, natural gas, M#GUA100AD16DIN, S#L933187088
Empire, 1990, 200,000, natural gas, M#UH-1200-1FSP, S#J46430WR
Carrier, 230,000, natural gas, M#46TD23379, S#647732
ADP, 172,500, natural gas, M#SEP-175A-4, S#6397L18372
Trane, 100,000, natural gas, M#TUE100A936K2, S#N263L9F2G

AC

Trane, 1998, M#TTB036C100A1, S#N264N4HBF
Comfortmaker, 1992, M#ADO48GD, S#L925151255

Needed Improvements

Replace roof ASAP

Exterior windows need to be replaced	300,000.00
Lighting needs upgrade	
Equipment storage area heaters need upgraded heating units, lighting, and roof	20,000.00
Barrel roof needs coated	80,000.00

Vehicle Maintenance Garage Executive Summary 2014 1141 Haskell



Description

Exterior is brick. Interior is wood studs & sheetrock, brick and block. 153' x 74'

Year Constructed

1976

Engineer/Arch

Robertson, Peters, Williams

Current Appraised Value

Land \$53,960

Improvements \$374,930

Total \$428,890

Condition Report

Structure is in good overall condition.

Completed Improvements

1991

Roof repairs, 10,000 by Industrial roofing

2007

Added automatic transfer switch, replaced switch gear inside and changed electrical service to 120/208V Wye from 120/240 High Leg.

Overhead doors were replaced

Lighting has been upgraded to 400W metal halide

Installed make up air unit

Concrete in parking area

Waste oil heater installed

Offices added to upstairs

2011

Connected portable generator

Installed on demand cold water heater

Removed back stairs

Built mezzanine

Connected new lift

Bought the new HVAC

Energy Conservation Efforts

Replaced Lighting with more efficient lighting

Installed waste oil heater

Installed insulated overhead doors

Installing 330 watt MH instead of 400

Needed Improvements

Replace overhead heaters
 More space is needed, office and bays

Needed Energy Efficiency Projects

Replacement of overhead heaters

Fire protection system

Fire extinguishers

Number of Stories

1 Plus storage area over each end

Square footage by floor

1st Floor 10,872.00 sq.ft.

Square footage by floor

1st Floor 10,872.00 sq.ft.

Hot water heaters

State, 1991, 30 gallon, natural gas, M#PRV30 NORTO F, S#L93922017

Furnace

Luxaire, 1995, 130,000, natural gas, M#PCUHDLD20N130A, S#EHFM292286

Upstairs Offices: Tappan, 2001, 100,000, natural gas, M#FG6RC 100C-16B Lifetime warranty on heat exchanger, 8 year warranty on all parts, 1 year on labor

Cost 2200.00 installed by SRH Blaine Miltnor and Jim

Trane Roof top unit

Work area heaters 6 Reznor, natural gas

AC

Trane, 1997, M#TTA060C300AO, S#M141YBGFF

Needed Improvements

Heaters overhaul	30,000.00
Upgrade lighting	20,000.00
Furnace	10,000.00