



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Development

300 Sixth Street

605-394-4181

Fax: 605-394-2232

LF021203-04R

TO: Mayor Munson &
Legal and Finance Committee

FROM: Trish Anderson *TA*
Community Development

RE: Youth and Family Services Facilities
910 Wood Avenue & 924 N. Maple Street

DATE: February 21, 2003

Youth and Family Services is planning to vacate two buildings in June once their new facility on East Adams Street opens. Ownership of the building at 910 Wood Avenue will revert to the City and the City already owns the property at 924 N. Maple Street. Because Youth and Family Services utilized Federal Community Development Block Grant dollars on improvements to both of the facilities, additional research was conducted to determine if the City was under any obligation to use the properties or proceeds from the sale of the properties in any specific way. The amounts of Block Grant invested and the timing of the investment into both of the facilities does not trigger any Federal requirements on the re-use or sale of the properties. Below is a brief summary of the research.

910 Wood Avenue – While the City has spent \$343,583 in Block Grants on this facility over the years, the time frame for the expiration of the Federal requirements has passed. Federal requirements state that if a property has received more than \$25,000 in Block Grant funds, and five years has not passed since the investment of the Block Grant, then certain procedures pertain to a reuse of the property. The most recent date that Block Grant was invested in the 910 Wood Avenue property was 2000, however, the amount \$24,924, is below the threshold. Further, the City's contract with Youth and Family Services for the Block Grant funds terminates upon their vacation of the property.

The property is zoned Medium Density Residential and has a Conditional Use Permit for a child care facility. The approved Conditional Use Permit stipulates that no more than 150 children may be cared for in the facility.

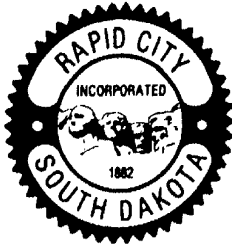
924 North Maple Street – This City owned property is across the street from General Beadle School and was given to the City by the Rapid City Area Disaster Foundation. Youth and Family Services has most recently used the property as a counseling center. Approximately \$46,300 of Block Grant funds were invested in this property, but the five year time frame has expired. The City's contract with Youth and Family Services for the Block Grant on this property also terminates upon vacation of the property.



EQUAL OPPORTUNITY EMPLOYER

This property is zoned Medium Density Residential and has two approved Conditional Use Permits. The first was in 1974 for a pre-school. The second Conditional Use Permit was granted in 1999 to allow a municipally owned building in the Medium Density Residential Zoning District. At the time of the second Conditional Use Permit, two variances for the parking lot were also granted.

Cc Marcia Elkins
Jim Preston
Dan Bjerke
Rod Johnson



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Public Works Department

300 Sixth Street

Telephone: (605) 394-4165

FAX: (605) 394-6636

Web: www.ci.rapid-city.sd.us

February 10, 2003

LF021203-04R

Memorandum

To: Mayor Munson, City Council, Department Heads
From: Rod Johnson, Operations Management Engineer

Regarding:

Youth and Family Services Girls Inc. Building
910 Wood Avenue (corner of Wood and Van Buren)
Rapid City, SD

As part of the Vision 2012 Funding for the YFS Project, the City will be acquiring the property identified above. Girls Incorporated will be moving out of this building in May, 2003.

The property is zoned Medium Density Residential. The current use of the building is a child care center, allowed under a conditional use permit. Facilities include kitchen and dining areas, classroom and activity areas, a small gym, office and support areas, a small playground area, and some off-street parking.

We have scheduled an inspection of the building at 8:30am, Friday, January 31. If anyone would like to tour the building, you could do so at this time.

Should the City:

- a. Occupy the building
- b. Demo the building
- c. Mothball the building
- d. Lease the facilities
- e. Declare surplus and sell the property

This item will be placed on the February 12 Legal and Finance Agenda. If you have any questions, comments or concerns, you can forward them to Jim Preston at the Finance Office or bring them to the February 12 Meeting. If I can answer any questions prior to that time, e-mail or give me a call.



EQUAL OPPORTUNITY EMPLOYER

(Addressee)

(Date)

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The facility consists of an approximate 16,900 sq. ft structure located on a 52,500 sq. ft. (1.2 acre) property located at the northeast corner of Wood Ave. and Van Buren St. A 35-stall parking lot occupies the south end of the lot with direct access to Wood Ave. and access to Van Buren via a graveled alley. A playground area surrounds the north and east side of the structure.

The south portion of the building is a two story structure that originally housed a church. The upper level (approximately 3300 sq. ft.) accesses Wood Ave. to the west. The lower level (approximately 4200 sq. ft.) accesses the playground to the east. The north portion of the building (approximately 9400 sq. ft.) was added in 1979.

A 1997 remodel of the original building included an asbestos abatement project. Asbestos was either removed or encapsulated.

The northeast corner of the 1979 addition shows signs of recent settlement, evidenced by cracking in some block walls. Currently, the damage appears to be cosmetic. There is also some minor sidewalk settling at two of the exterior doors.

While the construction materials for this type of facility might be considered middle to low end (stick-framed, metal siding, gyp board walls), the maintenance and upkeep appears to be very good. The building clearly has some useful life remaining.

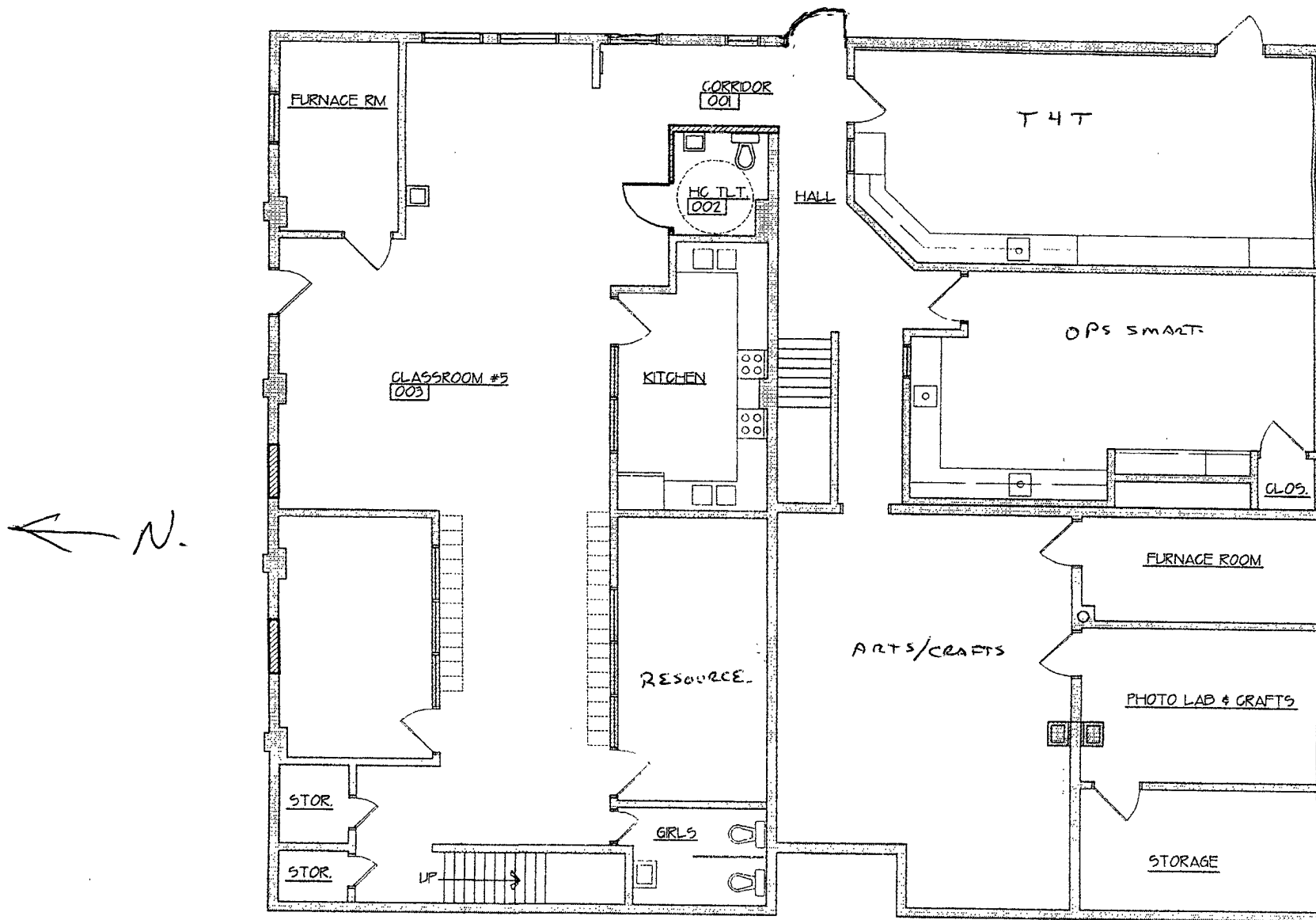
Building inspection performed a walk-through of the building to provide a very preliminary opinion of the facility. They did identify some items that would not comply with current building codes. These items are probably fairly minor and would be considered existing non-conforming so long as the facility continues to be operated under its current conditional use.

Some accessibility issues may need to be addressed. However, the stairways do provide chairlifts to allow access to all levels of the building.

A fire department report is forthcoming. State health issues for this type of operation were outside the scope of this review.

If the City is to occupy and/or lease this property, then the facility must be in full compliance with current codes. If the property is sold, the occupants may be able to operate under the current conditional use permit so long as all the stipulations of approval are continually met. This issue will be referred to the Planning Department and Attorney's Office.

My recommendation is to occupy or surplus and sell the property as soon as possible. An unoccupied building tends to deteriorate faster than an occupied one.



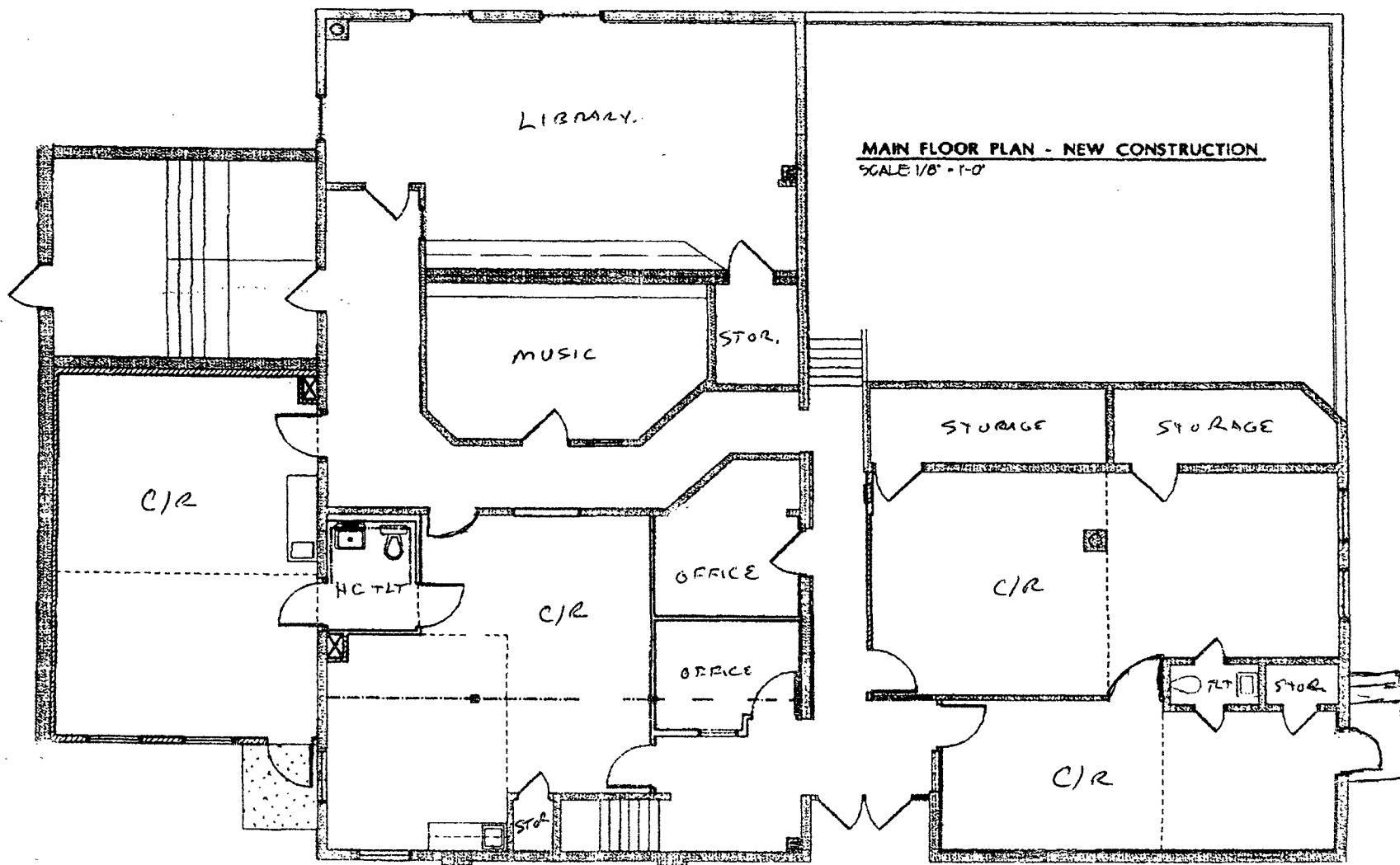
SOUTH WING

LOWER LEVEL REMODEL PLAN

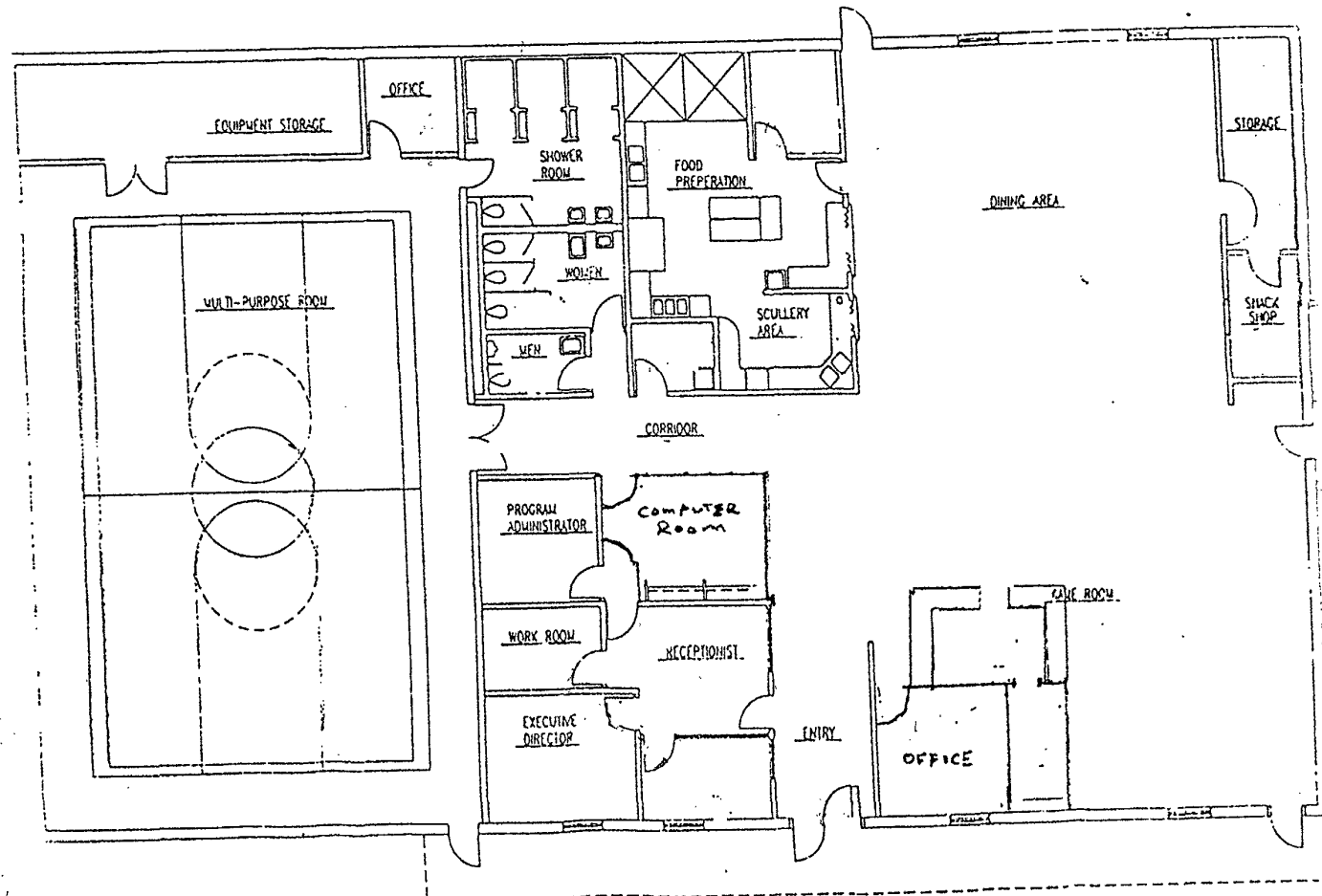
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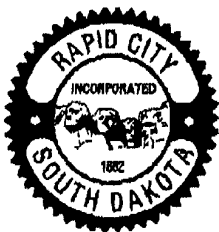


SOUTH WING
UPPER LEVEL



NORTH WING





CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Department of Fire and Emergency Services

10 Main Street

605-394-4180

Fax: 605-394-6754

Feb 11, 2003

Rod Johnson
Operations Management
RC Public Works
300 Sixth Street
Rapid City, SD 57701

Re: 910 Wood Street, Girls Club Building

Rod,

The following are comments based on the building review conducted on January 31, 2003. The existing girls club building appears to be very well maintained structure, and does not have a long list of historical fire related issues in the file.

The total building square footage is approximately 18000 Sq. ft. and appears to be of Type V non-protected construction. The building was constructed in two or three different time periods creating somewhat of a convoluted system of egress, as well as potential rescue issues, should the need arise.

The basic required fire flow for the complex is 3500 gallons per minute, with four Fire hydrants available. The site file revealed that as of 1989 when the basement fire sprinkler system was installed a flow test was taken and revealed that only 1060 gpm was available at 20 psi. residual, thus leaving a shortage of nearly 2500 gpm.

The majority of the fire detection and alarm system appears to meet the basic requirements of the Uniform Fire Code for an A2.1 and E-3 occupancies, and with a few system modifications could be upgraded to meet the visual notification and detection coverage requirements.

The kitchen hood system could not be inspected to determine if the hood mounting methods, and or the grease duct had properly been installed and/or maintained. Also the existing grease filters do not meet the current requirements and must be replaced.

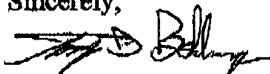
The remaining issues noted throughout the review were items such as settling steps or sidewalks, creating tripping hazards; Fire place usage without proper physical separation to the occupants; miscellaneous storage practices; parking lot in-adequacies potentially creating Fire apparatus access obstruction, ect..

In summary corrective measures that should be taken are as follows:

- Extend the existing fire sprinkler system to provide protection throughout the entire facility to meet NFPA 13 standards. This not only reduces the required fire flow to the structure by 50 percent to 1750 gpm, but also counters many other building layout and construction issues.
- Review the existing Fire detection and alarm system, and provide additional smoke detection and notification devices as needed to meet the current requirements.
- Review the kitchen hood and duct system, replace the filters and make any other corrections deemed necessary.
- The remaining miscellaneous items noted, can be addressed through establishing policy for storage, site review and maintenance, fireplace barriers, ect.

This is a relatively short commentary on the facility and I hope the information is of use to you in determining the future of the facility. If you have any questions or need additional information please give me a call.

Sincerely,



Tim Behlings
Lieutenant
Fire Prevention
Rapid City Fire Department.

Cc Asst. Chief Bill Knight