

Community Health Building Executive Summary 2014 200 Maine Street #12



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

2012

- Replaced fountain pump
- Replaced radiator and turbo intercooler in generator

2013

- Cleared bushes from Alabama side and planted native grasses
- Cleared bushes from main entry and planted native grasses

2014

- Sidewalk and curb repairs
- BN rm 126 divided into 2 rooms
- BN rm 126 removed divider wall
- BN rm 133 divided into 2 rooms

- Painted HD clinic rooms
- Replaced 2 old boilers with 2 older boilers
- Removed several blown over trees

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, 1 st floor 33769, 2 nd floor 32893, 3 rd 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 | \$200,000.00 |
| • 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 |