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CITY MANAGERS OFFICE
LAWRENCE, KS

Community Health Facility

Built in 1998/99 with occupancy taking place beginning late August 1999.

Since the initial occupation of the building we have not really had any major issues. However with the age of the building and the systems within we should be thinking about the future and the needs that will arise.

Interior of the building is beginning to look and feel dated. It would be very helpful to have a custodial contract/service that is up to the standards of a health care facility rather than an office type setting. At present a bare minimum contract keeps the building usable leaving little time for custodians to pay attention to detail or deep cleaning. This lack of time for detail/deep cleaning leads to an accelerated wear of interior (carpet/wall) finishes.

Carpeting shows signs of wear, particularly in waiting/reception areas/hallways and meeting rooms. Offices will soon need replacement as well. When constructing and moving into the building the architects designer stated that chair mats were not needed and that the carpet was very durable. Overall it has stood up well but with time and roller chairs it is nearing time to start planning for replacement.

Tile Lobby and restroom floors are in very good condition.

Sheet flooring linoleum in bathrooms and kitchen/dining room is becoming well-worn and should be coming up for replacement soon.

Walls in some areas the wall finishes are holding up well. Other areas need attention, mainly hallways. High traffic hallways should be finished with a durable and scrub able surface



Settling/cracking along east side of the building in both BN and HD. Floor has settled and created cracking in both the concrete floor and drywall. This can be remedied by mud jacking but it will be costly and time consuming. Affected offices in BN and exam rooms in HD will need to have all furnishings removed and windows removed to allow access for pump hoses. In addition carpet/tile would need to be replaced in these rooms as well. Two years ago the estimate for mud jacking was \$16,500; this was an estimate only as he could only guess the amount of material needed to do the job. This did not include labor for clearing out the rooms, window removal or flooring replacement.

Mechanical systems

Boilers are reaching the end of their life span (15-20 yrs.); some parts are available for repair however the actual heat exchanger is a part no longer available. In fact the manufacturer stopped producing the heat exchanger for these boilers before the boilers were installed. To date we have had 4 failures of heat exchangers but we were able to replace those boilers with used boilers that a mechanical contractor removed from Free State high school. We still have 2 of the donated boilers but we have no idea if the heat exchangers are good until they are installed plus they have been raided for parts over the years so they are not too desirable to use as replacements anymore. (\$200,000)

Chiller has been very reliable but as with the boilers it is reaching the end of its life span (20 yrs.) Although we have a very good maintenance program with Trane Co. so we hope that we get closer to the 20 year or beyond mark. There have been a few problems that were taken care of through our service contract but eventually the service company will either stop doing an all-inclusive parts and labor contract or they will price a service contract so high that we would be left with the choice to pay or gamble. (\$450,000)



Building control system Automated Logic controls are very reliable however once again the life span is here (15 yrs.) We do keep an annual service agreement with them that covers software upgrades as well as service support, phone support, database back up as well as preferred pricing on labor rates and material pricing. The biggest issue with the building control is that the individual controller for each vav box is no longer available or supported. What this means is that if one of the vav controllers goes bad all controllers on that daisy chain loop will need to be replaced as newer versions cannot communicate with older versions. In this building we have 4 daisy chain loops with anywhere from 40 to 100 controllers on each loop.

Emergency generator is in very good shape and well maintained under service contract with Foley Equipment. Only had one major issue over the years that was repaired, not under contract. Life span is hard to judge, it has about 400 hours on it most of which is from a weekly load test. (\$75,000)

Building envelope

Roof is no longer under warranty (15 year warranty, life span 15-20 years). There have been very few leaks over the years which is good for a flat roof. Before the warranty expired we had the manufacturer representative come in and do an inspection. He found several areas that concerned him and arranged for work to be done under warranty. At that time he mentioned that we could get another 10 years or more if we were to "flood and gravel" the roof. (\$175,000)

Windows/doors have held up fairly well. There is some minor leakage with the windows in a blowing/driving rain but nothing that has caused damage. Looking back they should have done vestibule entrances into the lobby. Curtain walls in lobby and some corner offices have had some leaking issues but have been repaired and are watched for any signs of additional leaking.



At some point in time there will need to be some tuck pointing and control joints recaulked but everything looks in good shape at this time.

Outdoors

Flatwork sidewalks and patios are doing ok, we have been doing some replacement work through street department as their time and our budget allows towards the end of the year. This will be an ongoing issue for some time as the concrete mix at the time of construction was not very durable in comparison to what the city uses today.

Parking lots are in need of attention. Numerous cracks and deflections where cars park allow for water ponding and ice slicks in the winter. Curb line along the east edge of the north parking lot the curb has virtually sunk beneath the level of the parking surface. We have patched with asphalt to bring up level and installed parking blocks but this is only a temporary fix and needs to be fixed correctly as things are still sinking. South parking lot there is a little of this going on but not nearly to the extreme as the north lot. Resurface of the lots \$100,000

I believe the parking lot and floor settling issue is most likely due to poor compaction of fill dirt prior to/during construction.