

NOTICE

A meeting of the Municipal Services Committee will be held on the date and time stated below. Notice is further given that members of the City Council, Park & Recreation Board, or Plan Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville **Municipal Services Committee**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, March 26, 2024, 5:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to Waive the reading of the Minutes from the February 20, 2024, meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances
7. New Business
 - A. Quarterly review and discussion of staff approved sewer adjustments (Jan, Apr, Jul, Oct) (Placeholder):
 - B. Disconnection Update (Placeholder):
 - C. Discuss ATC Easement Purchase
 - D. Discussion and Possible Action on Evansville Youth Center Conditions Assessment
8. Administrative Staff Report
 - A. Parks & Recreation Report? (or placeholder)
 - B. NorthStar Update (Placeholder)
9. City Engineer Report
 - A. Subdivision and Development Updates
 - B. Roadway Construction Updates
 - C. Lake Leota Dam Project Updates (Placeholder)
10. WPPI Energy Service Manager Report
11. Old Business

A. Aquatic Center, Splash pad, and Park Improvement Updates (Placeholder)

12. Upcoming Meetings

A. Tuesday, April 30th, 2024, at 5:00pm

13. Motion to Adjourn

-James Brooks, Committee Chair

N O T I C E

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City of Evansville **Municipal Services Committee**
 Regular Meeting
 City Hall, 31 S Madison St., Evansville, WI 53536
 Tuesday, February 20, 2024, 5:00 pm

M I N U T E S

1. **Call to Order:** 5:00 PM
2. **Roll Call:** Committee Chair Jim Brooks, Alder. Joy Morrison, Alder. Ben Ladick, absent.
Also in Attendance: Donna Hammett, Scott Kriebs, Kerry Lindroth, Nick Bubolz, Jason Sergeant.
3. **Motion to Approve Agenda:** Morrison/Brooks 2-0
4. **Motion to Waive the reading of the Minutes from the January 20, 2024, meeting and approve them as printed.** Morrison/Brooks 2-0
5. **Civility Reminder**
6. **Citizen Appearances**
7. **New Business**
 - A. **Quarterly Review and Discussion of Staff Approved Sewer Adjustments (Jan, Apr, Jul, Oct) (Placeholder):**
 - B. **Disconnection/Tax Roll Update (Placeholder):** No Disconnections this month due to NorthStar conversion.

 Sergeant presented Stormwater report to the committee, for informational purposes, will be presented to Finance and Council.
 - C. **North Star “My Account” Information:** Hammett enclosed the billing insert that will be going with the utility bills in March. My Account launches March 12, 2024. Brooks asked if WPPI was going to have a live demonstration, Hammett stated no, there have been billing inserts that have gone out in January, and February along with emails to customers.
 - D. **Discussion and Motion to Approve Disconnection Policy:** Hammett presented a revised Disconnection Policy. Updates include taking out the 60/30-day language and adding “Residential and Commercial customers are disconnected for past due bills” Hammett explained that this change in language is due to NorthStar is a date driven software. Sergeant suggested that the language should be more like “when the balance is past due”. Motion to approve Disconnection Policy with language change-Brooks/Morrison 2-0

- E. **Discussion and Possible Approval of High School Yearbook Sponsor Ad.** After discussion on what size ¼ page and using CTC money (customer service and branding), motion to approve ad Brooks/Morrison 2-0.
- F. **Discussion on Ice Age Trail Community Application.** Motion to move to Tourism Committee Brooks/Morrison 2-0

8. Administrative Staff Report

- A. **Parks & Recreation Report (or placeholder):** Kriebs reported that we received a bid from True Green for herbicide application. Current working on best practices/policy on doing the herbicide application to do in house.
- B. **NorthStar Training Update:** Hammett stated that training has been going well, WPPI has been great, they have left us alone for the time being, but we have been having daily calls with them, they will be back for the next billing. Went to new user training in Sun Prairie. Learning that there will changes to some of our processes we need to work through.
- C. **Discussion about February 8, 2024, Storm:** Brooks want to make note of how proud of how MS handled the storm. Brooks wanted to know how communications went during the storm with the PD. Kriebs stated that cell service was spotty, so it was hit and miss, but made it work. Our biggest issue during storms is if the power, cell service and internet are down it means not phones. Hammett stated that there were 19 voice messages on the phone on Monday morning, and more than ½ those messages were complain about no updates. Morrison asked if there could be a follow-up statement about what steps were taking. The Outage Management system is to be rolled out sometime this year. It will be use voice shots or text messages to notify customers of outages. Kriebs stated that though MEUW Evansville was able to help from multiple Utilities.

9. City Engineer Report

- A. **Subdivision and Development Updates-**Windmill Ridger next phase-there has been no action on this. Settlers Grove-still ironing out a few things. Standpipe development everything has been approved and construction should be starting soon.
- B. **Roadway Construction Updates-** Bids will be open next week. Full reconstruction on Almeron, Walker St, road, sidewalk, road work. Hammett stated that she got a call about the trees that were marked for taken down, Hammett spook to Roberts, and stated that the water & sewer laterals are right under the trees, therefore they need to be removed, and will be replaced, Bubloz, stated to have them forward to him.
- C. **Lake Leota Dam Project Updates (Placeholder)-**Bids will be going out in March.

10. WPPI Energy Service Manager Report-No Report

11. Old Business

- A. **Aquatic Center, Splash pad, and Park Improvement Updates (Placeholder)-**No Report

12. Upcoming Meetings

-James Brooks, Committee Chair

A. Tuesday, March 26, 2024, at 5:00pm

13. Motion to Adjourn: Morrison/Brooks 2-0

-James Brooks, Committee Chair



March 7, 2024

Priority Mail 9405 5112 0620 4912 1407 32

City of Evansville
PO Box 529
Evansville, WI 53536-5060

Re: Transmission Line Easement Line Y-158, Tract ID No. BCK-SIN0633

Dear Representative:

As you are aware ATC owns, operates, and maintains a 69-kilovolt transmission line called Y-158 from Bass Creek Substation in the Town of Plymouth to the Sheepskin Substation in the Town of Fulton, Rock County, Wisconsin (the "Transmission Line").

Enclosed please find an easement document, in duplicate, and an appraisal that supports our offering price in the amount of \$12,500.00 for the easement ATC will acquire. This amount includes easement and herbicide permissions. The easement area for the Y-158 transmission line project affects 0.38 acres of city-owned lands.

After you have had a chance to review these materials, please contact me at **715-409-8469** or **jason.saari@steigerwaldt.com** to schedule an appointment and to discuss any questions or concerns you may have regarding this project. Thank you for your consideration of this information.

Sincerely,

Jason Saari

Jason Saari
ATC Real Estate Contractor
Real Estate Manager

Steigerwaldt Land Services, Inc.
856 North 4th Street
Tomahawk, WI 54487



COMPENSATION SUMMARY

ATC File Number: BCK-SIN0633 Line Designation: Y-158 Date: 03/07/2024

LANDOWNER INFORMATION:

OWNER: City of Evansville, Rock County, Wisconsin

Address: PO Box 529, Evansville, WI 53536-5060

Phone #: _____

P&P Sheet(s): Page _____ of P&P Dated: _____

Structure(s): _____

Easement Compensation \$10,000.00

Other Easement Compensation (Herbicide permission) \$ 2,500.00

Total Compensation \$ 12,500.00

ELECTRIC TRANSMISSION LINE EASEMENT

Not subject to Wis. Stat. § 77.22(1).

Document Number

The undersigned Grantor, City of Evansville, Rock County, Wisconsin, a municipal corporation, (hereinafter called the "Grantor"), in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, their successors, assigns, licensees and managers, (hereinafter jointly referred to as "Grantee"), the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current (not to exceed 69kV), together with communication signals and equipment restricted solely for the purpose of electric utility communication, upon, in, under, over and across property owned by the Grantor in the City of Evansville, County of Rock, State of Wisconsin, described as follows:

Outlot 3 of Grand Orchard Estates, recorded on Pages 763-764, in Vol. 32 of Plats as Doc. No 1752007, located in the Southeast 1/4 of the Northeast 1/4 of Section 26, T4N-R10E, City of Evansville, Rock County, Wisconsin.

The legal description and location of the Perpetual Easement Strip is as shown on the Exhibit A, attached hereto and incorporated by reference in this easement document.

Recording Area

Name and Return Address
Steigerwaldt Land Services, Inc.
856 North 4th Street
Tomahawk, WI 54487

Parcel Identification Number(s)
222 0190320013

The Grantee is also granted the associated necessary rights to:

- 1) Enter upon the perpetual easement strip for the purposes of exercising the rights conferred by this perpetual easement.
- 2) Have reasonable ingress and egress for personnel, equipment and vehicles to and from said perpetual easement area across the Grantor's property adjacent to the perpetual easement.
- 3) Construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect, patrol and remove the above designated facilities and other appurtenances that the Grantee(s) deem(s) necessary.
- 4) Trim, cut down and remove any or all brush, shrubs, trees and overhanging branches now or hereafter existing on said perpetual easement strip.
- 5) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of the Grantor located outside of said Perpetual Easement Strip that in Grantee's judgment, may interfere with Grantee's full use of the Perpetual Easement Strip for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of the Grantor adjacent to said Perpetual Easement Strip for such purpose.
- 6) The right, permission and authority is conveyed to Grantee to use herbicidal chemicals for tree, weed and brush control in the Easement Strip and for Hazard Tree management purposes.

The Grantee shall pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than brush and trees trimmed or cut down and removed), caused by the construction, maintenance, replacement or removal of said facilities.

Within the Perpetual Easement Strip, and without first securing the prior written consent of the Grantee, Grantor agrees that they will not:

- 1) Locate any dwelling or mobile home intended for residential occupancy; or
- 2) Construct, install or erect any structures or fixtures, including but not limited to swimming pools; or
- 3) Construct any non-residential type building; or
- 4) Store flammable goods or products; or
- 5) Plant trees or shrubs; or
- 6) Place water, sewer or drainage facilities; or
- 7) Change the grade more than one (1) foot.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

[SIGNATURES AND ACKNOWLEDGEMENT ON PAGE 2]

It is understood and agreed that the Landowner shall have the right to use and maintain the present existing **transformer and pedestals** within the Perpetual Easement Strip, subject to the Grantee's rights and the terms and conditions applicable to the Landowner's use of the Perpetual Easement Strip set forth in this Electric Transmission Line Easement. However, the Landowner agrees not to enlarge said **transformer and pedestals** or install any appendages that will cause Grantee's facilities to be in violation of any applicable laws, rules, or regulations, including, without limitation, those dealing with safe work practices and the operation of equipment near electrical lines and equipment, and the provisions of the Wisconsin State Electrical Code and any amendments thereto, without first securing the prior written consent of the Grantee. The Landowner also agrees not to perform any work on the **transformer and pedestals** within the Perpetual Easement Strip other than normal maintenance without first securing the prior written consent of the Grantee. It is understood and agreed, however, that the Landowner has the right to repair and/or replace the existing **transformer and pedestals** within its present boundaries in the event of destruction, damage or deterioration. No open cut excavation shall be allowed within 30 feet of the face of any Utility structure or guy wire. The Grantee shall pay a reasonable sum for damages to the **transformer and pedestals** caused by the construction, installation, operation, maintenance, repair, replacement, rebuilding, removing, relocation, inspection, or patrolling of said Electric Transmission Facilities.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20__.

GRANTOR: City of Evansville, Rock County, Wisconsin, a municipal corporation

Signature

Printed Name

Title

Signature

Printed Name

Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

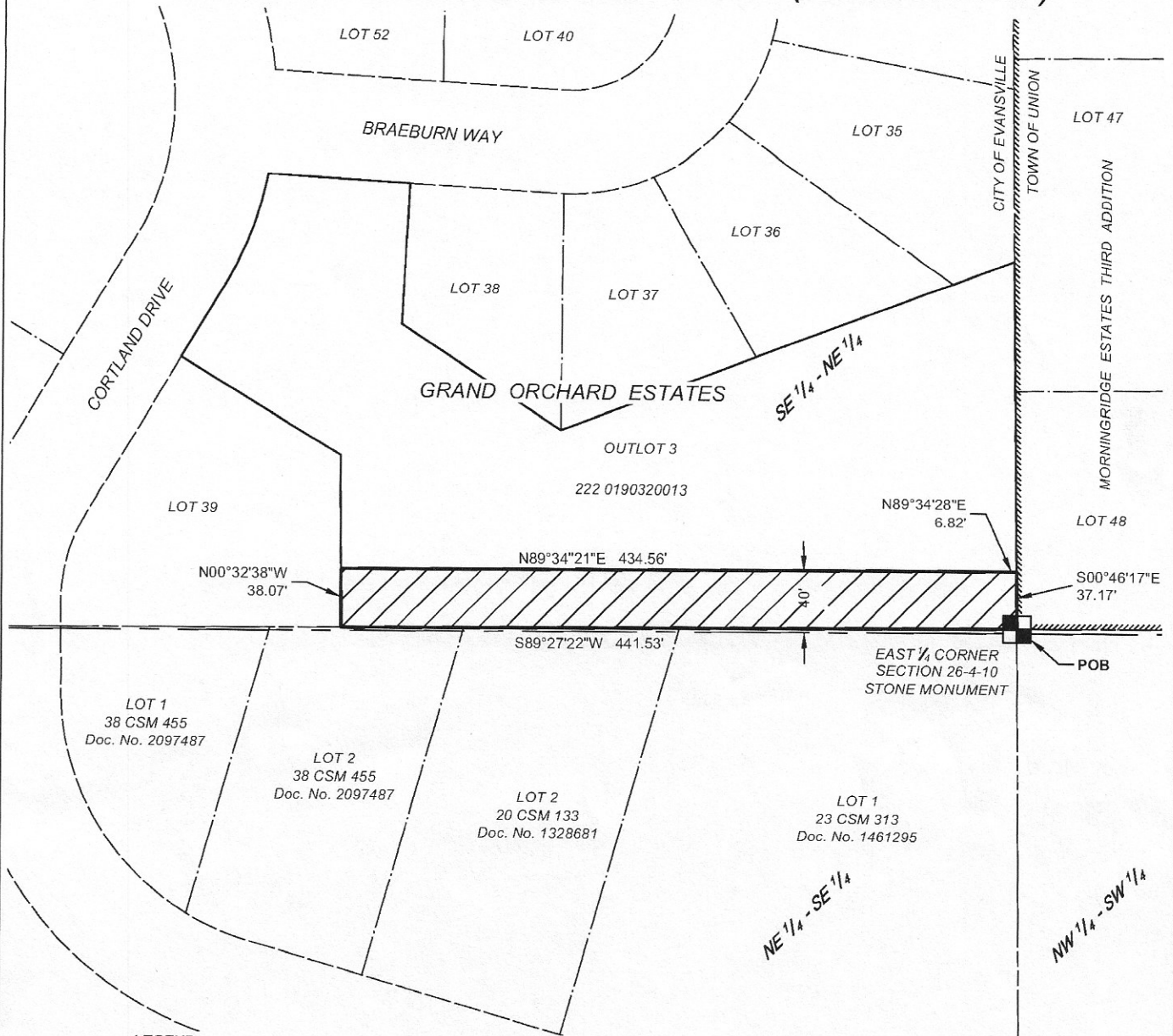
Personally came before me this _____ day of _____, 20__, the above named _____ as _____, and to the above named _____ as _____, of the City of Evansville, Rock County, Wisconsin, a municipal corporation, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Notary Signature

Printed Name
Notary Public, State of _____
My Commission expires (is) _____

This instrument drafted by Carol Ahles and checked by Doug Mathys on behalf of American Transmission Company, PO Box 47, Waukesha, WI 53187-0047.

EASEMENT DESCRIPTION MAP (EXHIBIT "A")



LEGEND

- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- MUNICIPAL BOUNDARY
- OWNER'S PROPERTY LINE
- REFERENCE LINE OF TRANSMISSION LINE EASEMENT
- TRANSMISSION LINE EASEMENT
- SECTION CORNER

MAP KEY

ATC TRANSMISSION LINE EASEMENT
 BCK-SIN0633 TOTAL AREA = 16,606 SF - 0.38 ACRES

CITY OF EVANSVILLE, ROCK COUNTY

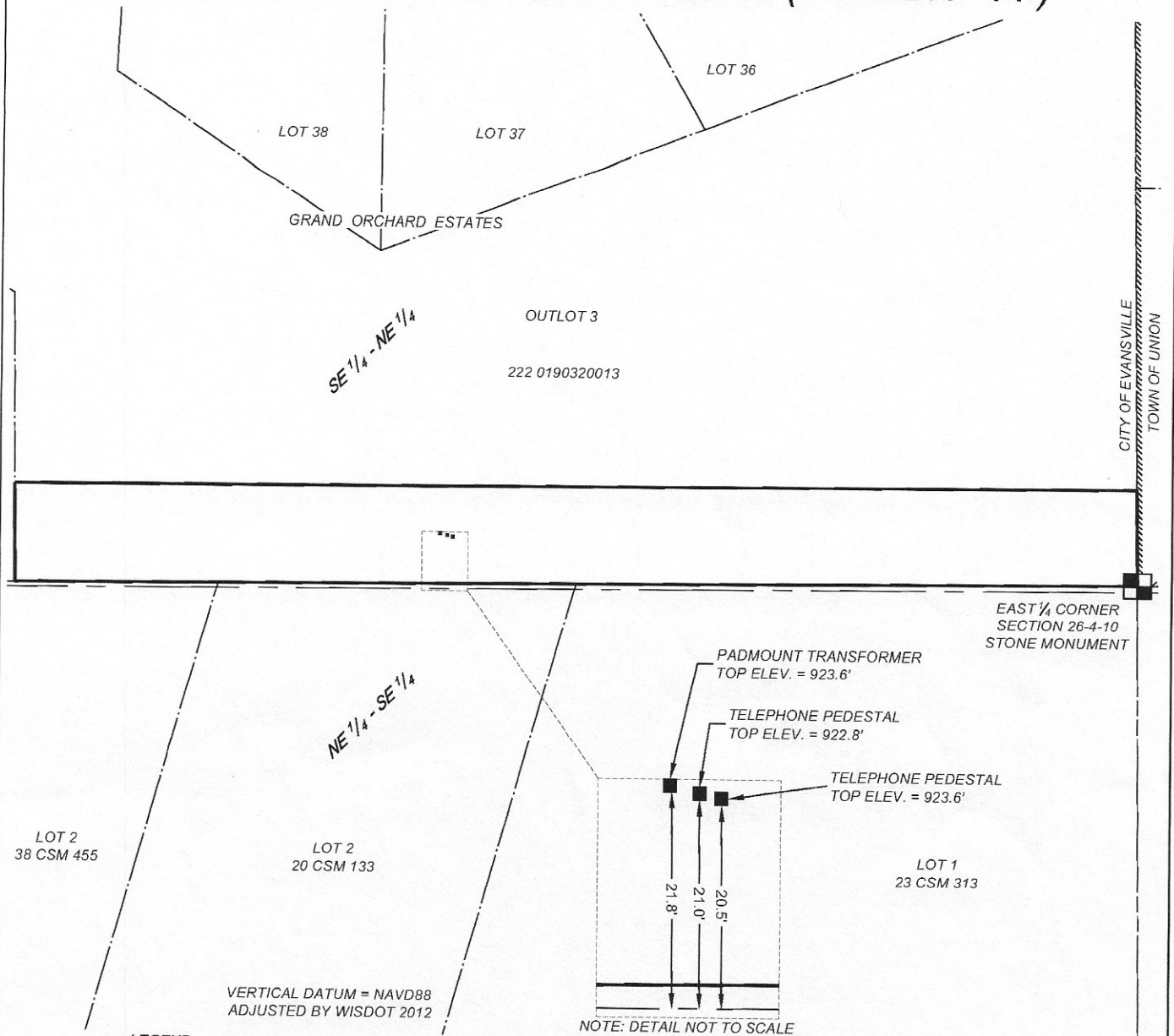
NORTH

SCALE IN FEET

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND.
 THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

 ATC Energizing Your Future	ATC ID: BCK-SIN0633 PARCEL NO. 222 0190320013		
		Drawn: MCF	Scale: 1" = 100'
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EASEMENT DESCRIPTION MAP (EXHIBIT "A")



LEGEND

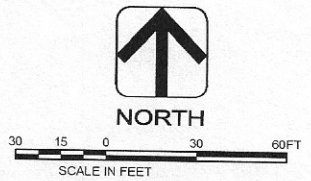
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CITY OF EVANSVILLE, ROCK COUNTY



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<p>ATC Energizing Your Future</p> <p>THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.</p>	ATC ID: BCK-SIN0633 PARCEL NO. 222 0190320013			
	REVISIONS	Drawn: MCF Date: 01/12/2024	Scale: 1" = 60' SHEET NUMBER 2 OF 3	

EASEMENT DESCRIPTION MAP (EXHIBIT "A")

TAX PARCEL 222 0190320013 EASEMENT LEGAL DESCRIPTION:

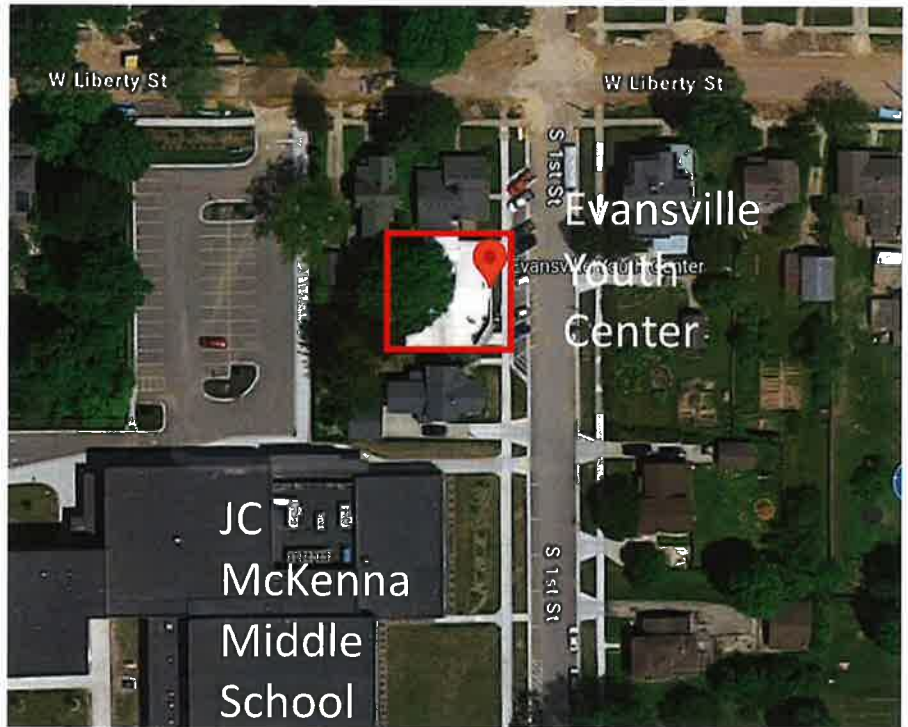
A variable width easement which crosses a part of the grantor's premises, being a part of Outlot 3 of Grand Orchard Estates, recorded at the Rock County Register of Deeds Office on pages 763 and 764 in Volume 32 of Plats in Document Number 1752007, located in the Southeast Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 10 East, City of Evansville, Rock County, Wisconsin described as:

Beginning at the East Quarter Corner of said Section 26;
 thence South 89° 27' 22" West, along the South line of the Northeast Quarter of said Section 26, 441.53 feet to the Southwest corner of said Outlot 3;
 thence North 00° 32' 38" West, along the West line of said Outlot 3, 38.07 feet;
 thence North 89° 34' 21" East, 434.56 feet;
 thence North 89° 34' 28" East, 6.82 feet to the East line of the Northeast Quarter of said Section 26;
 thence South 00° 46' 17" East, along said East line, 37.17 feet to the **Point of Beginning**.

The described land as, shown on Sheet 1 of 3 hereof, contains 16,606 square feet or 0.38 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of records.

	ATC ID: BCK-SIN0633 PARCEL NO. 222 0190320013			
			Drawn: MCF	Scale: N/A
THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.		REVISIONS		Date: 01/12/2024 SHEET NUMBER 3 OF 3

Evansville Youth Center Conditions Assessment



CS

Table of Contents

EYC & Building Overview.....	3
Site Evaluation.....	4
Exterior Envelope Condition.....	5
Interior Condition.....	10
Condition Assessment Findings – Program.....	26
Historic Site Consideration and Mitigation.....	27
Considerations to Renovate Existing Location.....	28
Renovation – Estimate of Probable Cost.....	29
New Construction – Estimate of Probable Cost.....	30



EYC Overview

The existing 2500 sf Evansville Youth Center is very popular destination, supporting 20-30 kids per day. The capacity of the space is currently 40 students. The Aware offices occupy 1020sf for offices and support staging.

The current building is located in proximity to the JC McKenna Middle school in a small pocket Zoned B-1 Local Business District, surrounded by R-1 & R-2 properties. The property is on the southern edge of the Evansville Historic District.

The Youth Center's common activities include: arts and crafts, snacks, games (pool, air hockey, fooseball, ping pong, shuffle board), board games, puzzles, watch movies, video games, legos, homework, computers.



Building Overview

This Evansville Youth Center Conditions Assessment was requested by the Common Council to evaluate the building condition. Destree was engaged to perform the conditions assessment to include the following detailed information.

- Site & Exterior Envelope
- Interior Condition & Accessibility
- Building Code Evaluation
- Existing Building Program Summary
- Structural Observations
- Mechanical, Electrical and Plumbing Systems
- Utility Costs – Heating & Electricity

With the completion of the evaluation of the existing conditions, Destree has included some recommendations for:

- Youth Center Program
- Estimate of Probable Cost for Repairs
- Estimate for New Construction

Site



Site Amenities: Angled Street Parking is provided. ADA curb cut is located south of the site. No identified ADA parking for the building. Bike rack is provided, however it is on grass with no hard surface below. Bench is provided.

The Youth Center is nestled between two residential buildings. Both of these residential buildings are zoned B-1. There is no immediate open green space or exterior gathering area. Activities are interior. The site has water management challenges. The side yards and rear yards are narrow. The access and water management on the side yards should be considered if and when the building is renovated or re-built.



Exterior Envelope Condition



The structure is a mix of 4 to 5 buildings/additions combined. Some with basement space, unexcavated areas and others with the building extended over slab on grade conditions. Exterior is vinyl sided on street side. Rear side is combination of wood and pressed board siding.

The entry doors of the building were recently replaced and are in good condition. The entry overhang is deteriorating. The canopy is canting on the left side. The blocking is wood rotted and tie rods are releasing. Repair, stabilization or removal is required. The current condition may not support heavy snow loads or strong wind uplift. The unbraced parapet is showing signs of deterioration due to being undersized structurally.

Immediate Recommendation: Remove existing canopy prior to winter 2024 snowfall.

Exterior Envelope Condition



Roofing – there is a TPO white membrane on the roof. The roof framing displays evidence of unbraced and undersized members. There was evidence of water leaks in areas throughout the roof. Now fixed, however was detrimental to the structure and insulation is missing, damaged and underperforming.

Chimney is abandoned and used only for mechanical venting, however cap requires maintenance to eliminate water infiltration.

Exterior Envelope Condition



The north roof overhang is sagging. The existing bracing is not properly reinforcing the roof framing. The trash cans being located on the side yard is a visual eyesore.



The rear of the youth center is a combination of pressed siding and wood siding. The fascia's all have significant wood rot. The exterior is poorly maintained and an eyesore to the adjacent property owners.

Exterior Envelope



This image shows many challenges related to the small side yard and water management. The side yard is very tight, the grading is flat and pitching toward the EYC, rubber hoses are attempting to move water to the street, sand bags have been placed on the base of the wall (under the leaves) to control water. This condition is allowing water infiltration into the EYC building. This is not an acceptable long-term solution.

Exterior Envelope



The site is flat, there is no positive grading away from the building, water susceptible building materials are deteriorating and too close to grade. 8" above grade for wood is required by code.



Excessive wood rot. Electrical was added to this location and it appears to have electric heat tape to avoid ice damming. This is a water infiltration area due to lack of insulation and modifying an old 'garage' into an interior space.



Rusted exterior exhaust vent. The building has many abandoned exterior penetrations, reflecting a concern for moisture migration through the exterior envelope and poor energy efficiency.



Perimeter of the building has various abandoned wires and heat tape. Electrical Services is in the rear of the building, overhead. Access is limited with the side yard of less than four feet.

Interior Condition

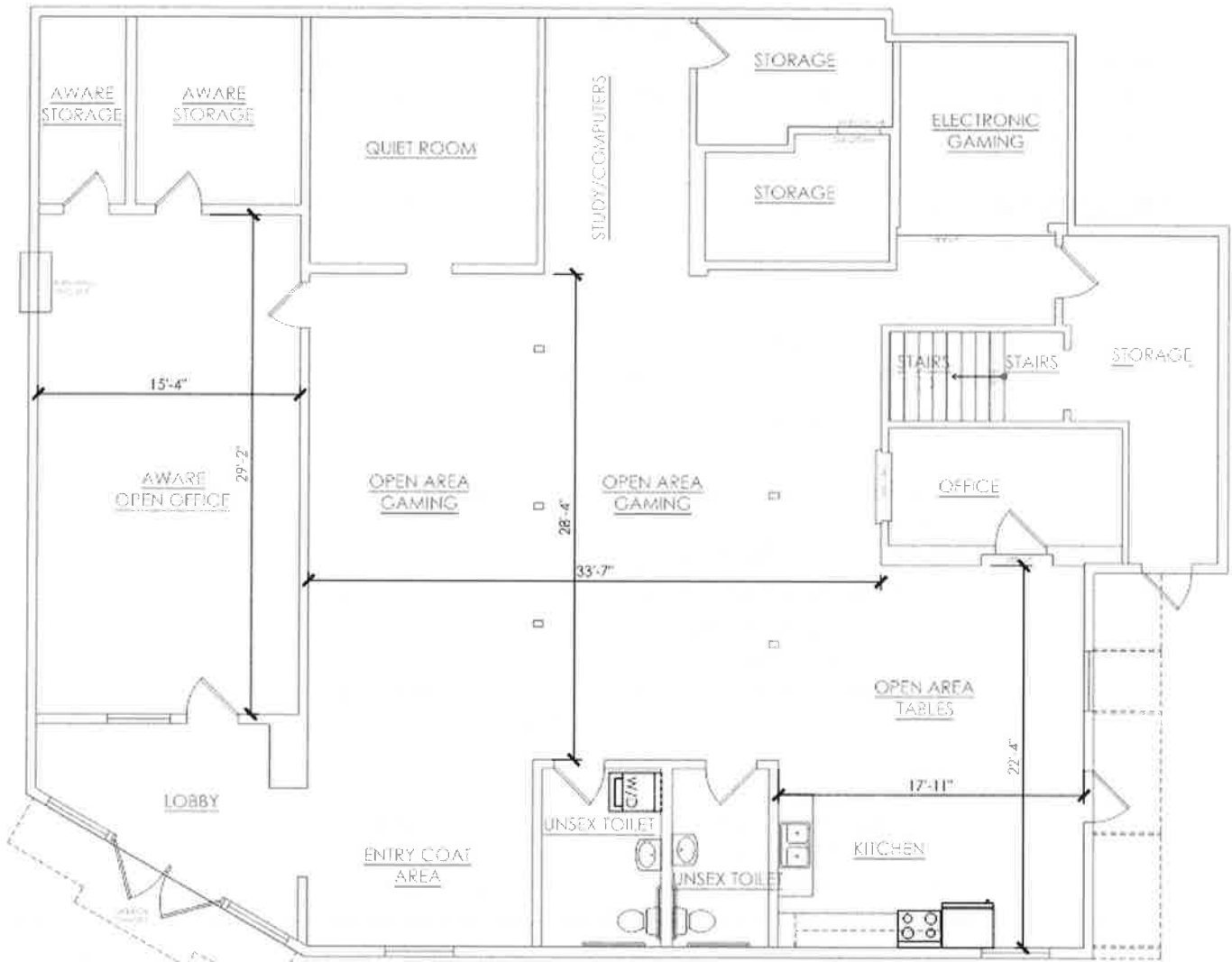


The existing 2500sf youth center provides services to a maximum of 40 students. Above is an image of the EYC open game area. The flooring is carpet, walls are drywall, and ceilings are wood panel board with surface mounted fluorescent lighting. The HVAC system supplies through the floor from the basement. There is a distinct odor of dampness upon entry into the building. There are multiple dehumidifiers on the main level, constantly running annually to address elevated levels of moisture in the building. Damp interior spaces create poor indoor air quality. There was no discoloration of materials observed during the December 2023 walk-thru. The moisture is assumed to be originating in the foundation/ basement area. Monitoring of indoor air quality and visual inspections for mildew are recommended.



Extension cord at ceiling in game area. This is not allowed by fire code.

Interior Condition/Code



Existing Main Level = 3520 sf footprint

Construction Type = VB Wood Frame – Unprotected

No Sprinkler System = (E) 9500sf allowed on grade for Type VB,

Occupancy = Education (E)

Occupancy Use = Daycare 35/sf net & 100/sf Business (71 students + 10 office = 81)

Posted at 40 capacity per license requirements

Plumbing = 1 Fixture/Lav per 50 students per code – (2 Toilet rooms are required)

1 Drinking fountain is existing and required

Floor loading = 100 lbs/sf - The current floor framing conditions do not meet 100lbs per square foot. Repairs and improvements need to be made.

Exiting = 75ft max – Existing condition meets code minimum

Interior Condition

Fire Alarm is required for occupancies over 50. A Code Compliant Fire alarm will need to be installed once the occupancy exceeds 50 persons. License is for 40 students plus staff. With the success of the program and potential increase in enrollment, an investment in the Fire Alarm System will be required.

Fire Sprinkler System – based on size of building and occupants, no fire sprinkler is required at this time.

[F] 903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in any area below the lowest *level of exit discharge* serving that area where every classroom throughout the building has not fewer than one exterior *exit door* at ground level.

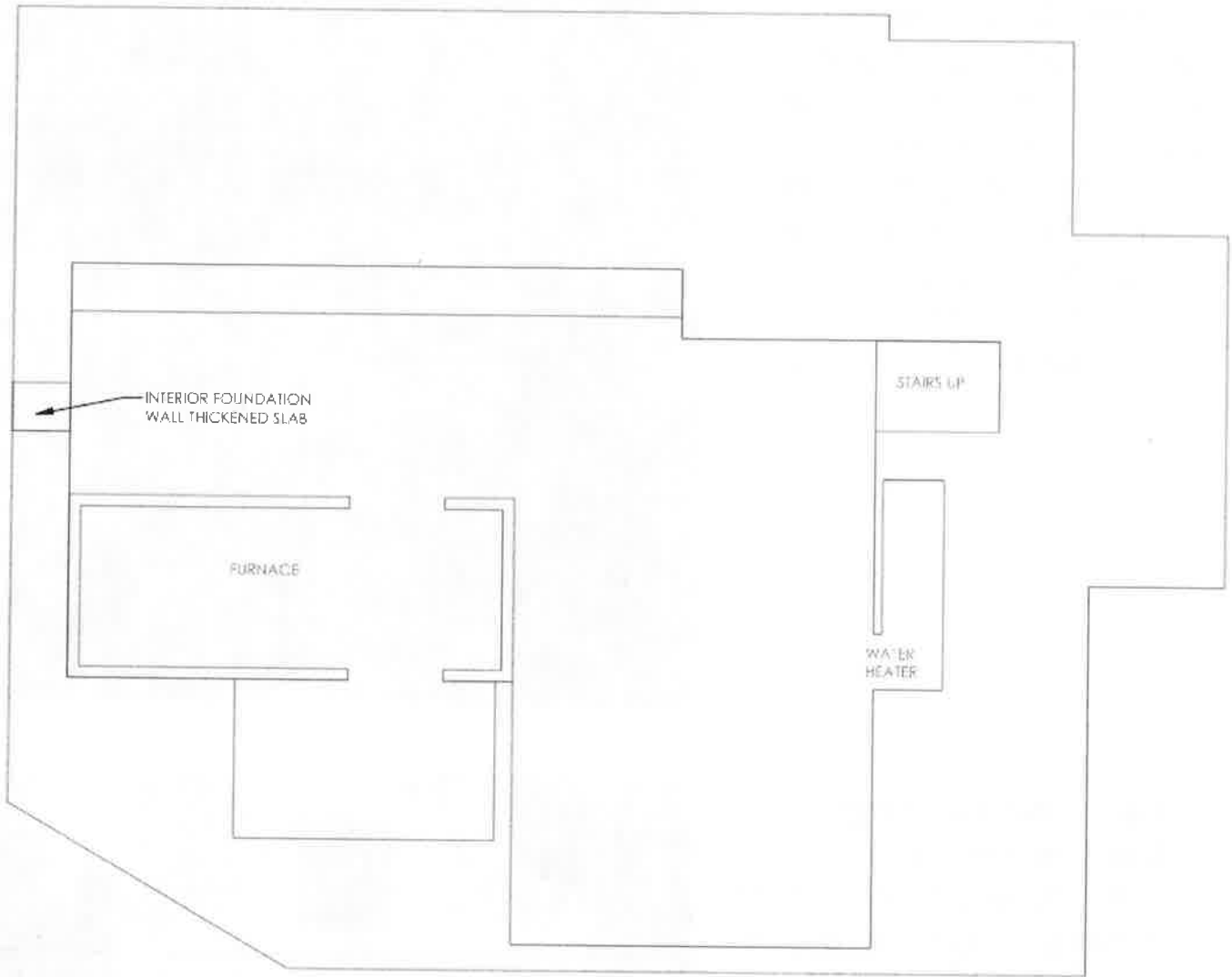
[F] 907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an *occupant load* of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that

activation of the manual fire alarm system initiates an *approved* occupant notification signal in accordance with Section 907.5.

Interior Condition



Existing Basement = 1435 sf footprint

The basement has a noncompliant stair and rail condition. Headroom is noncompliant. The basement has piecemealed structural systems that do not meet current structural code. Structural improvements should have been completed when the retail building was renovated into the youth center .

The basement has significant moisture and water issues. The space should not be used as storage. There is standing water on the slab after all rains. Unexcavated areas are not encapsulated with vapor retardant materials, soil is visible in the basement. There is a significant mildew odor due to water infiltration. Additional observations are identified in the following pages.

Existing Quiet room:

Supply grill missing at duct.
Door opening is 32" wide.
Noise is a concern with
the adjacent game area.
A new 36" door will need
to be installed to
accommodate
accessibility clearances.



Electronic Gaming:

The floor slab is not at the
same level. Particle board
ramp element is in place.
This is not safe. Code
accommodations need to be
made to resolve this
lack of accessibility.





Toilet Rooms:

There are two recently renovated toilet rooms. The toilet rooms require an 18" vertical grab bar be installed to meet current ADA code.

The stackable laundry does not meet accessibility standards for reach or front clearance. The location of the laundry, at the door, blocks the required ADA clear space at door.

Additional power outlet required to remove the non-code compliant extension cord.



Wall vent at toilet room exhaust needs to be sealed or replaced. Exterior daylight is seen through the wall.

Previous water damage was repaired on the north wall of the building. This area has ineffective insulation at the exposed ceiling exposed to visual inspection. Vapor barrier is not in place. Per the photo, this small area was visually accessible showing a significant amount of material discoloration from previous water leaks. Visual inspections are recommended quarterly to determine if there is a change in the discoloration. If a color change or size increase is observed, mold sampling should take place.



Underside of roof sheathing, missing insulation

The observer has significant concerns with the energy efficiency of this building with lack of insulation, lack of vapor barriers, no air infiltration systems and multiple exhaust systems that are wide open.





Misc. wire in ceiling. It is recommended to have an electrician inspect wiring and repair non-compliant conditions



Wiring and piping in various areas are generally 'unfinished'.

Primary Electrical panel located above stair to basement. Not accessible and the location does not meet past or current code requirements. The panel needs to be relocated or a new service needs to be installed somewhere on property to resolve this code violation. This is a major expense.





Kitchenette:

There is currently no exhaust vent for range. A code compliant kitchenette would accommodate a grease interceptor below the sink and an exhaust hood.



Youth Center Office: requires a step up to access. This does not accommodate employees that have mobility concerns. Best practices would recommend this be on the same level. This is not an accessibility violation, because there is another office that is ADA accessible.



Structural: Basement column not secured, basement ceiling clearances are below the average of 7'-6" and not acceptable to occupy



Portions of this wall are not cmu. It is some type of board. Non-code compliant stair treads are too shallow and rise is too high. There are no hand railings.



Exposed unexcavated area. Allows moisture



Original beam & column support. No Hanger supports. Does not meet the required 100lbs/sf floor framing requirement



Improper blocking/supports. There are numerous first floor framing modifications that have occurred over the years. Significant maintenance and repair is recommended to accommodate the structural load requirements, 100lbs/sf, this occupancy type demands.





Abandoned electrical not properly terminated



Abandoned pipes & improper supports. Slab on Grade condition is visible beyond.

Abandoned original stairs.



Water Heater:

Base of abandoned stair is the current location of the water heater . The water heater is 8 years old. The anticipated replacement of a water heater is every 7-12 years.

Average Elec/Water expense is \$193/month





Heating and Cooling:

Newer furnace is in working order. Even when in heating, it is not able to dehumidify the building. Four dehumidifiers were working around the clock in the month of December.

The Aware office is a all in one unit that provides both heating and cooling, referred to as a P-TAC (Packaged terminal air conditioner) unit. This supplemental unit is not energy efficient and has a high electrical usage.

Average Natural Gas usage is \$200/month

Could not follow/trace duct to main level as interior foundation wall ended. This is one of the challenges with the basement space, unexcavated spaces and even slab on grade areas.





Basement mechanical chase to outside, south wall. Water stains down wall show evidence of water infiltration in the past.



Image from exterior

Condition Assessment Findings - Program

The following Program chart reflects the current existing conditions, the minimum improvements recommended and the recommended Best Practices for a new Youth Center facility. To support this program, we have provided an Estimate of Probable cost for maintenance and repairs as well as new construction



Evansville Youth Center

3/4/2024

Rm #	Functional Area	EXISTING				RENOVATE				PROPOSE NEW BUILDING*				Remarks		
		ASF per Space	No. of Spaces	Total ASF	TOTAL AREA	ASF per Space	No. of Spaces	Total ASF	TOTAL AREA	ASF per Space	No. of Spaces	Total ASF	TOTAL AREA			
	Entry Coat Area	83	1	83					83	1	83					
	Lobby/Vestibule	120	1	120					120	1	120					
	Aware Open Office	448	1	448					448	1	448					
	Aware Supplies	56	1	56					300	1	300					Reno - Consolidate Storage or find offsite storage
	Aware Workroom	107	1	107					120	1	120					
	Quiet Room	193	1	193					240	1	240					
	Study/Computers	128	1	128					60	6	360					New Bldg - Six desktop locations
	Aware Staging	79	1	79					0	---	---					Reno - Open up for Art Room
	Aware Storage	76	1	76					0	---	---					Reno - Open up for Art Room
	Electronic Gaming	112	1	112					240	1	240					New - 2 set-up locations
	Stairs	54	1	54					0	0	0					New - Slab on Grade
	Staging	141	1	141					200	1	200					
	Office	95	1	95					110	2	220					New - 2 office spaces
	Open Area Gaming	1034	1	1034					1400	1	1400					
	Open Area Tables/Art	170	1	170					240	1	240					
	Kitchen	196	1	196					240	1	240					
	Art Room/Alcove	---	---	---					155	1	155					
	Health Room	---	---	---					140	1	140					New - Counseling/Health support
	Music Rooms	---	---	---					65	2	130					New Practice Rooms
	Indoor Fitness Area	---	---	---					900	1	900					New accommodates 60 students
	Table/Chair Storage	---	---	---					120	1	120					New - provides more flexibility
	Unisex Toilet (L)	74	1	74					65	5	325					
	Unisex Toilet (R)	60	1	60					0	0	0					
	Laundry/Janitor	---	---	---					120	1	120					
	Mechanical Room	---	---	---					120	1	120					
		TOTAL ASF		3226		TOTAL ASF		3226	TOTAL ASF		6425					
	Outdoor Activity Space								600	1	600					
				3,226				3,226			GSF	7,389				15% load factor on ASF

EXISTING SPACE LICENSED TO ACCOMMODATE 40 YOUTH

*PROPOSED NEW BUILDING IS SIZED TO ACCOMMODATE 50-60 YOUTH

Historic Site Considerations and Mitigation

Alterations or Reconstructions in Evansville's Historic Districts are regulated by Chapter 62 of the Municipal Code. Chapter 62 emphasizes the need to not cause any adverse impact to Evansville's historic districts. Regardless of an individual building's status, appearance, or condition, the entire district is regulated the same across all properties. Any alteration to a building in the district, youth center included, has the potential to cause an adverse impact on the entire district. Consideration must be given to make sure any alterations (canopy removal, renovations, or demolition) mitigate these impacts. The Evansville Historic Preservation Commission has allowed a variety of mitigations including restoration of another building in the district, relocating a structure, historic analysis of structures, and most frequently approving demolition only when a suitable replacement structure is proposed and approved. Additionally, the unique B-1 zoning in this area offers more flexibility for some commercial and mixed uses.

If the City decides to move forward with a possible demolition, some mitigations to consider would be constructing a new building that has multiple units or uses. The historic requirements will likely encourage a zero-lot line multi story building that takes advantage of the recent on street parking additions. The newly constructed building would have the potential to be rented or sold at a profit by the City. Additionally, the City might consider a redevelopment RFP for the site, this would allow the City to sell the site to a user who submits a redevelopment proposal.



Exterior image of the Evansville Youth center and adjacent properties.

Considerations to Renovate Existing Location

To continue to support the success of the existing Youth Program in this building, a significant investment into the maintenance and repair, as well as code improvements of the building needs to occur within the next 12-18 months. If code improvements do not occur to resolve the violations specifically to a Group E occupancy, the youth center will need to relocate to a code compliant location. The building can continue to support the Aware office, which is a Group B Occupancy - Business, with some minor code corrections.

In addition to code improvements, the Youth Program has functional improvement requirements such as a separate snack and art area. Improvements need to be made to the semi-quiet area and dry storage is needed.

To accomplish this request, one recommendation is for the Aware Offices to consolidate their main level storage and program functions into 700 square feet to accommodate needed square footage for the EYC to separate Snack and Art space. It is recommended to provide offsite storage for the Aware program due to the condition of the basement.

Please see the enclosed Estimate of Probable Cost for M&R (maintenance and repairs). Page 29. This work will be code required improvements; however, it may improve, however not resolve the dampness and air quality in the building. It will not resolve the low ceilings in the basement, or basement stair configuration. New HVAC systems or new water heater are not included in estimate. No new kitchen cabinets or counters are included in estimate.

The Building Renovation is estimated to take 4-6 months. The building will need to be vacated during the renovations.

Based on the condition of the building, cost of renovation, the lose of use during renovation and the reality that the old build will remain old and have higher annual maintenance costs; it is recommended to consider a new construction option.

New Build on Existing Location

The existing site is not large enough to accommodate a single-story building with the proposed enhanced program.

Options:

- New construction of a 3,000sf building with limited site work will be roughly \$1,000,000.
- New Construction of a 6,000sf two story building w/ elevator and limited site work will be \$1.8 million. This is a higher density building than the site may support. There would be no outdoor space for an outdoor activity area unless additional property is acquired. Cost to improve additional site is not included in these estimates.

		RENOVATE*				
Scope of Work	Cost	Qty	Unit	Total	Remarks	
Site Grading & Mitigation	\$ 50,000	1		\$ 50,000	Grade, excavate and install drainage, new slab below bike parking	
Remove canopy	\$ 800	1		\$ 800	Remove for safety, patch	
Re-side Building/ fascia work, remove penetrations/unused vents/Add Air infultration barrier	\$ 22	3226	SF	\$ 70,972	Replace due to deterioration. Historic District approved siding material, not vinyl	
Roofing Repair	\$ 7	3226	SF	\$ 22,582		
Tuck Point/Flash chimney	\$ 2,000	1		\$ 2,000		
North Roof Bracing	\$ 500	24	LF	\$ 12,000		
Insulate ceiling/roof and vapor barrier to scope areas	\$ 6	3226	SF	\$ 19,356		
Electrical	\$ 5	3226	SF	\$ 16,130	resolve abandoned wiring, new power to elimiate electrical cords throughout	
Electrical Panel Relocation	\$ 10,000	1		\$ 10,000	Utility access on site TBD	
New LED Lighting	\$ 7	3226	SF	\$ 22,582		
New ACT ceilings	\$ 5	3226	SF	\$ 16,130	insulate above ceiling	
Paint select walls	\$ 5	3226	SF	\$ 16,130		
Quiet Room	\$ 60	195	SF	\$ 11,700	Door, acoustic materials	
New Art Alcove	\$ 180	155	SF	\$ 27,900	Renovate Aware Storage into Art Rm	
Electronic Gaming	\$ 20	112	SF	\$ 2,240	Level floor for ADA	
New Flooring - carpet	\$ 4	2500	SF	\$ 10,000		
Laundry relocation	\$ 150	65	SF	\$ 9,750	Relocate for Toilet room to be ADA, plumbing	
Add exhaust to Stove Top	\$ 4,100	1		\$ 4,100		
Add grease interceptor to sink	\$ 3,000	1		\$ 3,000		
Structural Framing	\$ 18,000	1		\$ 18,000	Stablize First floor framing	
Basement water proofing	\$ 20	2000	SF	\$ 40,000	epoxy injection and damp proofing	
HVAC Modifications	\$ 8	3226	SF	\$ 25,808	Modify existing system and distribution to provide adequate heating, cooling and dehumidification	
				\$ 411,180		
				\$ 82,236	20% Design Contingency	
				\$ 108,552	22% GC P&H & General Conditions	
				\$ 601,968		

* The enclosed estimate of probable cost is schematic and based on initial observations to provide maintenance and repair and improve code compliance. Estimate is based on historical costs, for work to be completed in 2024.

New Building Recommendation

Invest in the growth and safety of our youth.

The Program chart recommends space allocation for a new facility to accommodate 50-60 youth and staff. The Program suggests a building estimated at 7400 sf. The most accessible, value added and low maintenance building type will be a structure that is slab on grade, single story construction. A larger site will need to be considered to accommodate a youth center that meets the proposed program.

The proposed program includes the addition of an Indoor Fitness Area to keep youth healthy and moving as well as an Outdoor space for group activities. The building will be energy efficient, flexible for program evolution and have PV solar capability. The following is an estimate of probable construction cost:



3/4/2024

Evansville Youth Center

New Construction					
Scope of Work	Cost	Qty	Unit	Total	Remarks
Landscaping/Outdoor Activity Space Plantings	\$ 20	5600		\$ 112,000	storm water mitigation not included
Parking & Hardscape	\$ 30	4500		\$ 135,000	Seven auto parking lot and walks
New Building	\$ 170	7389	SF	\$ 1,256,130	New Building w/ PV
				\$ 1,503,130	
				\$ 150,313	10% Design Contingency
				\$ 330,689	20% GC P&H & General Conditions
				\$ 1,984,132	

* The enclosed estimate of probable cost is schematic for work to be completed in 2024.

End