

WO #3

124

Lee County Board Of County Commissioners  
Agenda Item Summary

Blue Sheet No. 20040843

1. **REQUESTED MOTION:**

**ACTION REQUESTED:** Discuss the proposed acquisition of the TOPPS building for the purpose of relocating the Pondella Road and Michigan Avenue offices of the Lee County Health Department.

**WHY ACTION IS NECESSARY:** Requested by the Board.

**WHAT ACTION ACCOMPLISHES:** Determination of the future location of health services for Lee County.

2. **DEPARTMENTAL CATEGORY:** 02  
**COMMISSION DISTRICT #**

3. **MEETING DATE:**  
06-29-2004

4. **AGENDA:**  
 CONSENT  
 ADMINISTRATIVE  
 APPEALS  
 PUBLIC  
 WALK ON  
**TIME REQUIRED:**

5. **REQUIREMENT/PURPOSE:**  
(Specify)  
 STATUTE  
 ORDINANCE  
 ADMIN. CODE  
 OTHER

6. **REQUESTOR OF INFORMATION:**  
A. COMMISSIONER  
B. DEPARTMENT Construction & Design  
C. DIVISION  
BY: Jim Lavender, Public Works Director

7. **BACKGROUND:**

The Topps building has a "value in use" to the Lee County Health Department based on its proximity to the majority of clients (70%) utilizing their services. The following represents facts and comparative values for providing a new Health Department facility.

<b>TOPPS ACQUISITION AND RENOVATION:</b>		
Acquisition Cost		\$2,300,000
Renovation Cost @ \$80/sq ft x 45,754 sq ft		3,660,320
	Sub Total	<u>\$5,960,320</u>
State Funds		-400,000
	<b>Total</b>	<b><u>\$5,560,320</u></b>

<b>COMPARABLE NEW CONSTRUCTION:</b>		
Site acquisition		\$1,000,000
New construction @ \$140/sq ft x 45,754 sq ft		6,405,560
	<b>Total</b>	<b><u>\$7,405,560</u></b>

**PROS:**

1. Provides additional space needed for Health Department.
2. Combines Pondella and Michigan Health Department Offices in one building (operational savings, eliminates redundancy).
3. Returns Michigan Avenue building to the School Board for their use.
4. Returns Pondella Building to the County for sale or alternate use (possible evidence building for Sheriff).
5. Locates Health Services in proximity to majority of clients.
6. Provides viable community use of empty storefront building
7. Provides savings versus construction of new facility.

**CONS:**

1. City loses taxable value of the property.
2. County expenditure for State responsibility.

**Assumptions:**

Health Department will provide all furniture and equipment. Tuberculosis units to be moved from Michigan Avenue.

Attachment: Powerpoint presentation of Topps Plaza tour conducted 5/9/03. Funds for either option (Bldg. renovation or new construction) will be provided from a combination of Capital Improvement Fund Reserves and bond financing. *Jim*

8. **MANAGEMENT RECOMMENDATIONS:**

9. **RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services			G County Manager
<i>Jim</i> 6/24/04				<i>Jim</i> 6/24/04	OA <i>Jim</i> 6/25/04	OM <i>Jim</i> 6/25/04	Risk <i>Jim</i> 6/25/04	<i>Jim</i> 6/24/04

10. **COMMISSION ACTION:**

APPROVED  
 DENIED  
 DEFERRED  
 OTHER

RECEIVED BY  
COUNTY ADMIN:  
6/24/04  
4:45 PM BLT  
COUNTY ADMIN  
FORWARDED TO:  
6/25/04  
072 am

Rec. by CoAtty  
Date: 6/24/04  
Time: 4:45  
Forwarded To:  
Admin: 6/24/04

**BOARD OF COUNTY COMMISSIONERS  
WALK ON AGENDA ITEMS  
MEETING DATE: June 29, 2004**

**WO #      DESCRIPTION**

**WO #1**      **ACTION REQUESTED:**  
Authorize Chairman to grant the Sheriff of Lee County permission to accept and expend funds received from the State Criminal Alien Assistance Program (SCAAP) upon disbursement as outlined in the background information. Authorize expenditure of the funds in accordance with funding request outlined in the background information.  
**WHY ACTION IS NECESSARY:**  
Federal regulations controlling this grant require the approval of the Board of County Commissioners.  
**WHAT ACTION ACCOMPLISHES:**  
Allows Lee County Sheriff's Office permission to purchase the following: mattresses and bunks for detention facilities, Data Sharing Consortium connectivity, mental health training for deputies, and JBI technical assistance fees. (#20040840-Sheriff)  
**REASON FOR WALK ON:**  
Required to accept funds within 45 days.

**WO #2**      **ACTION REQUESTED:**  
Approve and sign the grant award from the Department of Juvenile Justice in the amount of \$57,194 for the Neighborhood Accountability Boards. Approve a budget amendment resolution in the amount of \$57,194. Establish a full-time grant funded Human Services Coordinator in the Department of Human Services to assist with the administration of the Neighborhood Accountability Board.  
**WHY ACTION IS NECESSARY:**  
To accept grant funding from the Department of Juvenile Justice. Due to the volume of referrals and the number of neighborhoods and other communities we are serving, existing staff needs assistance with the Neighborhood Accountability Board conferencing.  
**WHAT ACTION ACCOMPLISHES:**  
Continues the Neighborhood Accountability Boards to address first time juvenile offenders, victims, and the victimization of the neighborhoods. Allows Human Services to hire a full-time grant funded position. (#20040844-Human Services)  
**REASON FOR WALK ON:**  
Required to accept funds from grant.

**WO #3**      **ACTION REQUESTED:**  
**Discuss the proposed acquisition of the TOPPS building for the purpose of relocating the Pondella Road and Michigan Avenue offices of the Lee County Health Department.**  
**WHY ACTION IS NECESSARY:**  
**Requested by the Board**  
**WHAT ACTION ACCOMPLISHES:**  
**Determination of the future location of health services for Lee County. (#20040843-Constructin & Design)**  
**REASON FOR WALK ON:**  
**Board directed.**

**BOARD: ALBION COY JUDAH JANES ST. CERNY  
COMMISSION RECEPTION DESK  
DONALD STILWELL, COUNTY MANAGER  
WILLIAM HAMMOND, DEPUTY COUNTY MANAGER  
HOLLY SCHWARTZ, ASSISTANT COUNTY MANAGER**

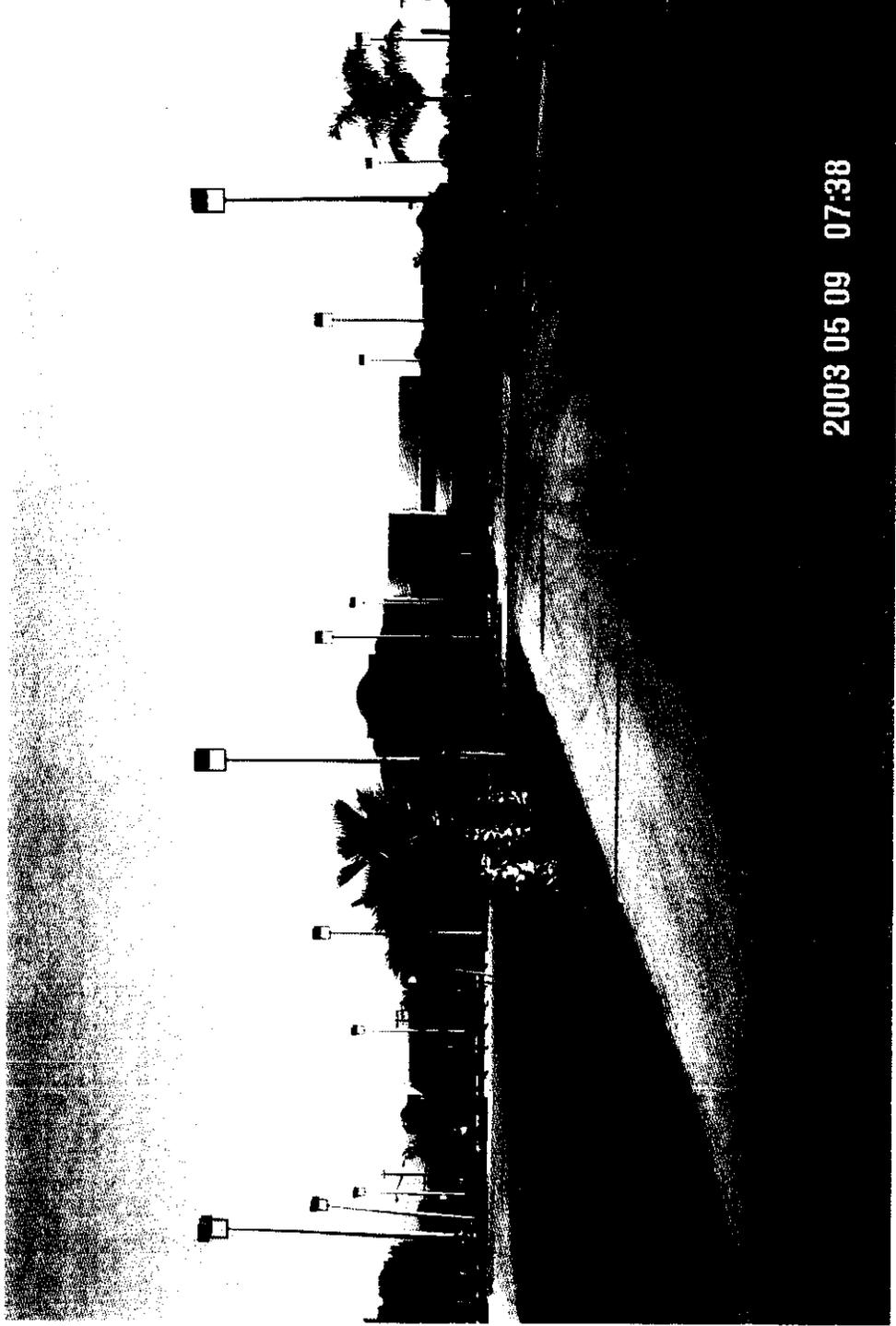
**ANTONIO MAJUL, BUDGET SERVICES  
JAMES YAEGER, COUNTY ATTORNEY  
JAMES LAVENDER, PUBLIC WORKS  
PUBLIC RESOURCES OFFICE  
LISA PIERCE, MINUTES**

**DATE AND TIME DISTRIBUTED: 06-25-04 2:30 PM**

**Distributed by: Kathy Geren  
Division of Public Resources  
Phone: 335-2215**

# Topps Plaza on MLK

Tour conducted on May 9, 2003



2003 05 09 07:38

# General Information

- The building is composed of 5 separate store fronts, from left to right facing the structure:
  - Unit 1 is occupied by a liquor store...1,662 sqft
  - Unit 2 is a beauty supply store.....3,173 sqft
  - Unit 3 is vacant.....36,000 sqft
  - Unit 4 is a dollar store.....2,444 sqft
  - Unit 5 is vacant.....2,475 sqft
- The total square footage is.....45,754 sqft
- There are also two outparcels.
- Estimated 240 parking spaces in the front.
- Work completed in 2001.

# General Condition

The condition of the building is good. Since it was only used for a few months this is a logical conclusion. There was some concern about insulation of the interior roof and vapor barrier on the exterior walls. This will need further investigation. A worst case would be to spray on insulation of the roof interior, strip the exterior stucco and install a vapor barrier.

**The team saw no conditions that would preclude a purchase by the County for the intended purpose of consolidating the Health Department into one location.**

# Indoor Air Quality

- While there was no time to perform a sample analysis, due to the age of the structure we are confident that no asbestos or other hazardous material would be encountered during renovation.
- No signs of mold were noted, there were some spotted ceiling tiles but this seemed to be from a fire suppression system leak that had been corrected.

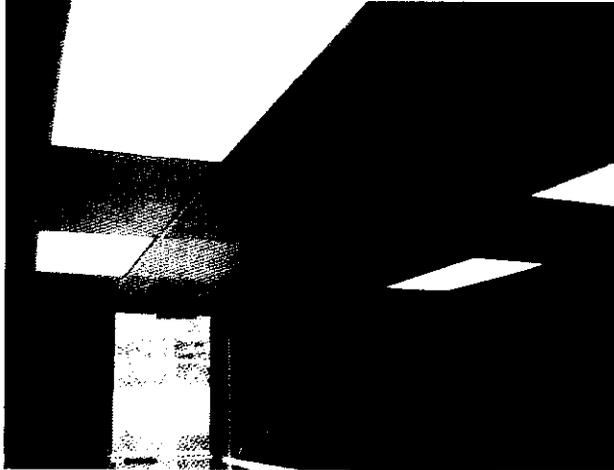
# HVAC

- We believe that the new (one year old) tuberculosis ventilation system installed at Michigan Health can and should be moved to the new location, this has a cost saving potential of 100,000 dollars.

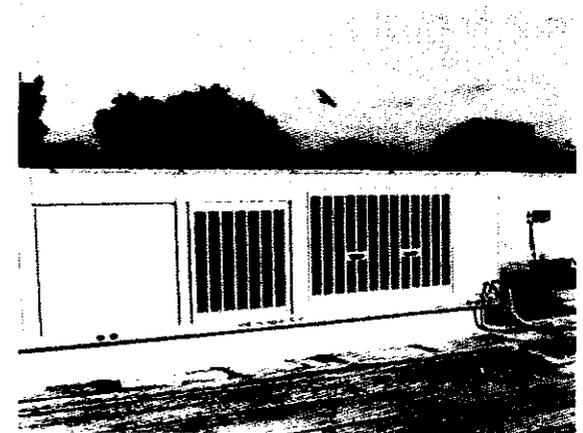
Controlled Exhaust



UV lights



HVAC Unit



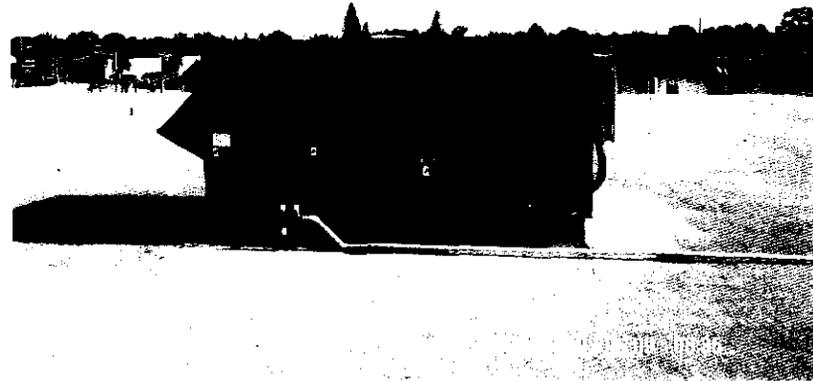
# HVAC Continued

The main store has approximately 60 tons of air cooling provided by 5 new (2001) Trane units. They appeared to be in excellent shape with little use. Each of the satellite stores have two independent units each, we did not climb down on the lower roofs to examine them.

Satellite units

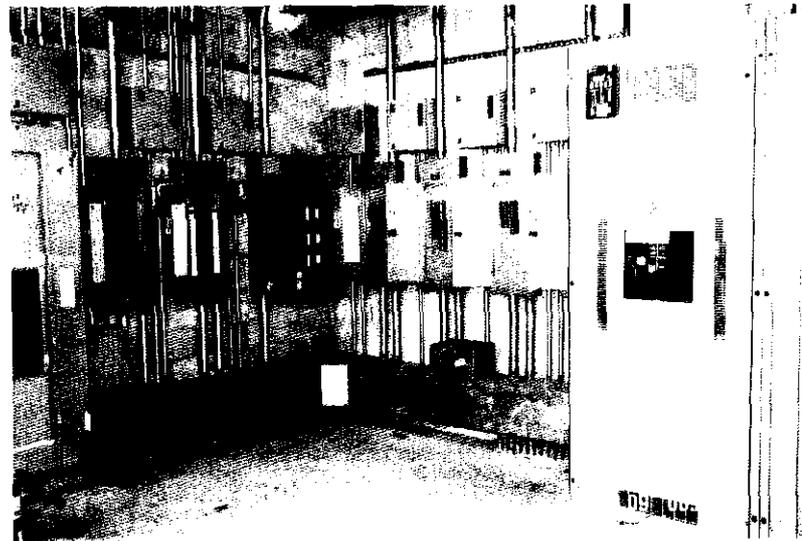
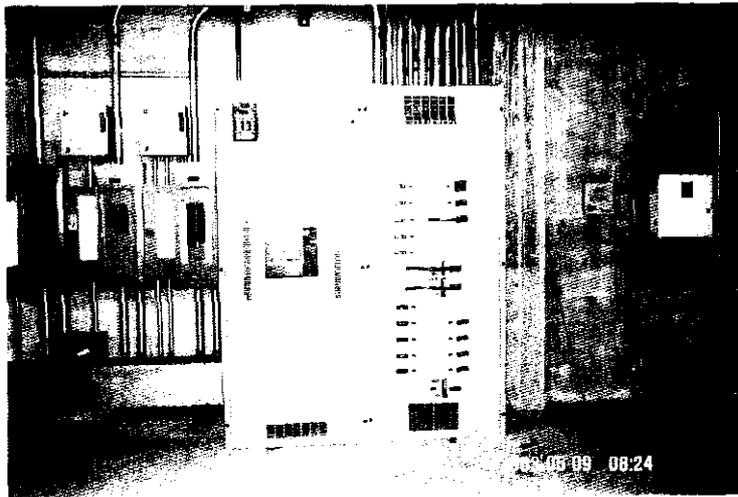


Main roof unit



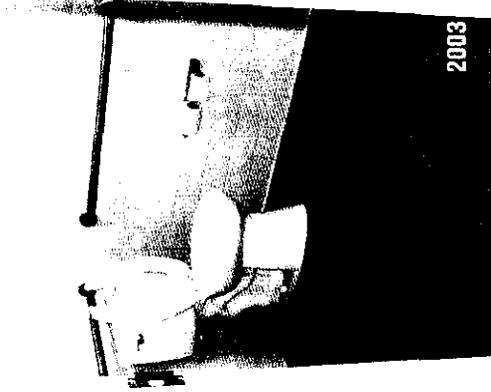
# Electrical

The electrical system for the main space is 120/208V 3phase, 3000amp system supplied by Cutler-Hammer. No issues were raised during the tour. There is also a small generator, probably to run the freezer during a power outage.



# Plumbing

Bathrooms appeared to meet current ADA codes. They would probably need to be expanded.



# Fire Suppression System

The building is equipped with a water suppression system.



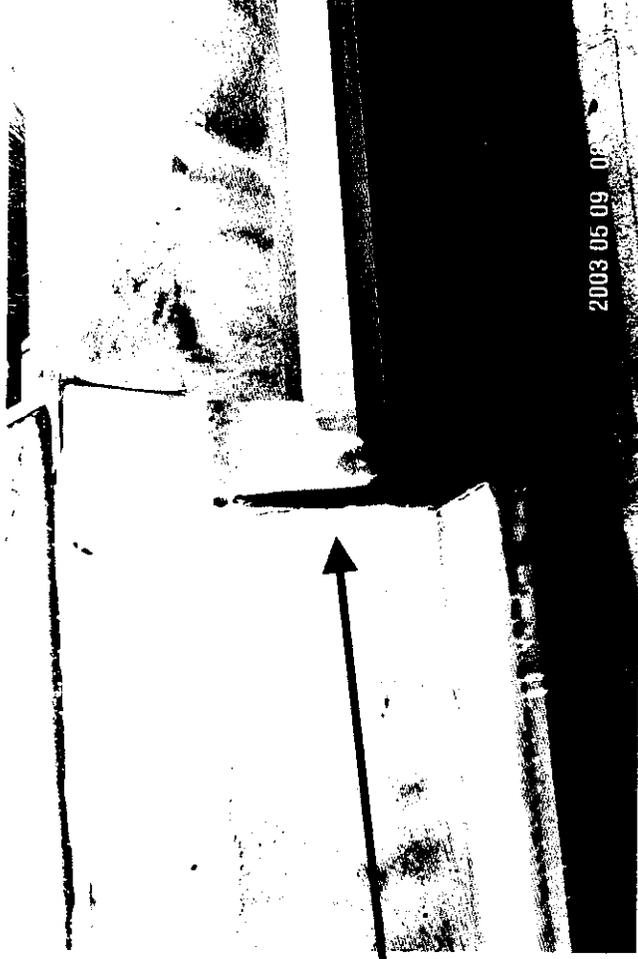
# Elevator



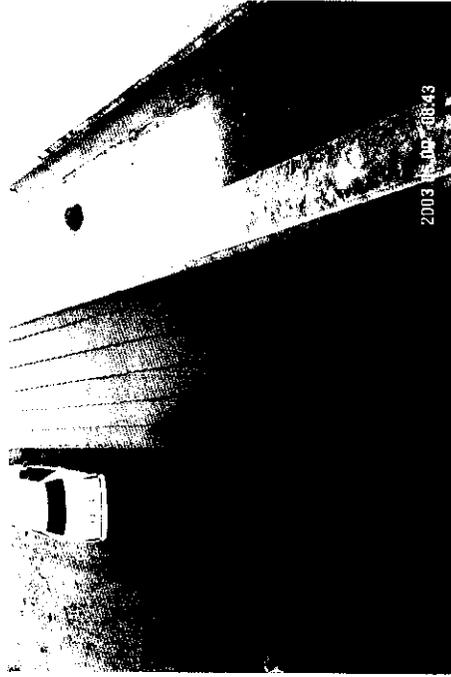
There is a one person  
elevator for use to  
access the office  
upstairs

# Roof

A rolled seam installation, generally in good shape. The slide at right shows some separation along the parapet wall.



Tiles in good condition



Damage to covering of parapet



# Parking lot

The parking lot has spaces for 240 vehicles and appears in good repair.

