THE CITY OF LA CROSSE

Neighborhood/Community/Seniors Centers

Facility and Programs Report

Board of Public Works
Park and Recreation Department

400 La Crosse Street
La Crosse, WI 54601

December 2013

GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

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EXECUTIVE SUMMARY

The Neighborhood/Community/Seniors Centers Facility and Programs Report is intended to provide a comprehensive review of the buildings owned by the City of La Crosse where programs and activities for seniors take place. Five facilities are evaluated in the report:

Southside Multiple Purpose Senior Center - 1220 Denton St

Harry J Olson Senior Center - 1607 North St

Black River Beach Neighborhood Center - 1433 Rose St

South Side Neighborhood Center - 1300 6th St

Community Policing Center – 715 St. James St

All of the facilities underwent an architectural and engineering assessment of the physical building condition. This included not only the structure, but also the electrical, heating, cooling, and plumbing systems. Improvement recommendations and cost estimates for those improvements are contained in each assessment report.

The City's Park and Recreation Department compiled information and data on the demographics and population of seniors in not only the City of La Crosse but also La Crosse County. A comprehensive survey was prepared to aid in gathering the information. The survey also attempted to gather information on the type of services and events seniors were interested in and the frequency they may take advantage of the services.

The Board of Public Works reviewed and discussed the report on November 18, 2013. There were a number of people in attendance from both the Harry J Olson and the Southside Multiple Purpose Centers . Based on those discussions and input the Board of Public Works identified five (5) alternatives for further consideration by the La Crosse Common Council.

- Do nothing. Continue to maintain the buildings and facilities as has been done in past years
- Close both the Southside Multiple Purpose Center and the Harry J Olson Center.
- Do very minimal upgrades and improvements to the Southside Multiple Purpose Center and HJO Center for five (5) years and close after that.
- Do all improvements to the Southside the Southside Multiple Purpose Center and HJO Center as identified in the facility evaluations.
- Retain a consulting specialist to perform an in-depth evaluation of senior aging wants, needs, and services in the La Crosse area.

The improvements to the Southside Multiple Purpose Center and HJO Center as identified in the Section 5 Evaluations are presented below.

	Southside Multiple Purpose Center	HJO Center
Low Priority	$ 59,000	$ 55,500
Medium Priority	$140,000 - $175,500	$ 86,500
High Priority	$ 21,700	$170,500 - $205,500
Total	$220,700 - $256,200	$312,500 - $347,500

Kitchen improvements to the Black River Beach Center and the South Side Neighborhood Center would be necessary for those facilities to function in the La Crosse County Meals Program. Details of the improvements are in Section 5.

South Side Neighborhood Center	$34,000
Black River Beach Center	$45,000

SECTION 1 BACKGROUND/PURPOSE of REPORT

The City of La Crosse has owned and maintained two multipurpose senior centers for over 30 years. The Southside Multiple Service Senior Center at 1220 Denton Street is leased to the La Crosse Senior Citizens Multiple Service Center, Inc. The Lease expires December 14, 2013. The Harry J. Olson Senior Center at 1607 North Street is leased to the Harry J. Olson Senior Center, Inc. The lease expires December 14, 2013.

The La Crosse Senior Citizens Multiple Service Center, Inc. currently provides services to approximately 175 members. The Harry J Olson Senior Center, Inc serves approximately 100 members. Programming at these two facilities is essentially provided by each center's board of directors.

The City also owns and maintains a number of other buildings and facilities where some programs and events for seniors are held. These include the South Side Neighborhood Center at 1300 6th Street, S, the Community Policing Center at715 St James Street, and the Black River Beach Neighborhood Center at 1433 Rose Street.

The City of La Crosse City Council in Resolution 2011-01-018 directed the Board of Public Works and City Departments to submit a report regarding the use and disposition of the various neighborhood, community, and senior centers. The Engineering and Public Works Departments addressed the physical building and infrastructure issues. The Park and Recreation Department examined the programming use, membership, and demographic concerns and offerings.

River Architects was retained to complete a physical assessment of the Southside Multi-Purpose Center and the Harry J. Olson Senior Center. The assessment included not only the buildings but also the HVAC, electrical, and plumbing systems as well. The complete assessments are included in the appendix of this report.

The City's Public Works and Engineering Departments completed assessments of the South Side Neighborhood Center and the North Side Policing Center. The assessments also included the physical buildings and support systems. The assessments are included in this report.

The Black River Beach Community Center was completed and opened in fall of 2011. Since it is still relatively new facility, no physical assessment was completed. There is information regarding sizes of meeting rooms and facility amenities included in the report.

The City of La Crosse Park and Recreation Department compiled information on population, demographics, programs and services offered, and frequency of use. This information is also included in the report.

SECTION 2 PHYSICAL INVENTORY and ASSESMENT of FACILITIES

SOUTHSIDE MULTIPLE SERVICE SENIOR CENTER

Architectural and Engineering Summary

The physical building was constructed in 1895 as a City of La Crosse fire station. It served in that capacity until 1967 when the use was changed to a senior center. It is a two story, brick clad, wood frame building. Since 1967 there has been a number of building improvements and major maintenance projects completed by the City. Many of these were in part financed by Community Development Block Grants. Some of those projects were:

1967 Alteration of the primary façade (north side) with removal of the double fire doors and the application of a stucco exterior coating

1977 Construction of exit stairs on the south side and interior elevator for access to all three levels

2003 Replacement of the pitched roof on the south end of the building

2004 Window replacement in the north side at the ground level and installation of a new fire escape door at the second level

2008 Renovation of the main floor kitchen including new dishwasher, counter, and plumbing

2009 Installation of backflow preventers on the water system

2010 Replacement of the roof on the north east area over the elevator shaft and storage area, replacement of the heating boiler, replacement of seven (7) stone window sills in the lower west and south windows, exterior power washing, mortar tuck pointing, and sealing of the brick to approximately seven (7) feet above grade.

Recommended Building Improvements

ITEM	PRIORITY	ESTIMATED COST
Stair Renovation/Restoration	Low	$ 10,000
Relocate Electrical Service Mast	Low	$ 5,000
Update Lighting Systems	Low	$ 15,000
Install Auto Set-Back Thermostats	Low	$ 3,000
Air Conditioning System Replacement	Low	$ 25,000
Gate Valve Replacement	Low	$ 1,000

ITEM	PRIORITY	ESTIMATED COST
Replace Window Sills & Building Tuck Point	Medium	$100,000-135,000
Replace 2nd Floor Windows	Medium	$ 25,000
ADA Upgrades in Restrooms	Medium	$ 6,000
Install GFCI Electrical Receptacles	Medium	$ 1,500
Install Fire Alarm System	Medium	$ 8,000
Stair Lighting Upgrade	High	$ 1,000
Replace South Entrance Ramp	High	$ 3,200
Replace South Fire Escape and Exit Door	High	$ 10,500
Replace South Meeting Room Stair	High	$ 5,000
Replace Emergency Lighting System	High	$ 2,000

RECOMMENDED BUILDING IMPROVEMENT COST SUMMARY

PRIOITY LEVEL	COST
LOW	$59,000
MEDIUM	$140,000 - $175,500
HIGH	$21,700

OPERATING EXPENSE SUMMARY (City paid expenses only)

Item	**2011**	**2012**
Gas/Electric	**$4,684**	**$3,585**
Sewer/Water	**$ 366**	**$ 419**
HVAC	**$ 80**	**$ 209**
Elevator	**$1,493**	**$1,556**
Other (roof repair)	**$ 400**	
Total	**$7,023**	**$5,769**

HARRY J OLSON SENIOR CENTER

Architectural and Engineering Summary

The original two story building was constructed in 1887 by the Chicago, Burlington, and Quincy Railroad as a dormitory. The building was remodeled in 1951 by the Bethany Evangelical Free Church. The City of La Crosse purchased the building in 1974. Major City of La Crosse renovations and improvements include:

1978 Construction of the one story, 3,600 square foot multi-purpose room

1980 Construction of elevator to provide access to two of the three levels

2003 Addition of insulation to roof top HVAC unit

2004 Addition of in-ground lawn irrigation system

2007 Replace the roof on the one-story unit with metal standing seam roof

2008 Replace furnace and A/C unit for the original building.

Recommended Building Improvements

ITEM	PRIORITY	ESTIMATED COST
Update Lighting Systems	Low	$ 24,000
Install Fire Alarm system with Monitoring	Low	$ 12,000
Install 2nd Furnace for 2nd Floor (original bld)	Low	$ 15,000
Remove Fire Hose Cabinet	Low	$ 2,000
Replace Water Heater Serving Kitchen	Low	$ 2,500
Replace Windows in Original Building	Medium	$ 40,500
Replace Stairs in Original Building	Medium	$ 9,000
ADA Upgrades in Restrooms	Medium	$ 30,000
Install GFCI Electrical Receptacles	Medium	$ 2,000
Install Auto-Setback Thermostats	Medium	$ 2,500
Add Ventilation Capability to Rooftop A/C Unit	Medium	$ 2,500

Original Building Exterior Wall Work	High	$ 140,000 - $175,000
Original Building Roof Replacement	High	$ 27,500
Emergency Lighting	High	$ 3,000

RECOMMENDED BUILDING IMPROVEMENT COST SUMMARY

PRIOITY LEVEL	COST
Low	$ 55,500
Medium	$ 86,500
High	$170,500 - $205,500

OPERATING EXPENSE SUMMARY (City paid expenses only)

Item	**2011**	**2012**
Gas/Electric	**$8,396**	**$7,884**
Sewer/Water	**$ 681**	**$ 701**
HVAC		**$ 469**
Elevator	**$1,528**	**$1,709**
Snow (Sidewalks & Lot)	**$ 475**	**$ 993**
Lawn Care	**$1,070**	**$1,001**
Other (misc, see rpt)	**$1,002**	**$ 126**
Total	**$13,152**	**$12,883**

BLACK RIVER BEACH NEIGHBORHOOD CENTER

Architectural Summary

The Black River Beach Neighborhood Center was constructed and opened in fall 2011. The facility is in excellent condition since it is approximately 2 years old. It consists of the following rooms and facilities:

Outdoor Pavilions	2 available	combined capacity	400
Maplewood Room	44’ x 48’	Seating Capacity:	249
	Room can be divided		
Serving Kitchen	adjacent to Maplewood Room, with pass through window		
Cottonwood Room	21’ x 24’	Seating Capacity:	49
Birchwood Room	16’ x 21’	Seating Capacity:	35

Operating Expense Summary

Staffing **$36,500**

Utilities **$14,700**

Building Improvements **M**odify the kitchen area for the Meals Program. (See Section 4)

Estimated Cost **$45,000**

SOUTH SIDE NEIGHBORHOOD CENTER

Architectural Summary

The building was constructed in 2001 and opened in 2002. The building is in good to very good overall condition. It consists of the following rooms and facilities:

Centennial Hall	42’ x 33’	Seating Capacity:	75
	Room can be divided		
Board Room	14’ x 21’	Seating Capacity:	10
Kitchenette	Large sink, counter space, coffee maker, refrigerator/freezer,microwave, serving counter with pass through window		
Computer Room	Seating capacity:	6	

Recommended Building Improvements

Install pushbutton activated door openers on restrooms to improve ADA accessibility

Kitchen improvements for Meals Program **Estimated Cost $34,000**

Operating Expense Summary

Staffing: $26,500

Utilities: $ 7,200

NORTHSIDE COMMUNITY POLICING CENTER

Architectural Summary

The building was constructed in 1996 and is in good condition. It consists of the following rooms and facilities:

Community Room: 30ft by 48ft adjacent restrooms

Adjacent kitchenette area with refrigerator, microwave, sink with

Serving countertop.

Policing Room: 20ft by 20ft common room, 2 offices, small kitchenette

Recommended Building Improvements

Replace original asphalt shingles – currently aged & curling

Estimated replacement cost: $16,100 (asphalt)

$27,600 (metal)

Operating Expense Summary

Item	**2012**
Natural Gas	**$ 962**
Electric	**$2,545**

SECTION 3 DEMOGRAPHICS, PROGRAMS, and SERVICES FOR SENIORS

Demographics

Survey Results

Programs and Services Summary

Senior Center Findings and Survey Results

Senior Center Survey Questionnaire

SECTION 4 FACILITY ASSESSMENT REPORTS

Southside Multiple Service Senior Center

Harry J Olson Senior Center

Black River Beach Neighborhood Center

South Side Neighborhood Center

Community Policing Center

SECTION 5 FACILITY LEASES

Southside Multiple Service Center

Harry J Olson Senior Center

SECTION III

La Crosse Area Seniors

- Demographics
- Survey Results
- Programs & Services

November 18, 2013

Introduction

Section III has three major thematic sections:

A. Demographic profile of today's older population in the City and County with some projections of what the older population of La Crosse may look like in the future.

B. Detailed summary of findings from a survey of older La Crosse residents conducted by the La Crosse Parks and Recreation Department.

C. Observations.

Demographics

According to the U.S. Census Bureau's 2010 Demographic profile for the City of La Crosse, over 14,600 City residents are over the age of 50. County-wide, over 36,700 residents are over the age of 50. Of particular interest in the City, this age group represents 29% of the population and County-wide this age group represents 32% of the population. The demographics show that the 55-64 year olds are the largest of the over 50 age groups in both the City and the County. The population of males and females, ages 55-64, slightly favors females.

At present, about one in four La Crosse residents are age 50 or older and in the County, the ratio is almost one in three. In both the City and County, the older population represents the ever increasing impact of the "baby boomers". According to the American Association of Retired Persons, and further documented by the Department of Health and Human Services Administration on Aging, the 50+ age group across the country will double what it was in 2010 by the year 2020. That is only six years away.

It is important for the public and for policy makers to recognize that the City of La Crosse and the La Crosse County population of senior citizens will expand very rapidly during the next few years. The current social and recreational needs of this aging population, and inevitable future expansion of those needs, represent important considerations in the planning of budget allocations in the immediate time and the near future.

The demographics clearly indicate that City of La Crosse elected officials must acknowledge the current situation and begin to plan for the future. The City cannot afford to put off making difficult decisions affecting today's "baby boomers" and tomorrows next generation of seniors.

Survey

Approximately 2000 surveys were distributed. There were 900 e-mailed, 600 direct mailed and 500 distributed in person. Approximately 500 surveys were gathered, which represents a very high statistical return rate.

Our analysis of the survey responses together with direct contacts with the Harry J. Olson and South Side Senior Center staff addressed a range of issues. We were interested in participation at each of the Senior Centers and Neighborhood Centers: why people participated, what their preferences for activities were, why they did not participate, what motivated participation, the frequency of use at each of the Senior Centers and Neighborhood Centers, and the significance of the congregated meal programs.

The results derived from this analysis of the survey responses provide some important insights into the health and well-being of older La Crosse residents and their utilization of the Senior Centers and the Neighborhood Centers. The findings presented in this report represent only a partial exploration of many potentially important relationships that may exist among variables measured in a survey questionnaire. There are a number of areas where additional in-depth analyses could prove fruitful in developing a more complete understanding of the needs, expectations and experiences of specific segments of the City of La Crosse over 50 populations.

Key Findings

- Residential stability appears to be fairly high among La Crosse seniors. Over 90% of those contacted over the age of 50 continue to live in their own homes; over one-half have lived in La Crosse for 25 years or more.

- Relatively few older La Crosse seniors report that they have used any services that are provided to seniors at the Harry J. Olson or Southside Senior Centers. The primary use of the Senior Centers is for congregate meal service.

- Most La Crosse residents in the 50-64 age group consider their physical health status to be good. In this same group, most indicate that they rely upon a variety of informal social activities, and engaging with family and friends is an important mechanism for enhancing their quality of life.

- In the case of the Neighborhood Centers, the majority of seniors indicated that they visited these centers because of the program offerings, classes, and opportunities to be with friends. The Senior Centers had similar responses, only the participation numbers were about one-fifth of the Neighborhood Centers.

- Average number of congregate meals per day at the Harry J. Olson Senior Center is 20, which represents 17.5% congregate meals per day in La Crosse, and at the South Side Senior Center the average number of congregate meals is 16, representing 14%.

Key Findings, continued

- One in four seniors (114) who responded to the survey attended programs at Senior Centers and 27% (36) of those attending the Senior Centers did on a weekly basis.
- One in two seniors (222) that responded to the survey attended programs at the Neighborhood Centers and 80% (181) did on a monthly basis.
- Neighborhood Centers do not offer congregate meals, therefore, the daily usage was not significant.
- Satisfaction ratings for the Neighborhood Centers were; 76% love the programs, 21% wanted some changes, and 3% did not like the programs.
- The Senior Centers had 63% that love the program, 32% wanted change, and 5% did not like the programs.
- When asked why a person has never attended a senior program offering the responses were somewhat surprising. 45% have never gone to either of the Senior Centers because their friends were not there, only 1% identified transportation as a reason not to visit, and 44% did not visit because of the location of the Senior Centers. 33% of those responding to the Neighborhood Centers indicated their friends were elsewhere, 11% identified transportation as a reason for never visiting, and 55% said it was location.

Key Findings, continued

- The top 5 activities enjoyed by the survey respondents in order of importance:
    - Physical Fitness
    - Bus Trips
    - Volunteering
    - Cooking
    - Card games

- The top 5 activities wanting to be tried by survey respondents in order of importance
    - Bus Trips
    - Movies
    - Strength Training
    - Physical Fitness
    - Walking

Observations

One of the interesting findings of the report is that a vast majority of La Crosse residents over the age of 50 do not use the services currently associated with the two Senior Centers in town. The primary use of the Senior Centers is to provide meal service, with an average of 36 meals a day being served. This is apparently not due to a lack of knowledge about the two Senior Center offerings, but appears to be closely related to lifestyle. Survey results related to activity preferences indicated the Neighborhood Centers align more with preferred activity choices in terms of current offerings and addressing future interests.

Director of Parks & Recreation Department's Opinion

The survey data and the demographic data have provided a snapshot of current seniors within the La Crosse Community as well as what the future may look like in terms of the sheer number of those over the age of 50. The sheer number of seniors is not the only variable that will impact the City of La Crosse. "Quality of Life" demands for seniors will only increase over the next 5-10 years. The important issue for the City is that its programs and services recognize these challenges and change to accommodate La Crosse's evolving older population.

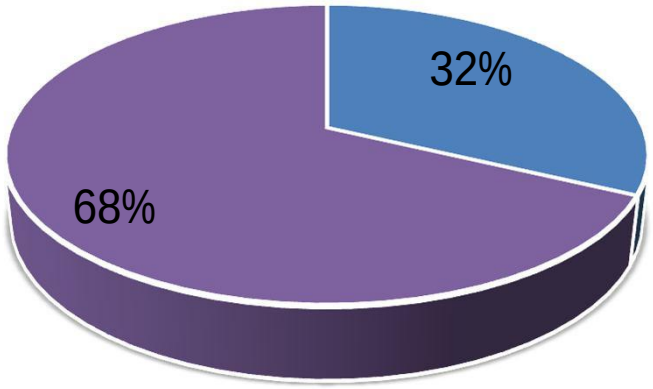
Three options to consider:

1. ***Do nothing-Status quo.***
2. ***Allocate resources to upgrade the existing Senior Centers.***
3. ***Perform an in-depth feasibility study to address options to relocate existing offerings at the Harry J. Olson and South Side Senior Centers.***

From 2010 Census Data

Population - Age

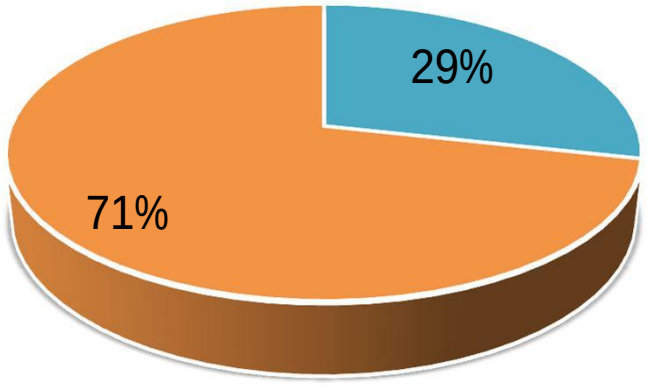
La Crosse County



50 and Older – 36,771
- Male – 17,029
- Female – 19,742

Total Population – 114,638
- Male – 55,961
- Female – 56,513

City of La Crosse

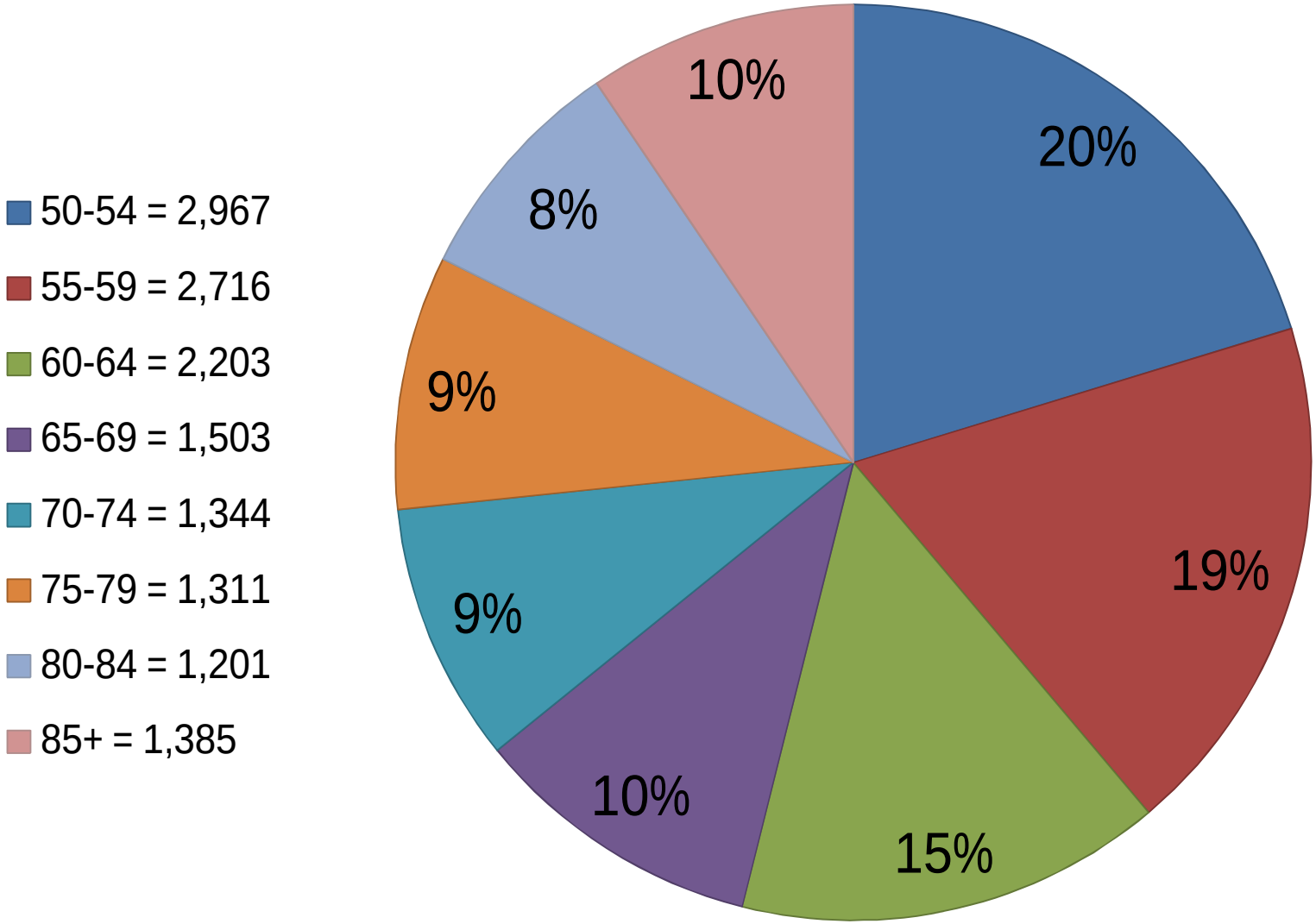


50 and Older - 14,630
- Male – 6,428
- Female – 8,202

Total Population – 51,320
- Male – 24,580
- Female – 26,740

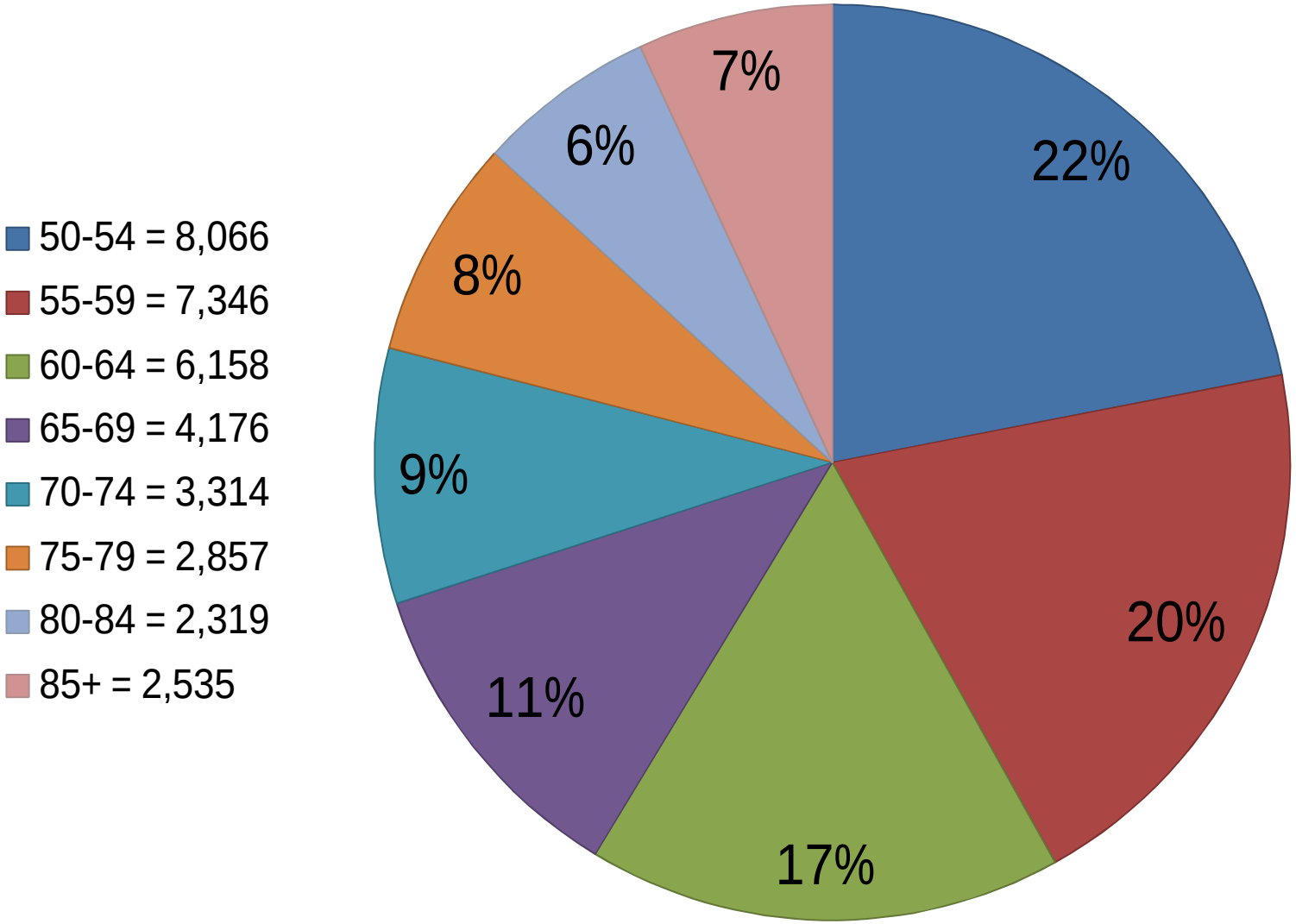
City of La Crosse 50+ Population by Age Groups

From 2010 Census Data



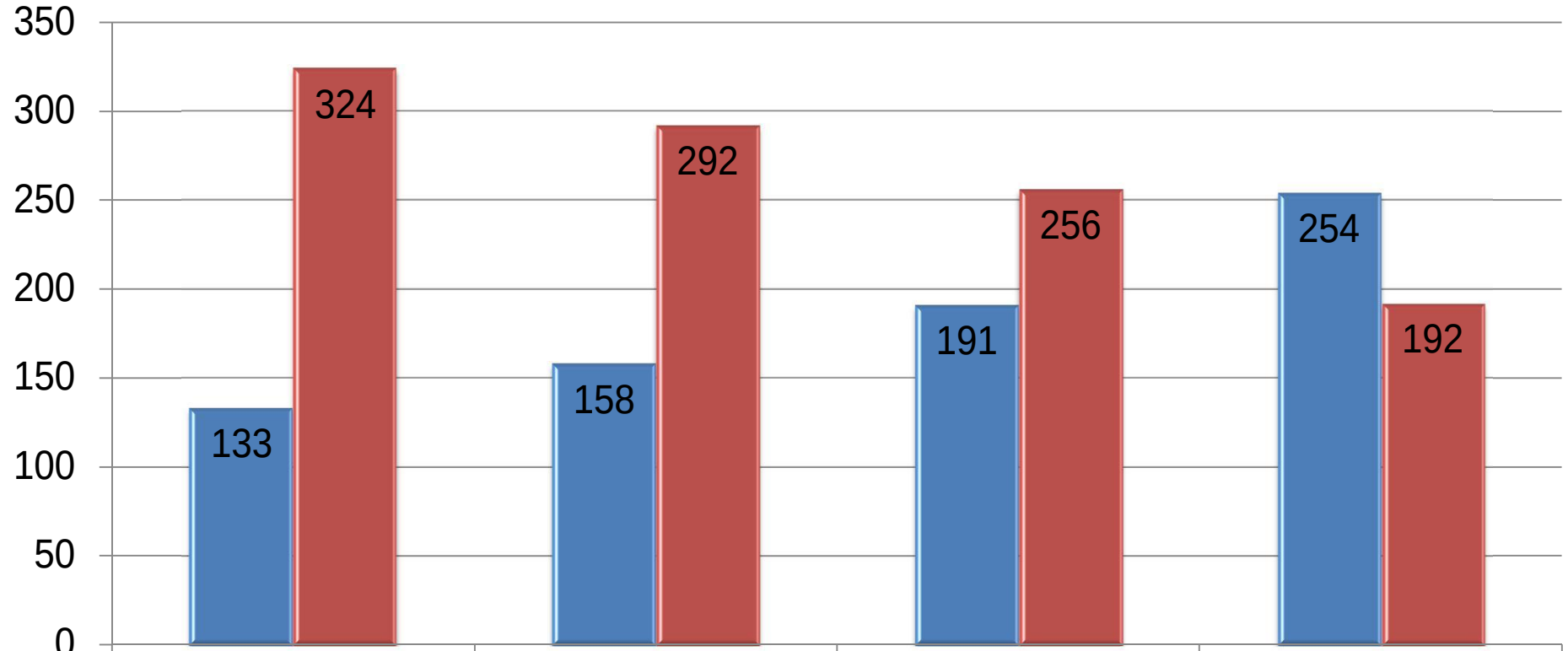
La Crosse County 50+ Population by Age Groups

From 2010 Census Data



Survey Results

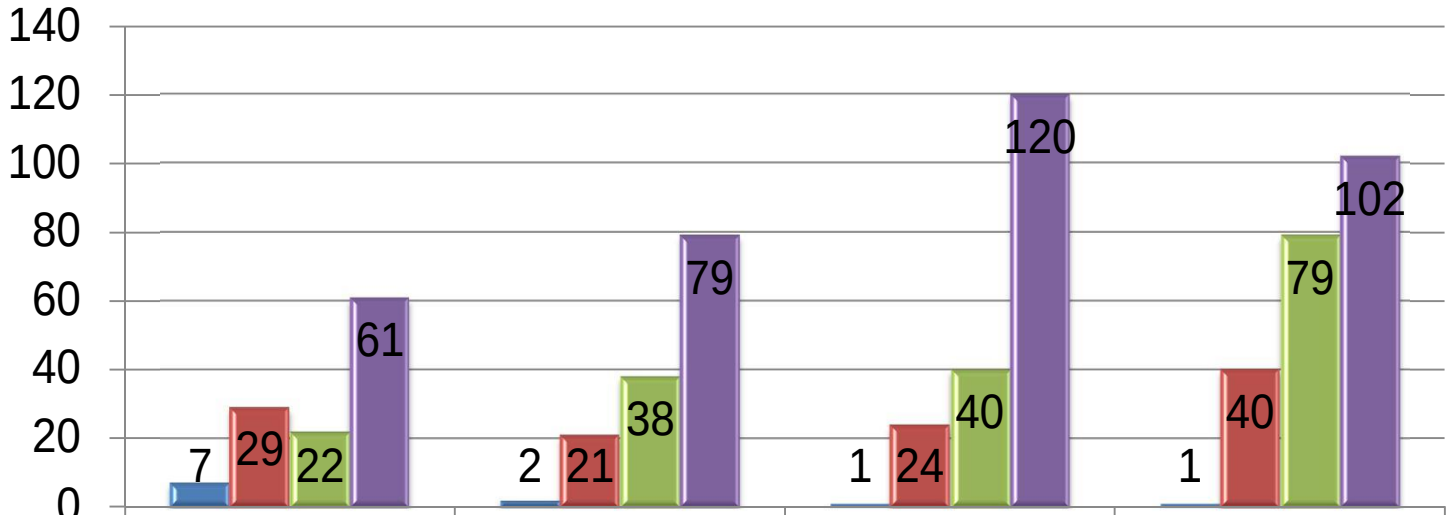
Have you ever attended...



	Harry J Olson Senior Center	South Side Senior Center	Black River Beach Neighborhood Center	South Side Neighborhood Center
Yes	133	158	191	254
No	324	292	256	192

Survey Results

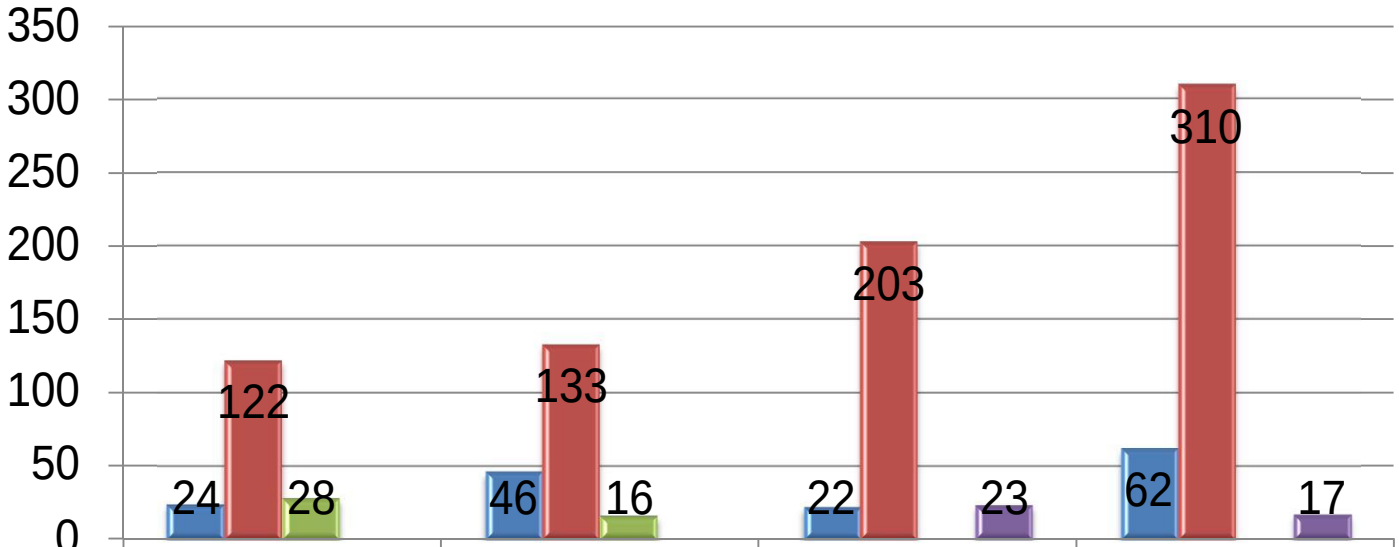
How often do you attend…



	Harry J Olson Senior Center	South Side Senior Center	Black River Beach Neighborhood Center	South Side Neighborhood Center
Most Every Day	7	2	1	1
Couple Times a Week	29	21	24	40
Few Times a Month	22	38	40	79
Once or Twice This Year	61	79	120	102

Survey Results

Why do you visit…



	Harry J Olson Senior Center	South Side Senior Center	Black River Beach Neighborhood Center	South Side Neighborhood Center
Proximity to Residence	24	46	22	62
Programs, Classes, Friends	122	133	203	310
Meal Site	28	16		
Curious			23	17

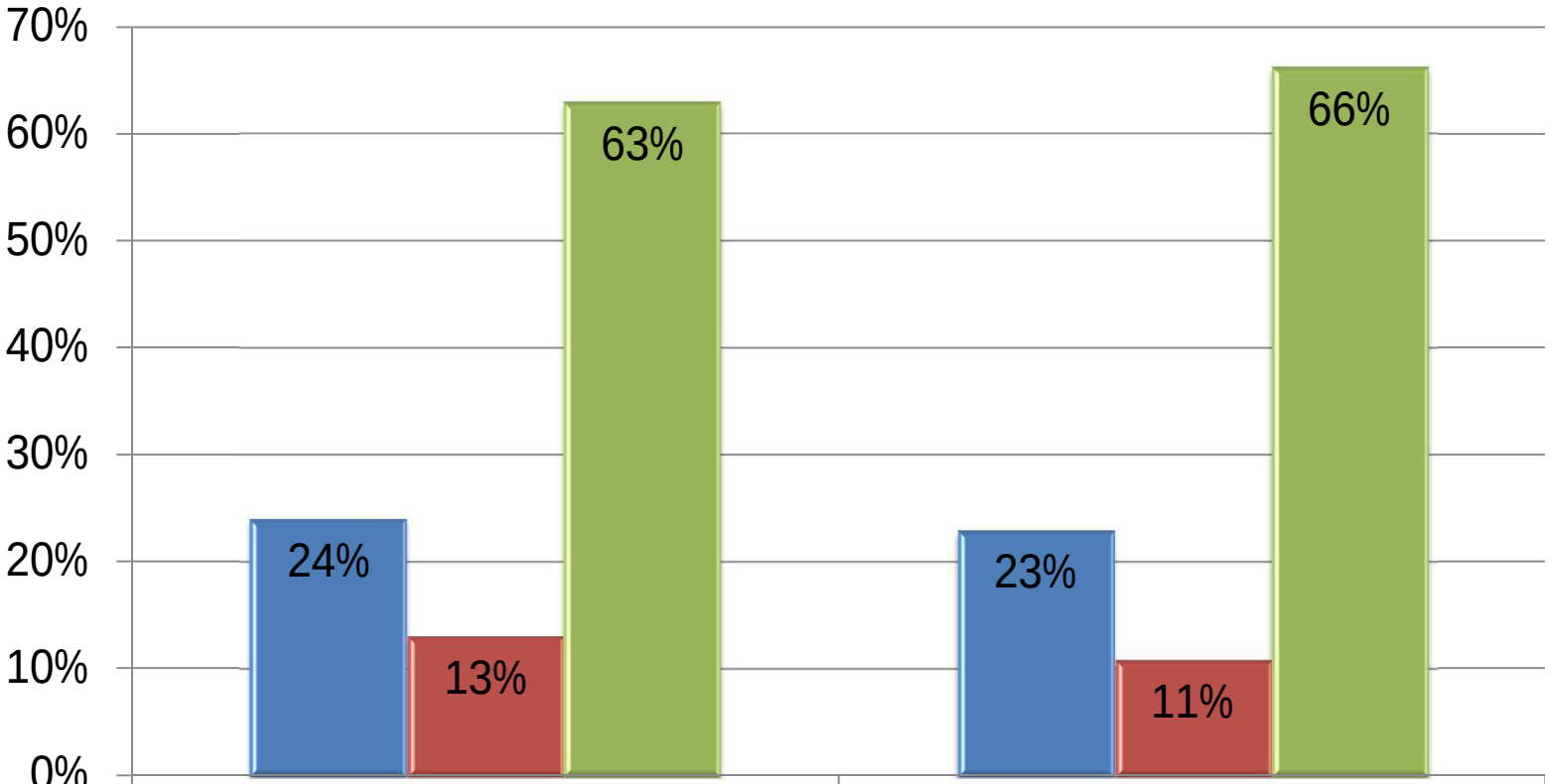
City of La Crosse Nutrition Sites

City of La Crosse Projected Number of Meals for 2012

Meal Site	Congregate	Home-Delivered	Total Meals per Day	Total Annually (250 days)
Becker Plaza	18	19	37	9,250
Carroll Heights	36	46	82	20,500
Forest Park	18	7	25	6,250
Harry J. Olson Senior Center	20	19	39	9,750
Sauber Manor	15	46	61	15,250
South Side Senior Center	16	21	37	9,250
Stokke Tower	21	20	41	10,250
Total Meals				**80,500**

Survey Results

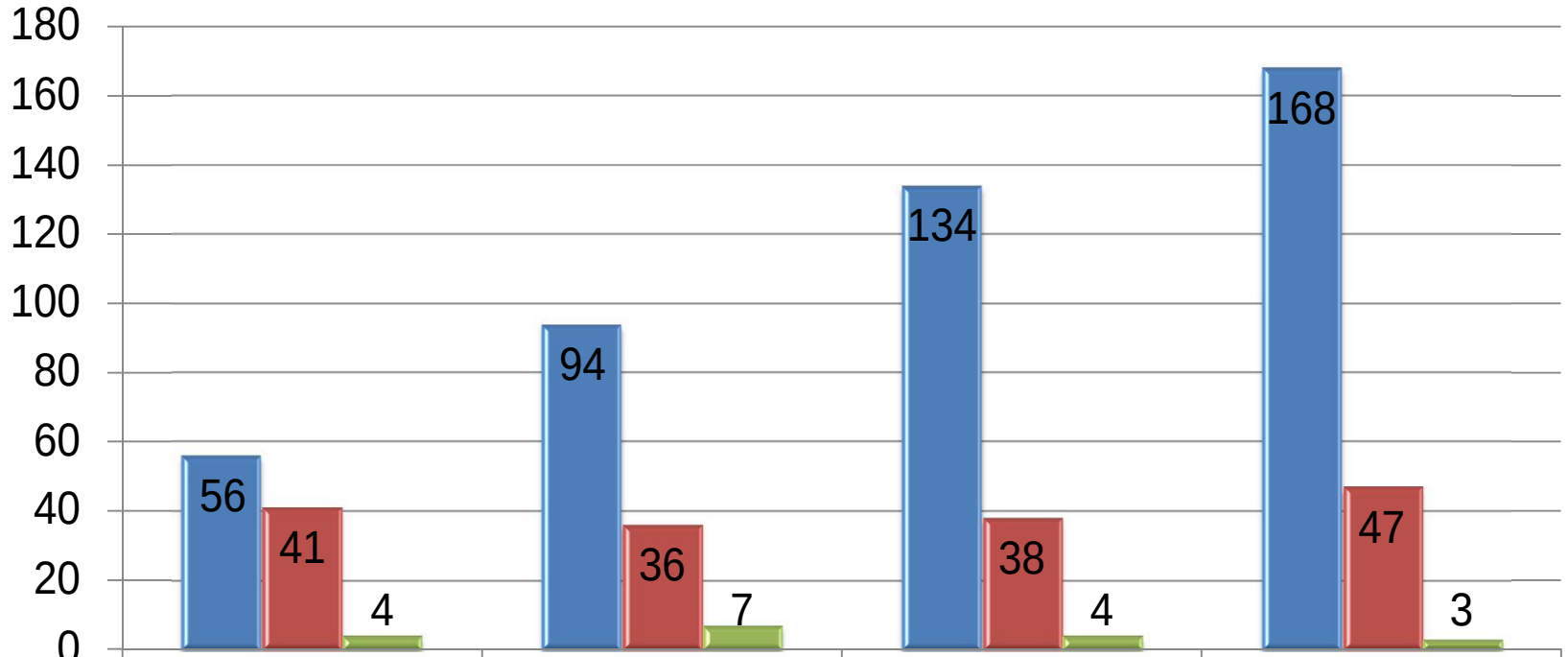
How satisfied with meal site…



	Harry J Olson Senior Center	South Side Senior Center
Love It	24%	23%
Some Changes	13%	11%
Never Participated	63%	66%

Survey Results

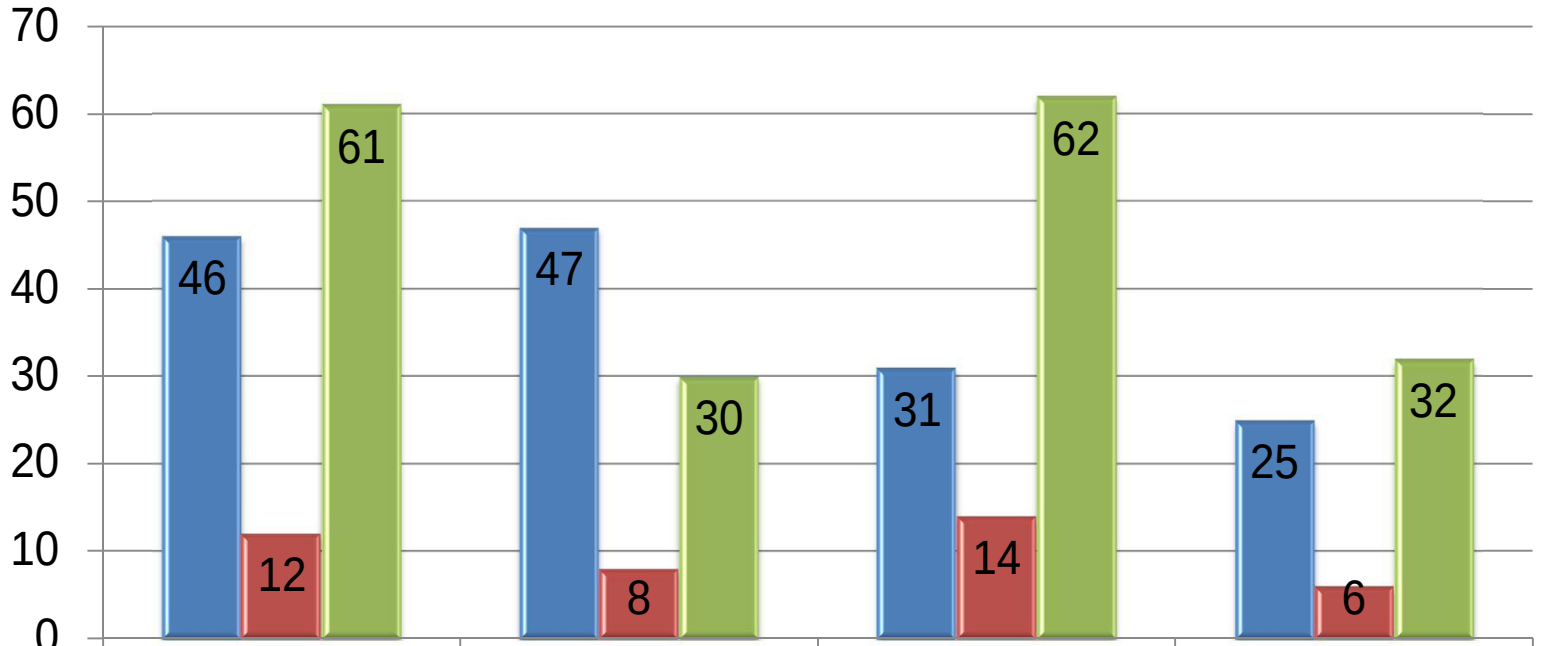
Satisfied with location…



	Harry J Olson Senior Center	South Side Senior Center	Black River Beach Neighborhood Center	South Side Neighborhood Center
Love It	56	94	134	168
Some Changes	41	36	38	47
Don't Like	4	7	4	3

Survey Results

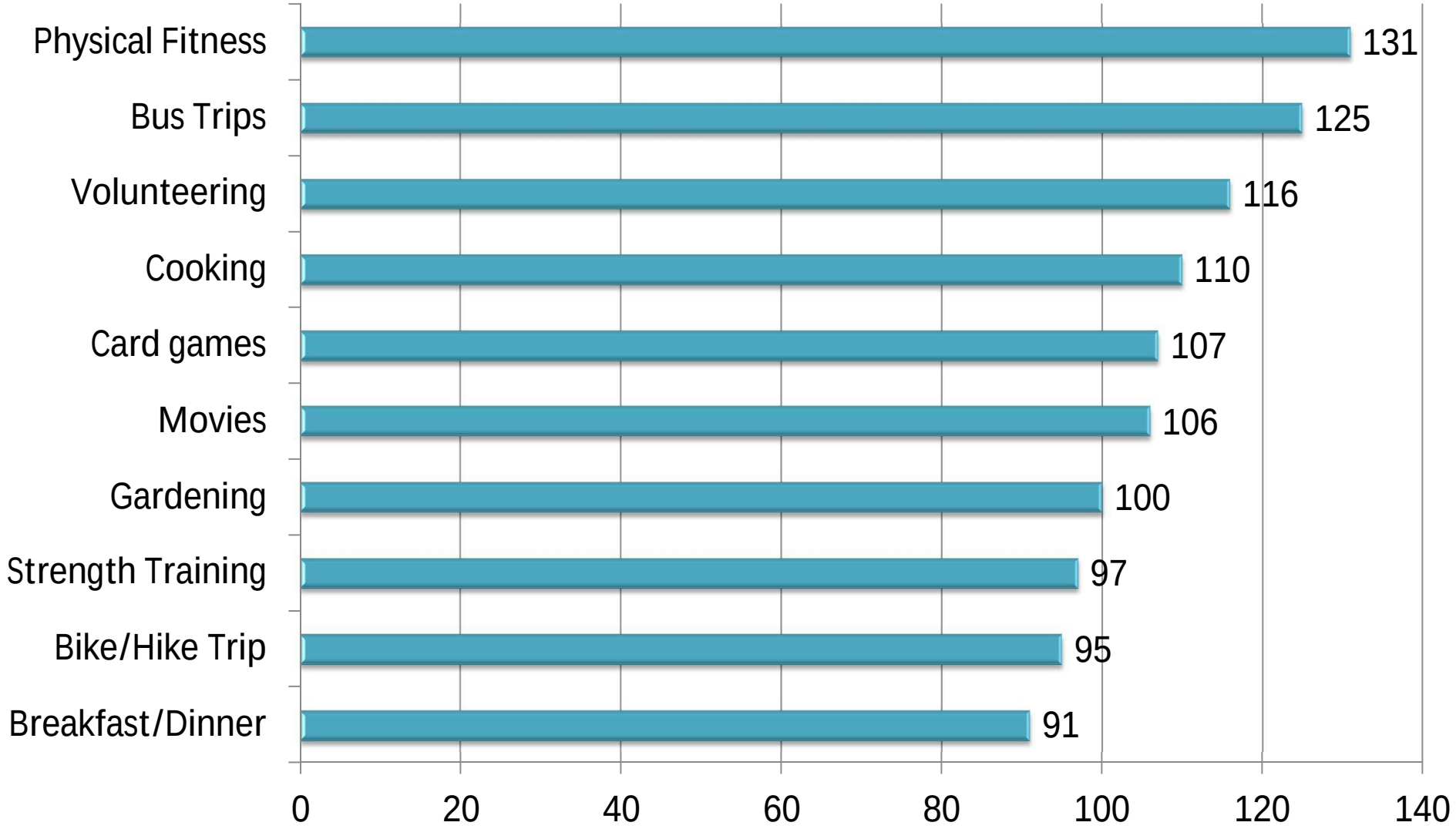
Why have you never attended…



	Harry J Olson Senior Center	South Side Senior Center	Black River Beach Neighborhood Center	South Side Neighborhood Center
Friends Elsewhere	46	47	31	25
Transportation	12	8	14	6
Location	61	30	62	32

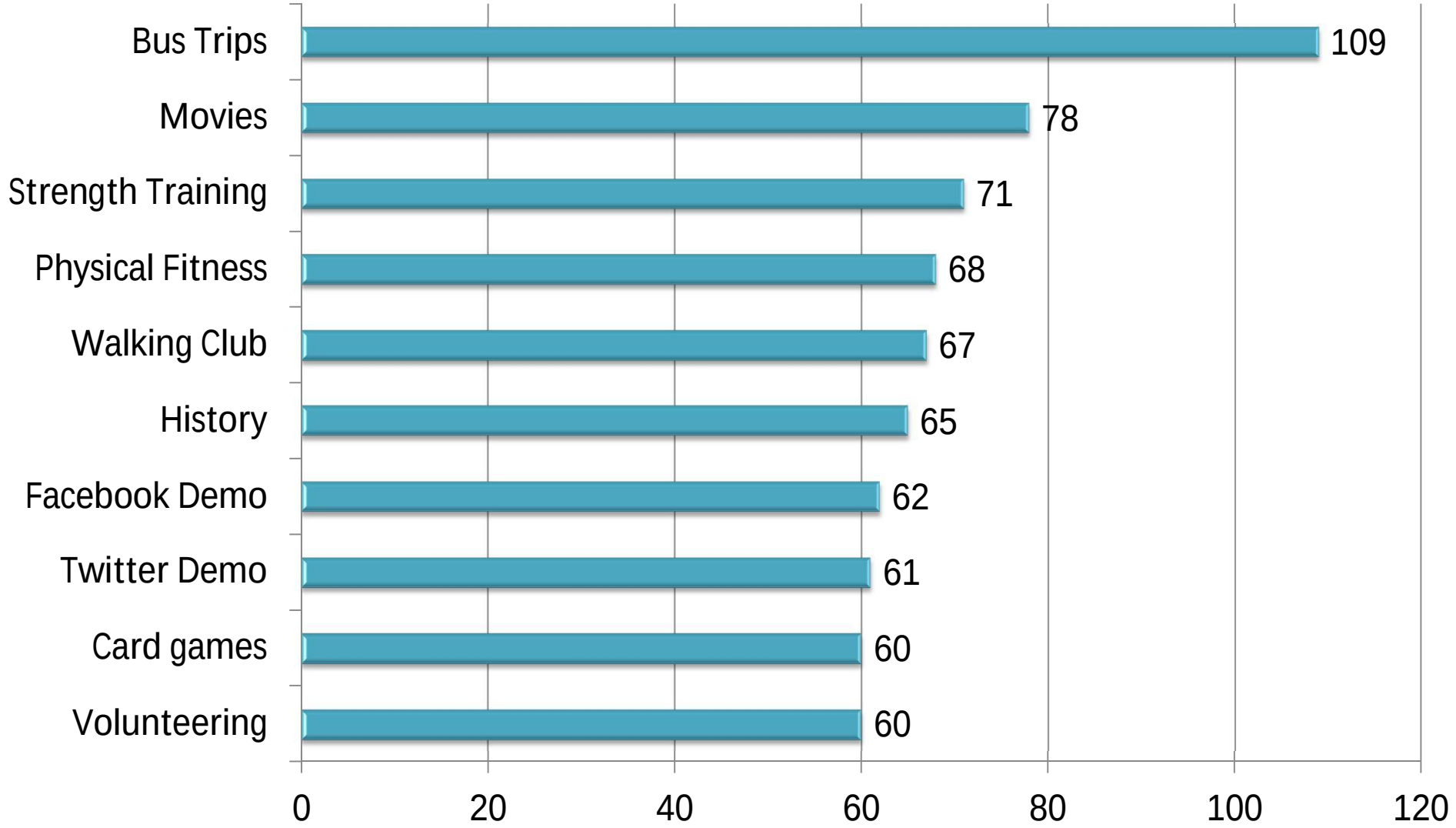
Survey Results

Top 10 Activities Enjoyed



Survey Results

Top 10 Activities To Try



Programs & Services
Harry J. Olson Senior Center

- Members:
  - ≈ 100
- City of La Crosse Residents:
  - ≈ 75
- Membership:
  - $12/yearly & small fees for activities
- Current Programs:
  - Euchre & Other Card Games
  - Dances
  - Fitness Classes – ex. Jazzercise
  - Nutrition Site
  - Pancake Breakfast

Programs & Services
South Side Senior Center

- Members:
  - ≈ 175
- City of La Crosse Residents:
  - ≈ 100
- Membership:
  - Not Mandatory
- Current Programs:
  - Nutrition Site & Meals on Wheels
  - Cards Games
  - Wood Carvers Club
  - Bingo

Programs & Services at South Side & Black River Beach Neighborhood Centers

- Participants:
  - 5,700
- Current Programs:
  - Senior Excursion Bus Trips
  - Senior Fun Days & Special Events
  - Senior Fitness & FUN Fitness
  - Computer Classes & Computer Lab
  - Mah Jongg Club, Bridge Class, & Bingo
  - Movies, Family Programs, & Special Events
  - Creative Programs (Arts & Crafts)
  - Health & Cooking Classes
  - Lectures & Discussions
  - Bluegrass Jams, Concerts, & Dances

Organization	Contact Information				Summary of Organization	How many seniors in total?	How many seniors are City of La Crosse residents?	Membership needed? If so, how much?	Dues needed to be paid? If so, how much?	Do you receive any financial assistance for your senior programs such as grant, aid, or donation from the state, city, county, or federal?	What programs do you currently offer?	In a perfect world, what programs would you like to put on?	What are some of your favorita past programs?	Do you work with any other organizations?	What are some components of your building?	What can we (the park and rec) do to help with your programs/services?	Would we be able to get a hold of an annual budget for your organization?	Is your facility a food site?	We are distributing a survey to get more information from seniors in the area, would you be willing to distribute the survey for us?	OR would you be willing to share your mailing or email list with us?	Additional Information
	Name	Title	Phone Number	Email Address																	
Harry J. Olson Senior Citizens Center	Vickie Sobkowiak	Office Manager	608-781-2122	harryjolson@centurylink.net	Nonprofit 501(3)c organization that is separate from the Southside Senior Center. Their members range from ages 82-95. They are in a need to get younger seniors. They recruit by word of mouth.	100+ members (but send out 200 newsletters to get lower rate)	Majority (3/4)	$12 yearly then pay small free to play cards or other activities where necessary	See previous question	Donations periodically (sisters for exercise equipment), County, City pays for building, utilities, and outside maintenance (like cutting grass), Memberships, Community block grant.	• 40 people come to play Euchere • Look at handout (attached) • Dancing on Wednesday–big hit • Newsletter (first of the month) • Jazzercise on Thursday during the school year • Lunches through the county • Exercise classes • Pancake breakfast • Used to have a pool club	• Will be having a bus trip to the Opera on July 26th • Any kind of games or activities to keep their minds sharp	• Current ones • Bingo – wishes could bring it back	County for nutrition program	• ADA compliant • Elevator to basement and 1st floor – added a few years ago	Come in and talk to seniors about programs at the park and rec and send flyers	Yes	Yes	Yes	Yes	• Become more aware of transportation in the area • Find out when it is a good time to have activities • The board – makes major purchases and approves requests • Have to be a member in order to rent the building • Had a rummage sale to try to raise funds – was not a success
	Andrea Richmond	President	608-397-4665	richmonda@cityoflacrosse.org																	
South Side Senior Center	Maureen Jacobson	Site Manager	782-2444	N/A	To provide a place for seniors to go to play games, eat meals, and do other activities.	150-200 weekly	Majority	Don't make mandatory for people to pay (unlike previous president). People give money because they want to keep the organization running.	See previous question	Yes, but not sure which one. Nutrition program is ran through county and the city takes care of maintenance.	• Lunch (nutrition program) • Card games • Meals on wheels • Wood carvers club • Rent the building out for meetings and parties • Bingo • Music – Sweet notes practice upstairs	None	• Bingo • Music – Maureen plays keyboard for seniors to listen • Bridge and other card games	• County for nutrition program • Aquinas High School to get volunteers for meals on wheels program	• Elevator (small) • ADA compliant	Help with ideas for games or activities to do. Presentation to learn more about what park and rec has to offer or properties they own. They have some flyers but we can mail them to Dorius (Southside Senior Center ATTN: Dorius Bakke)	Yes, On bulletin board inside the front doors above table with jigsaw puzzle. Board has to approve any spending.	Yes	Yes, Dorius will set them out on table for seniors to take if they would like too	No	• Fighting to keep it open • Don't have to register to come in and play cards, like all other places. People really like that and it has been growing because of this reason.
	Dorius Bakke	President	457-2620	N/A																	
Coulee Region RSVP	Amanda Tischer	Assistant Director	785-0500	atischer@rsvplax.org	The Retired and Senior Volunteer Program invites adults age 55 and better to share their life experience and skills to make a positive impact on meeting the needs of the community.	1100 registered and 600 active members	n/a in La Crosse and Monroe Counties	No	No	Yes, partner with Senior Corp. Receive state and federal assistance	• Volunteer drivers • Study buddy program – in the schools • One time volunteer opportunities • Partner with over 120 organizations in the La Crosse and Monroe Counties • Health services	Always expanding	N/A	• Partner with non profits 501(3)c • Health care centers • School systems • Etc.	• N/A just an office building, do work at organizations	N/A	N/A	No	N/A	No	No
	Lynetta Kopp	Executive Director	785-0500	lpkopp@rsvplax.org																	
Franciscan Skemp	Art Peek	Medical Social Worker	392-4505	peek.art@mayo.edu	Educating and assisting seniors to live a healthy and long life.	100-150 people monthly	2/3, some Holmen and Onalaska	No	No	No	• Ease in Seniors – 100-150 people monthly • Fall Dementia – Every week in September – 80 people weekly • Support groups in the community – 30 people every time	• Socializing events • Health and fitness • Caregiver support • Place for Respit care – like for families who have family member with dementia or something else – like a day care so they can go grocery shopping or to the movies	• Celebrating you – educational fitness class • Peer support program – seniors match up with homebound or in need of someone to visit	• Alzheimer's Association	• ADA • Elevators	Put more programs together. Send electronic copies of flyers because Art will send them to fellow collegues and hang up in the program rooms.	No	Yes, Have a cafeteria that many seniors in the area come for lunch	Yes, Send (Mail) it to him and he can hand it out to seniors at their meeting on the 4th Tuesday of the month	No	No
Housing Authority of City of La Crosse	Jane Alberts	Executive Director	782-2264	jalberts@lacrossehousing.org	Provide low income housing	385 Seniors	385 (all)	No	No	Federal Agency	• The high rise building offers: exercise groups, surveys, meals, trips, etc.	• None at this time because participation is very low • More available transportation, many seniors are not able to get to programs	• Stretching • Entertainment • Food programs • Shopping (in town) • Rides to places	• All different ones • Universities • Boys and Girls Clubs • Hunger Task Force	• ADA compliant	More tours, send flyers to Fawn's email	Filed with Mayor and City Clerk	Yes	Yes, Can give self addressed and postage paid envelopes for surveys to be returned or they can collect at facility	No	No
	Fawn King	Resident Services Coordinator	782-2264	fking@lacrossehousing.org																	
La Crosse Moose Lodge #1920	Glen Garbers	Administrator	788-2998 Cell:385-5155	moose1920@centurytel.net	The Moose Lodge is for members to volunteer and have a great bonding experience.	486 men and 338 women for a total of 824 members	approximately 450	Yes, $40 men and $20 women annually	See previous question	No	• Family programs for members and their families • Volunteer at area events and organizations like Oktoberfest, Riverfest, etc. • Packer Parties with MN Moose Lodge • Bus trips to casinos • Makes food for the Brewers La Crosse Day • Benefits and luncheons	None	Benefits	• Not particularly o Kiwanis, Lions Club, Blue Stars	• All one level • No Stairs	Send Moose Lodge information about programs going on, they want them. Also willing to help out if we need volunteers.	No, Big debts right now like mortgage and insurance, just trying to stay afloat.	Yes, They have noon lunch for members and their guests	Yes, contact to drop off surveys	No	No
La Crosse Public Library	Patricia Boge	Community Relations Coordinator	789-7127	p.boge@lacrosse.lib.wi.us	The La Crosse Public Library offers a wide array of programs from book discussions to art classes.	Biggest program has 100 people	Majority – some from La Crescent and Onalaska	None, since a public library (its tradition) also this is so no one is excluded. Fortunate to have a private donor to give money for senior programs specifically.	See previous question	City	• Monday mornings at Main (9:30) – 100 seniors – wide array of topics, suggestions are taken for topics • Civil War speakers • Movies on Monday nights (not exclusively for seniors; an adult program) • Music Sunday afternoon (budgeted up to $300 for a group) in auditorium March and April • Preview for live in HD opera presented by cinema(preview on Monday for opera on Saturday) (use speakers from the 2 universities) (partner with cinema) • Book discussions (not exclusive to seniors)	• More music programs • Art programs • How to write stories to your grandchildren – doing in the fall	• Art with Emma Peterson – explains sculptures in La Crosse • Kevin Lukes – speaker – bringing back • County Agency on Aging – explains what they offer • Civil War speakers	• None specifically since there is a private donor • Wisconsin Academy – Madison for Civil War programs	• ADA compliant since Day 1 • Elevators • North Community Library does not have an elevator • Widen elevator openings • Restrooms are accessible and on every floor	N/A	Yes, approximately $5000	No	Yes	N/A	• Seniors do not like to go out at evenings • Tap into the Hmong population
YMCA	Allie (Allison) Huppert	Director of Program Operations	782-9622 X266	ahuppert@laxymca.org	The Y is a cause-driven organization that is for youth development, for healthy living and for social responsibility. That's because a strong community can only be achieved when we invest in our kids, our health and our neighbors.	Does not know for sure	Does not know	Yes, have senior memberships	N/A	No	• Work out classes • Arts and humanities • Health and wellness classes	None	None, do what members ask for	None	• ADA • Elevators	Provide space	No	No	Yes, Give hard copies to, and will distribute	No	No
La Crosse County Aging Unit	Noreen Holmes	Director	785-9710	holmes.noreen@co.la-crosse.wi.us	The County Aging Unit will provide information and services that promote independence and support the dignity of seniors by allowing choices for living in and giving to their community.	2000 in meals program, 500-600 in transportation, 600 elder benefits. Can't add these numbers together for a total because some seniors participate in more than one program	Majority	No	No	Money from state, county, and federal. Part of the Older American Act which an organization can suggest for donations but may not make it mandatory. 15-20% of budget comes from senior participants.	• Meals – home delivered and congregational • Benefits specialist – make sure paperwork is filled out for programs • Transportation • Care giver support • Hmong elders • Send newsletter to 4000 seniors in county • Exercise program	• Expand exercise program • Educational programs	• Exercise program	• South Side Neighborhood Center • Parks and Recreation – Hmong elder boat ride (For most of them, it was their first time being on a boat)	ADA compliant	Exercise programs. Currently they work with the Onalaska Parks & Recreation. They hire someone from the Y to come and run class. The cost is split between Onalaska and Aging Unit.	No	They run the food sites	Yes, Put blurb in newsletter – article needs to be in by the end of the week Can distribute to food sites	No	• Was not aware that exercise program is not at Harry J Olson anymore • Says exercise program at EcoPark was a onetime thing

City of La Crosse Senior Center Survey

Please fill out the following survey with the most accuracy possible. We appreciate your contribution to this study.

1) Age

- ❍ 50-54
- ❍ 54-59
- ❍ 60-64
- ❍ 65-69
- ❍ 70-74
- ❍ 75-79
- ❍ 80-84
- ❍ 85-89
- ❍ 90 or older

2) Gender

- ❍ Male
- ❍ Female

3) If you're interested in qualifying for our great survey prize, please completely fill out the following information:

- Name_____
- Company (Optional)_____
- Address_____
- City_____
- State_____
- Zip_____
- *Email Address_____

4) Have you ever attended the Harry J Olson Center?

- ❍ Yes (If Yes, answer Question 5-10)
- ❍ No (If No, skip to Question 11)

5) How often do you visit the Harry J Olson Senior Center?

- ❍ Most Everyday
- ❍ A Couple Times a Week
- ❍ A Few Times a Month
- ❍ Once or Twice This Year
- ❍ Other, please specify_____

6) Why do you visit the Harry J Olson Senior Center?

- ❍ It is close to my residence
- ❍ They offer programs I enjoy
- ❍ My friends attend this center
- ❍ I attend for the nutrition program
- ❍ Other, please specify_____

7) How satisfied are you with the Harry J Olson Senior Center as a Nutrition Site?

- ❍ Love It
- ❍ There could be some changes
- ❍ Don't Like It
- ❍ I have never participated in the nutrition site
- ❍ Other, please specify_____

8) How satisfied are you with the Harry J Olson Senior Center membership fees?

- ❍ Love it
- ❍ There could be some changes
- ❍ Don't Like It
- ❍ I've never paid a membership fee at the Harry J Olson Senior Center

9) How satisfied are you with the location of the Harry J Olson Senior Center?

- ❍ Love It
- ❍ There could be some changes
- ❍ Don't Like It
- ❍ Other, please specify_____

10) How satisfied are you with the upkeep of the Harry J Olson Senior Center?

- ❍ Love It
- ❍ There could be some changes
- ❍ Don't Like It
- ❍ Other, please specify_____

11) Please add any additional comments in regards to the Harry J Olson Senior Center in the space provided below. All comments are encouraged and welcome.

_____

_____

_____

_____

12) Why have you never attended the Harry J Olson Senior Center?

- **Skip this question if you've attended the Harry J Olson Senior Center**

- ❍ I have never heard of the Harry J Olson Senior Center
- ❍ A Senior Center does not appeal to my interests
- ❍ It is too far away from my residence
- ❍ My friends do not attend this senior center
- ❍ I attend a different nutrition site
- ❍ I attend a different senior center
- ❍ I do not have transportation or it is not on a bus route
- ❍ I do not want to pay a membership fee
- ❍ Other, please specify_____

13) Have you ever attended the South Side Senior Center?

- ❍ Yes (If Yes, answer Question 14-18)
- ❍ No (If No, skip to Question 19)

14) How often do you visit the South Side Senior Center?

- ❍ Most everyday
- ❍ Couple times a week
- ❍ Few times a month
- ❍ Once or twice this year
- ❍ Other, please specify_____

15) Why do you attend the South Side Senior Center?

- ❍ It's close to my residence
- ❍ They offer programs that I enjoy
- ❍ My friends attend the South Side Senior Center
- ❍ I attend for the Nutrition Program
- ❍ Other, please specify_____

16) How satisfied are you with the South Side Senior Center as a Nutrition Site?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ I've never participated in the Nutrition Program at the South Side Senior Center
- ❍ Other, please specify_____

17) How satisfied are you with the South Side Senior Center membership fees?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ I've never paid a fee at the South Side Senior Center

18) How satisfied are you with the location of the South Side Senior Center?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ Other, please specify_____

19) Please add any additional comments in regards to the South Side Senior Center in the space provided below. All comments are encouraged and welcome.

_____

_____

_____

_____

20) Why have you never attended the South Side Senior Center?

- **Skip this question if you've ever attended the South Side Senior Center**

❍ I have never heard of the South Side Senior Center
❍ A Senior Center does not appeal to my interests
❍ It is too far away from my residence
❍ My friends do not attend the South Side Senior Center
❍ I attend a different Nutrition Site
❍ I attend a different Senior Center
❍ I do not have transportation or it is not on a bus route
❍ I do not want to pay membership fees
❍ Other, please specify_____

21) Have you ever attended the Black River Beach Neighborhood Center (BRBNC)?

❍ Yes (If Yes, answer Question 22-26)
❍ No (If No, Skip to Question 27)

22) How often do you attend the Black River Beach Neighborhood Center (BRBNC)?

❍ Most everyday
❍ Couple times a week
❍ Few times a month
❍ Once or twice this year
❍ Other, please specify_____

23) Why do you visit the Black River Beach Center?

- ❍ I attended an event held at the Black River Beach Center
- ❍ I enrolled in a class at the Black River beach Center
- ❍ It's close to my residence
- ❍ I use the free computer lab
- ❍ I was simply curious about the new building
- ❍ Other, please specify_____

24) Would you like to see a Nutrition program at the Black River Beach Neighborhood Center?

- ❍ Yes, I would utilize BRBNC as a Nutrition site often
- ❍ No, I would not use Black River Beach Neighborhood Center as a Nutrition site
- ❍ Other, please specify_____

25) How satisfied are you with the location of the Black River Beach Neighborhood Center?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ Other, please specify_____

26) How satisfied are you with the upkeep of the Black River Beach Neighborhood Center?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ Other, please specify_____

27) Please add any additional comments in regards to the Black River Beach Neighborhood Center in the space provided below. All comments are encouraged and welcome.

_____

_____

_____

_____

28) Why have you never visited the Black River Beach Neighborhood Center?

- **Skip this question if you've ever attended the Black River Beach Neighborhood Center**

❍ I've never heard of the Black River Beach Neighborhood Center
❍ A Senior Center does not appeal to my interests
❍ It's too far from my residence
❍ My friends do not attend this center
❍ I attend a different center for their Nutrition site
❍ I attend a senior center
❍ I do not have transportation or it is not on a bus route
❍ I don't want to pay a fee associated with this Neighborhood Center's programs
❍ Other, please specify_____

29) Have you ever attended the South Side Neighborhood Center (SSNC)?

❍ Yes (If Yes, Answer Q 30-35)
❍ No (If No, skip to Question 37)

30) How often do you attend the South Side Neighborhood Center (SSNC)?

❍ Most everyday
❍ Couple times a week
❍ Few times a month
❍ Once or twice this year
❍ Other, please specify_____

31) Why do you attend the South Side Neighborhood Center?

❍ I've attended an event at the SSNC
❍ I enrolled in a class provided by the SSNC
❍ It's close to my residence
❍ I enjoy using the free computer lab
❍ I was simply curious as to what this building had to offer
❍ Other, please specify_____

32) Would you like to see a nutrition Program at the South Side Neighborhood Center?

❍ Yes, I would utilize the SSNC as a Nutrition site often
❍ No, I would not utilize the SSNC as a nutrition site
❍ Other, please specify_____

33) How satisfied are you with the South Side Neighborhood Center's fees?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ I've never paid a fee at the SSNC
- ❍ Other, please specify_____

34) How satisfied are you with the location of the South Side Neighborhood Center?

- ❍ I love it
- ❍ There could be some changes
- ❍ I don't like it
- ❍ Other, please specify_____

35) How satisfied are you with the upkeep of the South Side Neighborhood Center?

- ❍ I love it
- ❍ There could be some changes
- ❍ don't like it
- ❍ Other, please specify_____

36) Please add any additional comments in regards to the South Side Neighborhood Center in the space provided below. All comments are encouraged and welcome.

_____

_____

_____

_____

37) Why have you never visited the South Side Neighborhood Center?

- **Skip this question if you have visited the South Side Neighborhood Center**

❍ I've never heard of the South Side Neighborhood Center
❍ It is too far away from my residence
❍ My friends do not attend this center
❍ I attend a different center for its' Nutrition site
❍ I attend a Senior Center
❍ I do not have transportation or it is not on a bus route
❍ I don't want to pay any fees associated with using this facility
❍ Other, please specify_____

38) Do you attend a different Center in the area that offers programs for you age group?

❍ Yes (If Yes, answer Questions 39 & 40)
❍ No (If No, Skip to Question 41)

39) What is the name of the Center you attend? Please list all additional Centers you attend in the space provided below.

_____

40) What are the reasons why you attend this center? Please explain all the reasons you attend in the space provided below.

❍ I attended an event at this Center
❍ It's close to my residence
❍ This Center offers programs that appeal to my interests
❍ The fee is reasonable (or no fee exists)
❍ My Friends attend this Center
❍ I attend for the Nutrition Program
❍ Other, Please Specify_____

41) Why have you never attended a different Center in our area that provides programs for your age group?

- **Skip this question if you have attended a center in the area**

❍ I am satisfied with the current center that I attend
❍ I have no desire to attend a Senior Center
❍ There are not other centers that are easy for me to travel to
❍ They do not offer Nutrition Programs
❍ Other, please specify_____

42) Please tell us about the activities you are interested in. check all boxes that apply to each category. Please write in additional categories you would be interested in at the bottom of the page.

	I've never tried this activity, but would like to	I'm not interested in this activity	I frequently enjoy this activity	I would be able to teach this activity
Bike/Hike trip	❍	❍	❍	❍
Bowling	❍	❍	❍	❍
Canoeing	❍	❍	❍	❍
Community cleanup	❍	❍	❍	❍
Volunteering	❍	❍	❍	❍
Cooking	❍	❍	❍	❍
Dance	❍	❍	❍	❍
Diet & Nutrition	❍	❍	❍	❍
Disabled Citizen Assistance	❍	❍	❍	❍
First Aid Training	❍	❍	❍	❍
Fishing	❍	❍	❍	❍
History, town or family	❍	❍	❍	❍
Holiday Parties	❍	❍	❍	❍
Facebook demo	❍	❍	❍	❍
Twitter Demo	❍	❍	❍	❍
Genealogy	❍	❍	❍	❍
Card games	❍	❍	❍	❍
Movies	❍	❍	❍	❍
Geo-caching/orienteering	❍	❍	❍	❍
Pancake breakfast/dinner	❍	❍	❍	❍
Physical fitness	❍	❍	❍	❍
Recycling	❍	❍	❍	❍
Scrap-booking	❍	❍	❍	❍
Senior Citizen Assistance	❍	❍	❍	❍
Wood Carvers Club	❍	❍	❍	❍
Nutrition	❍	❍	❍	❍
Mushroom Hunting	❍	❍	❍	❍
Gardening	❍	❍	❍	❍
Birthday Celebrations	❍	❍	❍	❍
Walking Club	❍	❍	❍	❍
Strength Training	❍	❍	❍	❍
Estate planning	❍	❍	❍	❍
Bus Trips	❍	❍	❍	❍

Thank you for completing this survey! Please add any addition comments in the space provided below. Your answers will help the La Crosse Parks, Recreation & Forestry Department to better provide programs to your age group.

City of LaCrosse
Parks, Recreation, & Forestry

400 La Crosse Street
La Crosse, WI 54601
608.789.7533

Southside Senior Center
La Crosse, Wisconsin

6 September 2012 ARCHITECTURAL AND ENGINEERING ANALYSIS

TABLE OF CONTENTS

INTRODUCTION

Purpose

The City of La Crosse is administering an Architectural and Engineering Analysis program under the Community Development Block Grant Program from the U.S. Department of Housing and Urban Development. The objective of this analysis and report is to evaluate the condition of the existing building and assess its potential for future use.

Project Team

The Historic Abstract was prepared by Eric J. Wheeler, La Crosse, WI. The Structural Analysis was prepared by Alan R. Hiniker, P.E. of Structural Design Group, Inc., Rochester, MN. The Mechanical, Electrical, and Plumbing Analysis was prepared by Chris Olsen, P.E. of Galileo Engineering, La Crosse, WI. This report was completed and compiled by River Architects, Inc., La Crosse, WI.

Methodology

Limited existing building plans were available for this building so field measurements were taken in order to facilitate the drawing of full building plans. The included plans are for graphic representation only and should not be utilized without verification for construction purposes.

The scope of this report does not include observation of or testing for hazardous materials including but not limited to: asbestos, radon, PCBs, mold, lead based paint. Given the age of the building it would be unusual if it did not contain some lead based paint. The Owner is advised that it would be prudent to take necessary precautions when working with or removing existing paint, unless testing shows that it does not contain lead.

The analysis contained in this report is based on visual observation of accessible spaces. There was no observation and investigation of concealed conditions. We were not provided with access to the attic space.

HISTORIC ABSTRACT

The building now known as the Southside Senior Center at 1220 Denton Street was built by the City of La Crosse in 1895 to serve the city fire department as the Eighth Ward Engine House. The building was later renamed Fire Station #5 and served in that capacity until 1967. At that time the former fire station was converted to use as a senior citizen center which is the building's current function.

Fire Department Overview

The threat of destruction and injury or death by fire was a constant in the city of La Crosse in the late 19th century. Soon after the first settlement along the Mississippi River bank in the 1840s, building began in earnest along the newly platted streets east of the steamboat landings. These early buildings were of wood frame construction and at high fire risk. Most of the original buildings in the La Crosse commercial district were damaged or destroyed by four major fires in 1857, 1862, 1864 and 1867. These fires were fought by local citizens using a bucket brigade system, and generated an interest in fire control in the downtown area. In 1857 the first fire zone ordinance was passed by the city council, which required new buildings to be built of brick or stone. The zone was extended again in 1864, and in 1869 the all-masonry construction zone went to Fourth Street on the east.

After incorporation in 1856, fire protection in La Crosse was provided by volunteer fire companies. Pioneer Engine Company #1 was the first company formed in La Crosse in the 1850s. In the following decades many volunteer fire companies were organized to protect various wards in the city. In 1896, a regular paid fire department was established, and in the following year the Police and Fire Commission was created.

In March of 1895 the 1200 block of Denton Street was selected as the location of Engine House #8, to provide fire protection for the 8th and 18th Wards on the south side of the city. The plan for this building was based on the design for Engine House #4 built in 1871 at 508 St Cloud Street (not extant). Engine House #8 (later renamed Fire Station #5) was the last fire station built in La Crosse during the historic period in the late 19th century. Captain D. E. Desmond was the first captain stationed at this location. He was assisted by a lieutenant and six other men, who served in the department. There were two to four horses stabled inside on the ground floor, along with at least two fire wagons with hoses and ladders.

The automobile steadily replaced horses for private, public and commercial transportation in the US in the first two decades of the 20th century. Fire departments across the country made the transition as well. Fire Station #5 was the last fire hall in La Crosse equipped with horse drawn fire wagons

The last "fire call" for the last remaining horse-drawn fire wagon in the city took place on April 18, 1926, and is noted as an important transition in fire control history in La Crosse. A newspaper article recounts the ceremonial replacement of the horses by a new gasoline powered fire truck. On the appointed day in April of 1926, by the deception of a false fire alarm, the team of horses with fireman and fire wagon in tow, dashed out of the hall and returned to find a fire truck had arrived to take their place. Taking part in the ruse, and posing for the camera in a newly refurbished Pierce-Arrow automobile, were Mayor Joseph J Verchota, Fire Chief McGlachlin and two city councilman. Apparently, all were aware of the significance of this event signaling and "end of an era". (see photos #2 and #3) The last three horses assigned to Fire Station #5 were sold at auction in Market Square and the equipment sold off by the end of 1926.

Architectural Description

The historic La Crosse Fire Station #5 displays architectural design elements seen in many institu-

tional and commercial buildings of the 1890s. The gable roofed two story brick-clad rectangular mass has exterior dimensions of approximately 35' by 60' with a 22' single story addition to the south of similar age and construction. Originally the north façade of the first story had two large doorways with accordion style doors designed for quick egress for the fire engines, both horse-drawn and gasoline powered.

The simple brick north façade is accented at the second story by a slightly projecting central bay defined by two corbelled and fluted pilasters terminating in a horizontal projecting cornice. A pair of double-hung windows flank the central bay, which includes a double-hung window on the second story level. At the attic level in the central bay, are a pair of reduced scale fixed-pane windows topped by a recessed blind arch. The north façade extends above the roofline, creating a projecting parapet wall terminated on either side by short, corbelled pilasters. The first level north façade has been greatly altered by the removal of the large accordion doors and their replacement by a standard utility entrance door and three modern, fixed pane windows. The surface of this level is covered with a faux native stone product often referred to as "perma-stone". The new first story façade, windows and doors likely date from the conversion of the fire station to a senior center in the late 1960s.

The west and east facades of the two story section have a plain brick exterior divided into five recessed bays defined by corbelled pilasters, originating at approximately ten feet above grade and extending to a corbelled cornice just below the eaves. On the first level of the west façade are four evenly spaced double-hung windows with brick segmental arch lintels and cut limestone sills. A utility entry door is positioned on the north end of the west façade. The faux stone façade on the north first story wall extends around and about five feet to meet the utility door entry. The second story of the west façade includes five evenly spaced tall, narrow segmental arched windows similar to those on the first story. On the east façade at the northeast corner is a two-story concrete block addition that provides an enclosed elevator for handicapped access to the second floor. The elevator addition was built to serve the senior center in 1977. The balance of the east façade is similar to the west. The first story addition to the rear of the building on the south side is of similar brick construction to the second story section and has windows of reduced scale, but similar design. The date of the rear addition and its original purpose are undetermined.

Summary

Although the front street level façade and the interior of the building have been greatly altered, the architectural character of the exterior is mostly intact. The building has historic significance as the last of the city's fire stations equipped with solely horse drawn fire engines. It is also one of only two historic fire station buildings from the 19th century still standing. The other is located at 829 South 6th Street and has been converted to apartments. In other cities throughout the country, historic fire stations have been adaptively reused for a variety of purposes, both public and private.

Sources:

La Crosse Fire Rescue – Legends and Legacies, La Crosse Fire Department publication, 1995, pp. 27, 29, 32, 33, 59; photo p. 70

La Crosse Tribune, July 13, 1986 – "The History of Fire Horses" page 29.

North elevation with original double doors (c.1900)

North elevation with last horse drawn fire engine in the city (4/18/1926)

North elevation with new fire truck and Mayor Verchota (4/18/1926)

Fire Station #5 (c.1960)

Fire Station #5 (c.1960)

BUILDING DOCUMENTATION

Overview

The Southside Senior Center is a 8,800 square foot commercial building with a 117 year history located on the south side of La Crosse. The original 1895 building had three levels of approximately 2,100 square feet each. A two story 750 square foot addition to the south was constructed soon after the original building. The stair and elevator addition was added in 1977 to the northeast corner of the original building. The entire facility is used as a community center with primary emphasis on the senior community.

Site

The building sits just one lot to the east of the intersection of West Avenue and Denton Street in south La Crosse. The 7,600 square foot parcel is bordered by residences with the exception of a funeral home across the alley to the west. The parcel is zoned R1, Residential in the City of La Crosse. The building is not setback from the sidewalk on the north and is separated from the alley to the west by an approximately 3 foot sidewalk on the property. The original building is set 12 feet from the eastern lot line with the 1977 addition placed 3 feet from this line and set back inches from the original building line to the north. A paved parking area fills the section of the property from the building to the alley to the south.

There are two entrances, the main front entrance off of Denton and an entrance off the rear parking area. The front entrance is at grade and at the rear entrance a temporary ramp provides accessibility.

Summary of Past Work

Since the City of La Crosse purchased the building in 1967 they have kept a record of the construction and maintenance work on the project. This list was developed by the Engineering Department and addresses the major items as follows:

- 1967 - Alteration of primary facade (north) with removal of double doors and application of stucco
- 1977 - Construction of exit stair and elevator addition for access to all three levels.
- 2003 - Replacement of the pitched roof on the south end of the building
- 2004 - New windows in north facade at the first floor level and installation of a new fire escape door at the second floor
- 2008 - Renovation of the main floor kitchen including new dishwasher, counter, and plumbing
- 2009 - Backflow preventers installed
- 2010 - Multiple projects including: new roof on the northeast elevator and storage addition; new boiler; replacement of 7 stone sills on

Roof over storage addition (damaged sill in foreground). (2012)

Typical painted brick condition. (2012)

the lower west and south windows; power-washing, repointing and sealing the exterior brick walls to approximately 6'-7' feet above grade

Envelope

The original building was constructed in 1895 with multi-wythe exterior masonry bearing walls. The first floor is supported by a cast-in-place concrete slab, beam, and column structural system and the remaining framework is wood. The main facade of the building was drastically altered in 1967 with the removal of the double doors and the application of a stone patterned stucco coating. The 1977 additions are concrete masonry unit (CMU) walls with a steel structural system. The original building and the addition are functionally connected and not aesthetically coordinated. The Wisconsin Historical Society has recently expressed the opinion that this building could achieve listing on the National Register of Historic Places if the north facade is restored to its original configuration and sensitive maintenance and repairs are considered. This listing may enable the property to utilize historic preservation tax credits which are available to listed properties.

The upper roof on the building is clad with asphalt shingles. According to a roof inspection report prepared by Speciality Associates dated January 6, 2003, the asphalt shingles were in excellent condition and should have 20 years from that date before requiring replacement. The shingles are now half-way through this life span and with continued maintenance should not require replacement for another 7-10 years. There is an access door into the attic space and roof vents have been added in each structural bay. The attic has been insulated with 10" of blown insulation between the ceiling joists.

The lower portion of the main building roof is sloped wood substrate over a wood framework covered with expanded polystyrene insulation. This roof was replaced in 2003 with a single ply rubber membrane roof. It is in fair condition but requires repair to the flashings and anchorage to the brick walls where the connection has deteriorated. This roof is now approximately halfway through its life span and if repaired and maintained will likely last another 7-10 years. The roofs of the 1977 additions were originally all ballasted EPDM roof systems. The lowest of these, over the storage room, has been replaced with an asphalt shingle application. This roof appears to be in fair condition with minimal deficiencies and with continued maintenance should not require replacement for another 15 years. Access was not provided to the roofs of the elevator shaft and the stairway ad-

Condition of brick above south east window. (2012)

Cleaned and re-tuckpointed brick. (2012)

dition, however, they have been replaced within the last 2 years and with proper installation methods and maintenance should be functional for another 15-20 years.

The exterior brick walls of the original building are showing their age and need maintenance. All four sides of the original structure exhibit deterioration of the brick, limestone, and mortar due to weathering, water infiltration, and age. At some point in the history of the building the exterior brick has been painted and this paint is now chipped and peeling. The lower portion of the west wall has had tuckpointing and paint removal work attempted, however, in the process the cleaning has marred the surface of the brick face. Many of the lower level limestone sills have been correctly replaced. Our recommendation is to replace the rest of the excessively deteriorated limestone sills, the spalled and damaged bricks, and be even more careful with the paint removal process to clean and tuckpoint the grout joints on all the affected walls. The lower level of the north facade of the building has an applied stucco ashlar pattern faux stone. This is severely stained, cracking, and starting to fall off of the building. Its removal to return the building to its original appearance should be investigated. The concrete masonry unit walls of the 1977 addition have an applied EFIS coating. This surface is severely cracked and separating from the substructure, and there are no signs of expansion control. It is our recommendation to install movement control joints as required then affix expanded metal lath with anchors back to the CMU substrate and cover with a stucco system with an acrylic topcoat. It was not pos-

New stone sill in painted brick wall. (2012)

Cracked EFIS walls of 1977 addition. (2012)

"Stone" patterned stucco on main facade. (2012)

Brick debris at interior of second story window. (2012)

sible to verify the level of insulation in the walls and roof of the building without employing more destructive investigative methods.

The majority of the lower level windows have been recently replaced with similarly sized double hung windows and are in good condition. The windows in the lower level north facade are older, dating to the re-configuration of the wall, and are inoperable. They are also not compatible with the aesthetic of the historic building. They are however, in fair condition and do not need immediate replacement. The windows on the upper floor are in fair to very poor condition. These should be replaced using similarly sized, insulated glass metal clad wood frame window units for thermal efficiency and maximum natural light penetration.

The main entrance door is in fair condition, as are the stair tower and rear doors. The door to the second floor fire escape is rusted through and requires replacement.

Interior

Basement

The basement of the Southside Senior Center is in generally good condition. It is used regularly and is well maintained. The finishes are dated but functional. There is some deterioration of the paint along the west wall at the ceiling. This was likely due to previous water issues that have been remedied with completed exterior drainage work. The interior of the closets lining the north end of the main room are not completely finished with untaped/mudded/painted gypsum wall board (GWB) and exposed insulation.

General view of basement toward northwest. (2012)

Mechanical room located under central egress stair. (2012)

Closet on north wall and entrance to mechanical room. (2012)

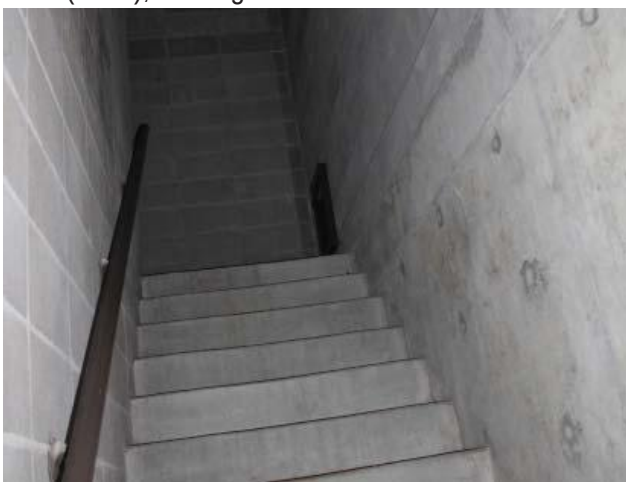
South west storage room, exterior window. (2012)

This minor repair should be completed. There is also unenclosed pipework and valves within this space. Exposed ductwork, piping, and conduits throughout this level should be considered for enclosure as they are run along the open ceiling structure.
Infilled windows in this space are not visible but presumably the original window fenestration has been removed.

Under the central stair a mechanical room is located. This space should be separated from the stair and adjoining spaces by a minimum one hour fire resistant barrier, including a rated door, as it contains electrical panels, a water heater, and a dust collection system terminus. The walls of this room are comprised of three different systems; concrete masonry units (CMU), the original stone exterior foundation wall, and a gypsum board wall. Penetrations through these walls are also unprotected. The frame on the door to this room is split at the head and should be repaired.

The mechanical room in the north-east corner of the basement level has exposed exterior and interior original stone walls that appear in fair condition.

The storage room in the south-west corner of the basement still has one of the exterior windows intact along the west wall. This opening has been infilled to the exterior and the window glazing should be removed. The door frame trim is almost completely missing in this room.



1977 Stair tower addition. (2012)

Central egress stair from basement. (2012)

General view of main floor toward the north. (2012)

Inaccessible drinking fountain. (2012)

The 1977 stair and elevator addition are in fair condition and provides the most compliant means of egress from this space. The stair under current code requirements should have handrails on both sides of the stairs and at present only has one. As an existing building this is not required to be updated unless other work in the building is being done. The elevator mechanical room is in good condition. The original stair is in fair condition, this stair enclosure should have a one-hour fire-resistance-rating to separate it from the remainder of the building however.

First Floor

The main gathering space of the building is the first floor multi-purpose room. It is in good condition and does not require anything more than general maintenance to be continued. The drinking fountain for the building is located in this room and is not positioned to be accessible.

The restrooms on this level are very outdated and not accessible. If the restrooms were updated to meet barrier-free accessibility requirements they would need to have only a single watercloset in each restroom to achieve the necessary clearances. Each restroom would then become a single occupant use with a privacy lock on each door. They are however functional as they are and unless work is done on the building are not required to be renovated.

The corridor to the south exit is in fair condition generally. The exception to this is the temporary ramp that has been constructed to get through this required exit door. This ramp should be constructed

Out-dated and inaccessible first floor restrooms. (2012)

"Temporary" ramp at rear exit. (2012)

Sink area of first floor kitchen. (2012)

Original staircase to second floor in main space. (2012)

as a permanent part of the building meeting code requirements for such a ramp.

The storage room in the south-east corner of the first floor is in good condition. The storage room along the east wall of the building, part of the 1977 addition, is in generally good condition, with some past water infiltration evidenced along the north wall where the roof adjoins the taller wall of the elevator shaft.

The kitchen is separated from the main room by a thickened wall with two pass-throughs and a door. The kitchen itself is in good condition. The appliances are older but functional. The layout of the sinks is not conducive to efficient work within the space. Also each of the sinks has a different style of faucet adding to the inconsistent appearance of the room. The cabinetry is in fair condition but would benefit from a new coat of paint.

Second Floor

The original stair to the second floor is in good condition from the first floor to the first landing and overall has retained its historic integrity to this point. However, from this landing upward code violations and infill construction have altered this stairway. This stair is currently designated as the second means of egress from the second floor. The stair if not a required exit does not need to be enclosed. The enclosure that has been constructed violates code requirements for landings at stairs in the location of the door and is not a rated enclosure.

Added enclosure to central stair from second floor. (2012)

Fire escape stair at south end of building. (2012)

South end meeting room. (2012)

Typical window condition on second floor. (2012)

The meeting room at the south end of the second floor is not an accessible space. It is through this room that another means of egress is achieved from the second floor via an exterior stair. The room's finishes consist of plywood paneling on the walls, an gypsum board ceiling, and a combination of wall-to-wall carpet and vinyl flooring. These finishes are generally in fair condition. The carpet is stained and the vinyl flooring is ripped and stained. The replacement of these finishes should be considered.

The fire escape (exterior stair) is in fair to poor condition. The handrail requires replacement or repair. The bottom tread is not evenly spaced with the others posing a possible tripping hazard. The treads are all showing rust at the stringers. The exterior door at the top of these stairs is in need of repair/replacement as well. The bottom of the door has rusted through and prevents proper closure posing a security issue as well.

The window in this room, as with those throughout the rest of the floor, as discussed in the envelope section, are original and in need of repair or replacement due to lack of maintenance.

The stair from this lowered meeting room floor to the main second floor hall is also not code compliant in its open risers, tread finish, or railings. This stair should be completely reconstructed to meet code

Stair from south meeting room to second floor hall. (2012)

Men's room used for building material storage. (2012)

Partition obscurring restroom window. (2012)

Partitioned western spaces. (2012)

minimums. The entrance to this room from the hall has a low head height and a new door and frame should be installed.

The restrooms on this floor, like those on the first, are outdated and not considered accessible by current standards. In order to achieve barrier-free accessibility each restroom could be converted into a single occupant restroom with a privacy lock. This would allow for the required clearances of an accessible restroom. The mens' room is also being used as storage for extra acoustic ceiling tile stock. These should be stored elsewhere. The window in the women's room is partially obscured by the partition/ wall of the adjacent stall. Removing this partition and changing the glazing in the window to obscured glass would allow greater natural daylight into the space while preventing vision into the space.

The central portion of the second floor is divided by a hall into east and west sections. The west section is subdivided by a partition wall that does not extent to the ceiling. Both of these western spaces have finishes which are dated but in good condition. This space, like that on the east section, has a structural vertical tie rod that supports the floor from the ceiling above. This structural system allows the first floor to be free of columns or other similar structural elements in order to accomodate the original intent of using the space for parking fire vehicles.

Across the hall on the eastern half of the central section of the building is a second kitchen. The paint on this structural element is chipped and should be repainted. The entire length of the north wall of the kitchen has built in storage cabinets constructed of wood frame and paneling. The rest of the room is in good condition with dated fixtures, appliances, and finishes.

A multi-purpose room occupies the front (north) area of the building's second floor. Another two vertical tie rods are within this space for structural support of the floor below. The finishes are in good condition here. Access to the elevator and the 1977 stair tower are from this room. The large original windows provide abundant light in this room.

Access to the attic space is from the south addition roof via a short ladder to a full size hollow metal door and frame that was locked and prevented inspection of the attic space.

The building's interior finishes are dated but are generally in good condition.

Second floor kitchen with vertical tie rod. (2012)

North end multi-purpose space with large windows. (2012)

CODE ANALYSIS

General

As an existing building without any changes to the building or the occupancy type (Assembly A-2 and A-3; food service and general assembly), updates to the building to meet current code standards or accessibility levels are not required. However, it is still suggested that certain existing life-safety and accessibility code issues be considered.

Fire Protection

Although a sprinkler system would be required in a new building of this size and type it is not required to be installed in this building unless other changes are being made. The installation of a sprinkler system would also provide an alternate solution to certain life safety requirements such as areas of rescue assistance and enclosed egress paths. In order to provide a minimum level of protection a fire alarm and detection system should be considered.

Exiting

The basement, given an occupant load of less than 50, requires only one exit. This is achieved by the northeast egress stair. The central, original stair should be separated from the remainder of the floor by a one-hour fire-rated enclosure. This would also allow the stair to be utilized for egress if the occupant load of the basement were to be higher.

The second floor requires two means of egress. The "new" stair tower in the northeast corner of the building provides one of these means. This stair should have lighting as required for a means of egress and an area of rescue assistance incorporated. The original stairs at the center of the building are not code compliant for egress stairs, therefore the second means of egress could be via the fire escape at the south end of the building. Replacement of this fire escape with a code compliant exterior stair should be considered. The path to this egress through the adjacent room would also require work to the interior stair adjoining it to the rest of the building as it is also a non-code compliant stair. The door to the south multi-purpose room would not be allowed to be locked as part of the egress route. The central historic stair, even if not required for egress if the route is through the multi-purpose room, should still meet the code requirements for general stairs. The door at the landing between the first and second floors is not code compliant and, along with its surrounding partition, should be removed.

Doors throughout the building should be a minimum clear width of 32 inches.

Accessibility

The 1977 elevator addition provided barrier free access to the all levels of the building even if the elevator cab is very small. However, the southernmost multi-purpose space is not accessible. Any use of this room should be duplicated in another similar space when accessibility is required.

By current code calculations the building would require 2 toilet fixtures for each sex, and of these a minimum of one fixture in each restroom must be accessible. None of the existing fixtures are considered accessible. However, given the configuration of the existing restrooms each could be altered to be single use accessible toilet rooms and the fixture count requirement would be met.

STRUCTURAL AND SYSTEMS ANALYSIS

Structural Analysis

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Structural
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Rochester, MN 55901
Phone: (507) 529-5310
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May 23, 2012
Revised September, 6, 2012

Tracy Donlan
River Architects
740 7th Street North
LaCrosse, Wisconsin
54601-3308

RE: Southside Senior Center Condition Survey
1220 Denton, LaCrosse, WI

SDG Project Number 12036

On Thursday May 17, 2012 I visited the above building to survey the existing structural condition of the building. I met with Tracy Donlan and Mr. Val Schute of River Architects on site to gain access. The building is a 2 story structure constructed of a combination of brick exterior bearing walls, cast in place concrete main floor, and presumably wood framing structure for the second floor. In summary, I found the building to be in fair condition for the age of the building. With much needed repair and maintenance of the foundations and exterior masonry.

The following are my observations:

1. The roof structure is wood framing, and accessed by a door on the South gable end wall. The roof is wood decking, on 2x8 wood joist at 24" c/c. Built up wood trusses span the roof East to West and support both roof and second floor. Aside from several small locations of missing roof deck, the roof structure is in good condition. There is 10" of blown insulation on the majority of the ceiling joists.
2. The second floor structure is presumably a wood frame system. No inspection could be made. The second floor structure is supported by 4 main steel bar hangers, which transfer load to the roof structure. The hangers appear to be in good condition.
3. The main floor structure is a cast in place concrete slab, beam, and concrete column structure presumably designed to support prior firefighting vehicles. The concrete structure appears to be in good condition.
4. The foundation walls are limestone masonry construction. The only area where the foundation is visible is in the existing boiler room. The mortar material between the stone

is deteriorated, which is visible by the accumulation of mortar dust pile up around the edge of the foundation.

5. The elevator, exit stair, and storage structure addition on the east side of the building are constructed of masonry bearing walls and cast in place concrete floor structure and steel bar joist roof. These are structurally appearing to be in good condition. The exterior stucco on these areas is in poor condition and requires repair.
6. The exterior walls of the original building are a built up brick bearing wall. The exterior walls are in poor condition with some repairs having been made to the lower west side of the building. The brick has been painted in the past much of which is peeled and chipped. Past work on the brick includes power washing the paint off of the lower 6-8 ft. of brick, damaging some brick surface.
7. The back addition lower roof area was inspected. The lower roof area is a single ply membrane roof. The flashings and anchorage of the rubber roof to the brick walls is deteriorated and requires maintenance.

Recommendations:

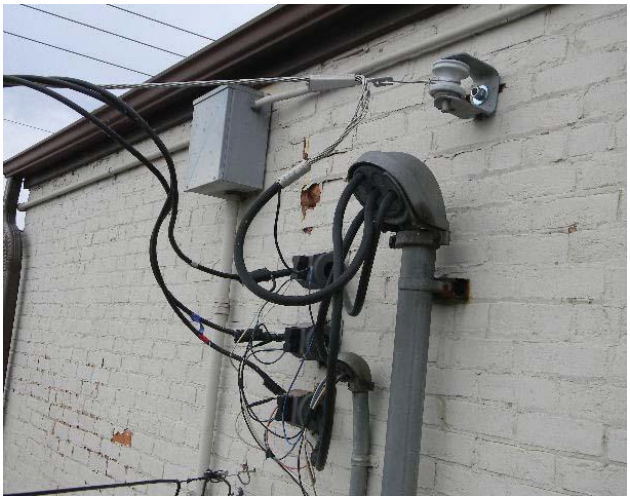
1. Develop plan and method to tuck point and repair the exterior building envelope
2. Hand excavate along the exterior of the building to inspect the condition of the limestone foundation exterior side and determine condition if repairs are required.

Based on my observations, it is my opinion that the structure was originally designed for main floor loads significantly higher than original use. This letter is not intended as a guarantee of the building condition. No testing of materials was performed. Testing and or observation of any hazardous materials are not part of the scope of Structural Design Group, Inc services.

Regards,

Alan R Hiniker P.E.
Wisc. No 30006


SOUTH SIDE
Senior Citizen
Center
1220 Denton St. 782-2444



Electrical Systems

1. Electrical Service

A. The electric service is an overhead service located on the south side of the building. The service is rated at 400 amp, and is a three phase service to support the elevator. The service consists of a main disconnect switch on the exterior wall, a second switch on the exterior wall, over-head metering C/T's and a meter and socket.

B. We are concerned about the proximity of the electrical service conductors and service entrance head from the second floor fire escape door. The Electric Code requires 3 feet of clearance between a door or window and this equipment. This installation may be Code-compliant, but the conductors are easily accessible while standing on the fire escape. We would recommend any future electrical service work relocate this equipment further from the fire escape.

2. Major Electrical Distribution

A. Electrical panels are located on each of the three floors. All panels are in good condition and suitable for continued use.

3. Branch Circuit Wiring and Electrical Devices

A. All of the wiring observed within this building is fairly new and appears to be installed in a Code-compliant manner. Nearly all wiring in the lower level is new and installed in EMT conduit. Wiring on the 1st and 2nd floors is installed in surface metal raceway, EMT conduit, or MC cable.

B. GFCI-protected receptacles are missing in many locations currently required by various Electric Codes. In particular, GFCI receptacles are missing in the 1st floor kitchen and 2nd floor kitchenette. A complete survey of the building should be conducted to review all electrical receptacle types and correct any deficiencies based on current Codes.

4. Grounding Systems

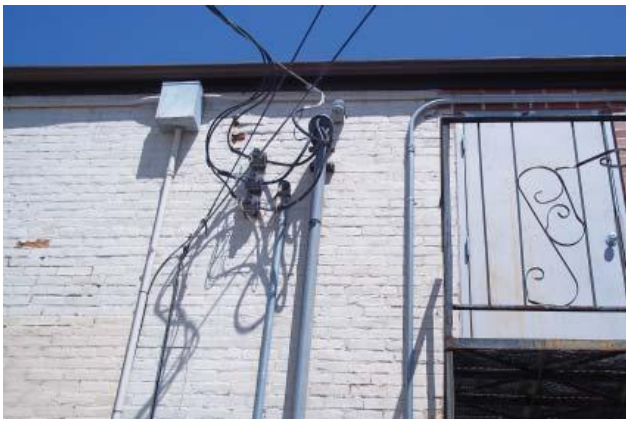
A. Grounding systems visible appear to be present and meet Codes in force during the periods when work was completed.

5. Lighting Fixtures and Equipment

A. Most of the lighting fixtures within this building are old and simple in form and construction. Fluorescent strip lighting using T12 lamps are the dominant lighting.

B. Switching is entirely manual. Switching is simply – typically one switch per room. Switches are showing some age and probably should be replaced as time and budget permit.

Exterior electric service switching. (2012)



Exterior overhead electric service. (2012)

6. Emergency Power Supplies

A. This building is not equipped with any type of emergency power supply, including stationary emergency power generators, provisions for a temporary mobile generator, or large capacity battery-based power supplies.

7. Emergency Egress Lighting

A. Emergency lighting is minimal and inadequate in most areas per current Codes and Standards. Emergency lighting consists of battery-powered lighting units. These units are appropriate for this application, but additional units should be installed.

B. Exit lights are generally existing and operational.

Typical fluorescent strip lighting. (2012)

8. Fire Alarm and other Life Safety Signaling Systems

A. This building has no fire alarm system at present.

B. There are a number of line voltage smoke detectors located in corridors and common spaces. It is unknown if these smoke detectors are electrically connected so that they all alarm if any senses smoke. Presumably that is not the case.

9. Communications and Low Voltage Wiring Systems

A. In general, low voltage wiring systems consist of simple telephone wiring using older station cable.

Heating and Ventilation Systems

1. Primary Heating Plant and Equipment

A. This building is heated with a hot water heating system using a single gas-fired boiler and

New boiler installed in 2010. (2012)

hot water "finned tube radiation" installed on the perimeter walls throughout the building.

B. The boiler is a new Triangle Tube high efficiency boiler reportedly installed in 2010. The boiler is rated at 399 MBH input capacity, which seems more than adequate in size for this building (but not too large to be a concern). This is a high efficiency boiler suitable for relatively low water temperatures. The re-use of the existing finned tube radiation will cause the boiler to operate at higher temperatures, resulting in less than peak efficiency, but certainly more efficient that a conventional boiler.

C. Although the boiler is new, most of the existing piping, valves, and heating specialties were left in place. Many of the isolation valves are old gate valves, which likely do not seal water-tight anymore. A conventional expansion tank, without a gauge glass, was retained. The original water specialties were left in place. It would have been better to update these devices when the boiler was replaced, but they are easy to replace in the future if they fail.

Older piping and valves for heating system. (2012)

D. The hot water heating system is "zoned" per floor with separate piping loops and separate pumps for each loop. This results in better temperature control and the ability to set back temperatures in areas of the building not being used simultaneously. For example, the upper level can be in a setback mode while the First Floor is being used for daytime activities. The pumps all seem to be new and in fine condition.

E. In general, the heating plant is in very good condition, very efficient, and suitable for many more years of operation.

2. Terminal Heating Equipment

A. The terminal heating equipment in this building is primarily hot water, "finned tube radiation" (commonly referred to as baseboard heat). There are, at least, two styles of finned tube radiation, indicating that it was installed, or replaced, at different times. In all cases, the finned tube radiation is heavy duty, in good condition, and virtually maintenance free. Use of hot water finned tube radiation results in a very comfortable interior environment, quiet, and efficient.

3. Piping / Ductwork Condition

A. The piping connecting the boiler plant to the finned tube radiation is a combination of both steel and copper. The older piping is presumably

Finned tube radiation heating equipment. (2012)

steel and the newer material is copper.

B. Although there is ample evidence of past piping leaks, we did not observe any leaks or other deficiencies while on site. Some of the old valves likely do not seal anymore and will eventually require replacement. Most of the piping is accessible and easy to replace when needed.

C. The piping seems adequately-sized for the application.

4. Temperature Control Systems

A. Temperature control of the heating system is by residential room thermostats. Typically one thermostat per floor. Some of the thermostats are mercury dial and some are electronic, but none appear to have automatic night setback capabilities.

5. Energy Efficiency Commentary

A. The new boiler is very efficient – probably operating near 90%, even with the high water temperature.

Cooling system vertical fan-coil. (2012)

B. There is a combustion air damper in the boiler room that is blocked open. The boiler collects its combustion air directly from the boiler room, so this was likely done intentionally to provide adequate combustion air for the boiler. Ideally, the combustion air should have been ducted directly outside and the larger combustion air opening permanently sealed. The net result is some loss of efficiency by excessive cold air collecting in the boiler room. There is a remote chance that the make-up water supply in the boiler room could freeze in extremely cold weather.

C. The remainder of this heating plant is quite efficient and results in very comfortable heat for minimal energy usage.

Air Conditioning Systems

1. Primary Cooling Plant and Equipment

A. There are three (3) small, “split system” air conditioning systems that provide mechanical cooling to this building. One system is located on the First Floor and is ducted throughout the First Floor. The remaining systems are located on the Second Floor and are ducted above the ceiling on the Second Floor.

These systems consist of a vertical fan-coil located directly within the occupied space connected to a compressor-condensing unit located

Exterior compressor-condensing unit at grade. (2012)

exterior to the building. One of the compressor-condensing units is located on grade and two are located on the roof. These systems have no outside ventilation air capabilities. The First Floor unit is approximately 5 tons in capacity and the Second Floor units are approximately 2 tons in capacity.

Although all of these fan-coils are fairly old, they are in very good condition and seem to be fully operational. There are minimal maintenance needs to these units and they should continue to operate for many more years.

2. Air Conditioning Delivery Systems

A. The supply air is ducted from each of the fan-coil units. Supply air ductwork is generally located above the suspended ceilings and is fairly minimal in scope. Return air is collected directly at the units from the space. No deficiencies in these duct systems were observed.

3. Temperature Control Systems

A. Each of the fan-coil systems are controlled by a single, “residential-style” room thermostat. Typically these thermostats are manual operation and have no night setback capabilities.

4. Energy Efficiency Commentary

A. The efficiency of these fan-coil systems is mostly a function of the efficiency of the exterior compressor-condensing units. We did not get on the roof to observe the two units there, but we did observe the unit on grade. This unit is “older” and mid-range in efficiency. It is generally not prudent to replace a compressor-condensing unit strictly for greater energy efficiency, but when the need for replacement is necessary, careful consideration should be given to the efficiency of the replacement unit.

Plumbing Systems

1. Water Service and Supply Source

A. The water service is provided from the City Municipal supply and enters the basement above the basement floor from the side alley. The service is in satisfactory condition and the size appears appropriate for this building.

2. Interior Water Distribution Material and Condition

A. Most the water distribution piping is concealed within the structure and not visible for inspection.

B. The original piping appears to be entirely galvanized steel. Of the observed piping, no leaks or major problems were observed.

C. Some new work has been constructed in recent years with copper piping materials.

D. The age of the original galvanized steel piping is always a concern. Without a significant construction project, there is little opportunity to replace piping for pure maintenance reasons.

3. Sanitary Sewer Discharge Source

A. The sanitary sewer discharges to the municipal sewer system above the basement floor.

B. The sewer connection is older cast iron piping, exiting the building about three feet above the basement floor.

4. Interior Sanitary Piping and Equipment

A. Interior drainage piping is mostly older cast iron piping on the larger sizes and galvanized steel on the smaller sizes. No significant deficiencies were observed.

B. Some newer work has been constructed with PVC piping.

5. Storm and Rainwater Discharge Source

A. All rainwater and storm water is conveyed to grade outside of the building. Generally, all storm water spills directly onto grade. Originally, exterior stormwater piping was installed to receive the discharge from the downspouts, but that piping has been capped and abandoned in place.

6. Interior Storm and Rainwater Piping and Equipment

A. All rainwater is conveyed off the roof with exterior downspouts and gutters. There are no interior stormwater piping systems within this building.

7. Plumbing Fixtures and Primary Equipment

A. Plumbing fixtures are showing some age, but generally are in very good condition.

B. In general, water closets (toilets) are floor-mounted tank-type, essentially "residential" in construction. Lavatories are wall-hung with manual faucets.

c. Fixtures are suitable for many more years of service based on the current use of this building.

8. Backflow Prevention

A. The make-up to the boiler/heating system is protected with a Watts Model 9d backflow preventor. This should be adequate protection, assuming the boiler is filled with pure city water and no significant chemicals have been added to the system.

B. There are no other connections between the potable water system and any non-potable water systems.

Fire Protection Systems

1. Fire Sprinkler Systems

A. There is no fire sprinkler system currently installed in this building.

2. Fire Standpipe Systems

A. There are no fire protection standpipes or hose cabinets currently installed in this building.

3. Fire Protection Systems Alarms and Controls

A. Since there are no fire sprinkler systems within this building, there are no related sprinkler flow switches or local alarms.

Toilet fixtures in second floor women's restroom. (2012)

Second floor Women's restroom sink. (2012)

COST ESTIMATE (Deferred Maintenance)

The facility was renovated into a Senior Center in 1967 and is in active use and well maintained by the City of La Crosse. The work that is estimated in this section are items that are end of service life replacement and elective items that may enhance the safety and accessibility of the structure. The elective items are not triggered by code without a significant renovation project or change of use to meet compliance requirements. The cost estimating work is not aligned with a proposed renovation project, but focuses instead on individual work items that may be considered in the future. The work items are individually estimated and includes a listing for the rationale (ie. maintenance, energy conservation, elective) and prioritization.

ITEM	RATIONALE	COST	PRIORITY
• Original Building Exterior Wall Repair Work - Limestone Sills - Brick Tuckpointing	Maintenance	$100,000 - 135,000	Medium
• Original Building Window Replacement at Second Floor	Energy Conservation	25,000	Medium
• Original Building Stair (Central) Restoration/Renovation	Code (Elective)	10,000	Low
• 1977 Stair Lighting upgrade with occupancy sensors	Code (Elective)	1,000	High
• Replace south entrance ramp	Code (Elective)	3,200	High
• Replace south fire escape and exterior door assembly	Code (Elective)	10,500	High
• Replace south meeting room stair	Code (Elective)	5,000	High
• ADA Upgrades at Restrooms	Code (Elective)	6,000	Medium
• Relocate electrical service mast a greater distance from fire escape.		5,000	Low
• Provide new GFCI receptacles to meet with current Code and Industry Practice		1,500	Medium
• Update lighting systems. Replaced fluorescent strips with fluorescent trip lighting with high-performance T8 lamps. Replace surface-mounted incandescent fixtures with compact fluorescent or LED fixtures. Modify decorative lighting with compact fluorescent or LED lamps.		15,000	Low
• Bring emergency lighting up to current Codes and standards. Replace any units greater than 10 years old.		2,000	High

ITEM	RATIONALE	COST	PRIORITY
• Install a fire alarm system with remote monitoring.		8,000	Medium
• Install automatic night setback thermostats for all heating and cooling systems.		3,000	Low
• Replacement of air conditioning units with more energy-efficient systems.		25,000	Low
• Replacement of gate valves with new ball-type valves.		1,000	Low

PRIORITY LEVEL	COST
LOW	$59,000
MEDIUM	$140,500-175,500
HIGH	$21,700
TOTAL	$221,200 - 256,200

The “construction cost” for a new building of comparable size (8,800 SF) is in the $1,320,000 - 1,540,000 range, and will ultimately be determined by the type of construction, number of levels, materials/finishes, mechanical/electrical systems, and the complexity of the design. This construction cost figure does not include site acquisition, site development and parking, FF+E (furnishings, fixtures, and equipment), contingency, A/E fees, and direct costs (ie, survey, geotechnical, legal, financing, code review, etc.) that constitute the overall project cost.

APPENDIX: Elevations and Plans

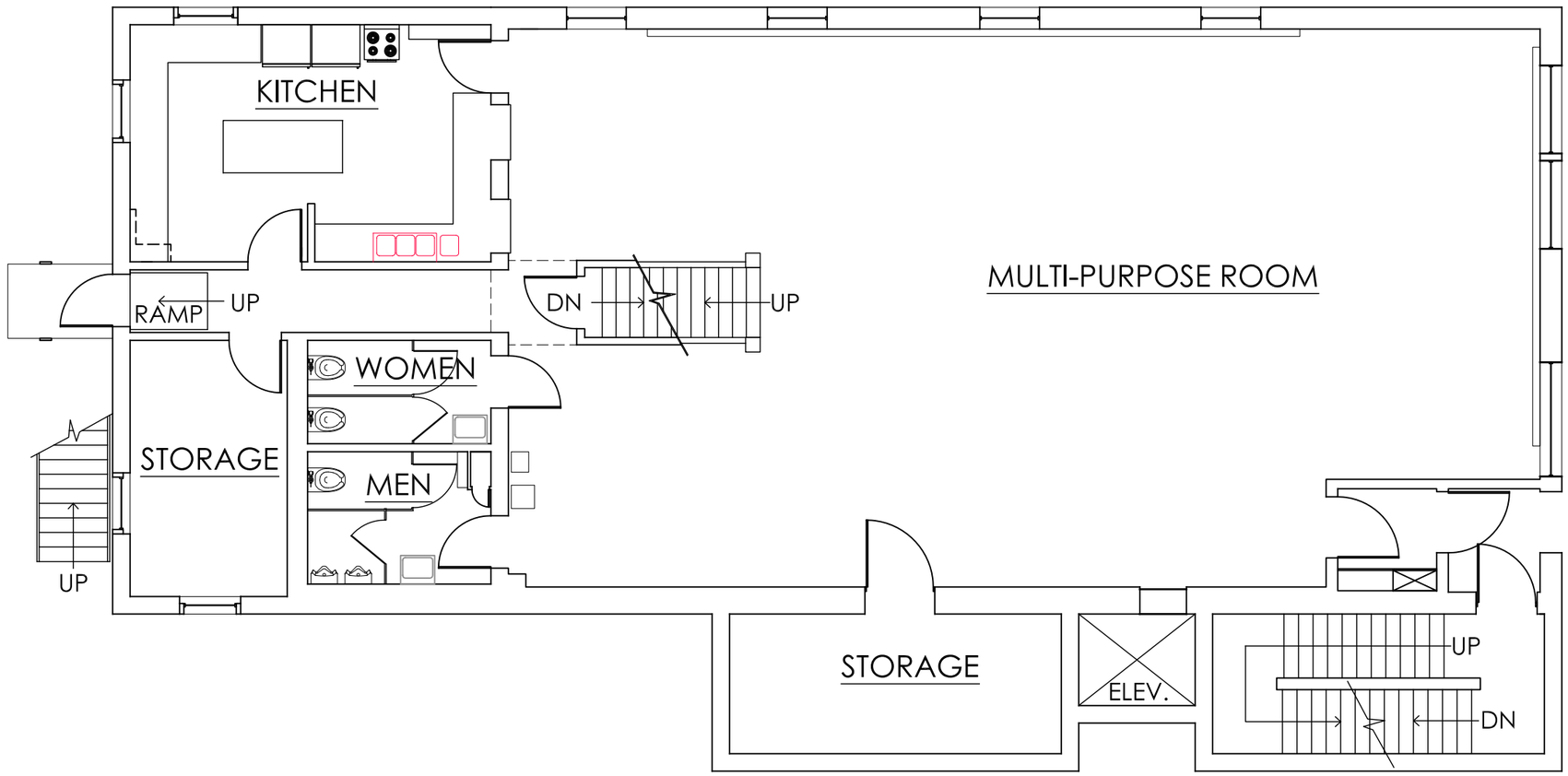
North Elevation (2012)

West Elevation (2012)

South Elevation (2012)

East Elevation (2012)

Aerial Site Plan (2012)



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

N

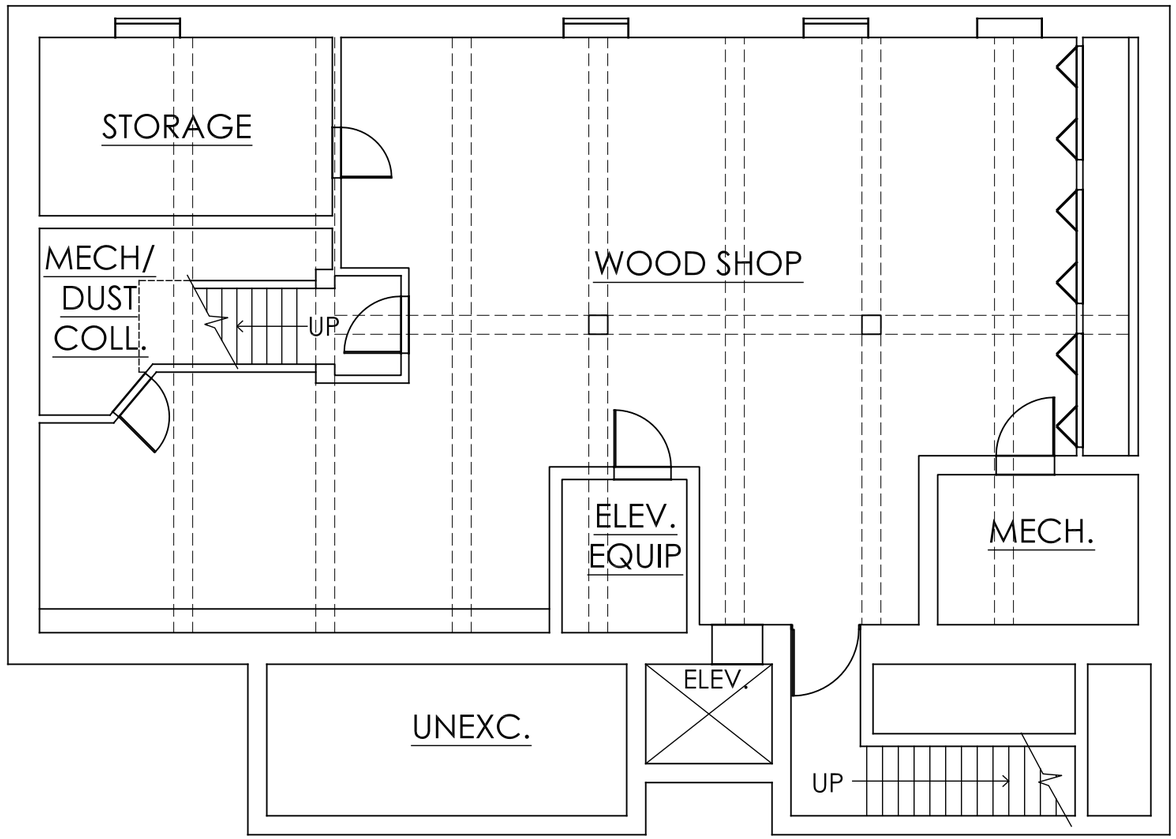
river ARCHITECTS
740 7th Street North La Crosse, WI 54601-3308 Tel 608 785-2217

PROJECT
SOUTH SIDE SENIOR CENTER
1220 DENTON, LA CROSSE, WI

DATE September 6, 2012
DRAWN BY RA
CHECKED BY RA

PROJECT No 1329
DRAWING TITLE EXISTING FIRST FLOOR PLAN

A1



EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

N

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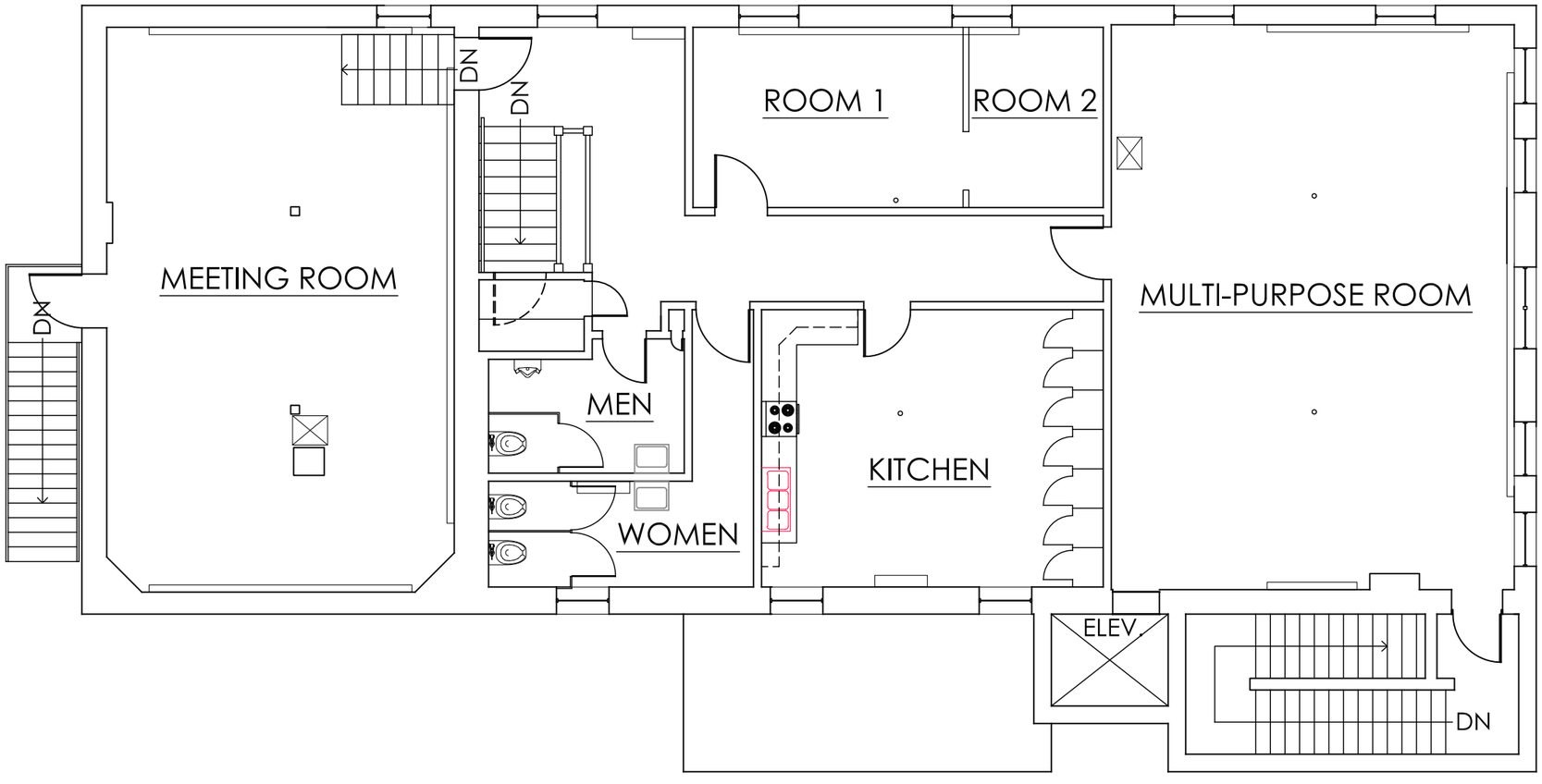
740 7th Street North La Crosse, WI 54601-3308 Tel 608 785-2217

PROJECT
SOUTH SIDE SENIOR CENTER
1220 DENTON, LA CROSSE, WI

DATE September 6, 2012
DRAWN BY RA
CHECKED BY RA

PROJECT No 1329
DRAWING TITLE EXISTING BASEMENT FLOOR PLAN

A2



EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

N

river ARCHITECTS
740 7th Street North La Crosse, WI 54601-3308 Tel 608 785-2217

PROJECT
SOUTH SIDE SENIOR CENTER
1220 DENTON, LA CROSSE, WI

DATE September 6, 2012
DRAWN BY RA
CHECKED BY RA

PROJECT No 1329
DRAWING TITLE EXISTING SECOND FLOOR PLAN

A3

South Side Citizens Multiple Services Center Maint Expenses - 2012

(city-paid expenses only)

Date	Gas/Electric Amount	Sewer/Water Amount	HVAC Amount	Elevator Amount	Other Amount	Notes
Jan		$ 115.53				
Dec	$ 397.00					
Jan			$ 209.00			Cargill preventative furnace maint
Jan	$ 397.00					
Feb	$ 397.00					
Mar	$ 341.00					
Apr	$ 286.65					
May				$ 1,430.91		annual maint contract, $50.91 overpay, credit c
May	$ 341.00					
May				$ 75.00		annual inspection
June	$ 262.00					
July	$ 262.00					
July		$ 295.38				
Aug	$ 262.00					
Aug				$ 50.00		annual permit fee
Sep	$ 262.00					
Oct		$ 93.93				
Oct		$ 29.66				stormwater
Oct	$ 262.00					
Nov	$ 201.43					
Dec	$ 311.00					
	$ 3,585.08	$ 418.97	$ 209.00	$ 1,555.91	$ -	$ 5,768.96 ANNUAL TOTAL

South Side Citizens Multiple Services Center Maint Expenses - 2011

(city-paid expenses only)

Date	Gas/Electric Amount	Sewer/Water Amount	HVAC Amount	Elevator Amount	Other Amount	Notes
Jan.	$ 351.00					Dec bill paid in Jan
Jan.		$ 90.87				
Feb.	$ 314.28					
Mar.	$ 351.00					
April	$ 351.00					
April		$ 90.87				
May	$ 351.00					
May				$ 1,368.28		annual Schindler maint contract
May				$ 75.00		annual elevator inspection
May					$ 400.00	roof repair
May				$ 50.00		annual elevator permit
June	$ 351.00					
July	$ 432.00					
July		$ 100.32				
Aug.	$ 432.00					
Sep.	$ 432.00					
Oct.	$ 432.00					
Oct.		$ 84.12				
Oct.			$ 79.95			furnace repair
Nov.	$ 432.00					
Dec.	$ 454.52					
	$ 4,683.80	$ 366.18	$ 79.95	$ 1,493.28	$ 400.00	$ 7,023.21 ANNUAL TOTAL

Harry J. Olson Senior Center
La Crosse, Wisconsin

6 September 2012 ARCHITECTURAL AND ENGINEERING ANALYSIS

TABLE OF CONTENTS

INTRODUCTION

Purpose

The City of La Crosse is administering an Architectural and Engineering Analysis program under the Community Development Block Grant Program from the U.S. Department of Housing and Urban Development. The objective of this analysis and report is to evaluate the condition of the existing building and assess its potential for future use.

Project Team

The Historic Abstract was prepared by Eric J. Wheeler, La Crosse, WI. The Structural Analysis was prepared by Alan R. Hiniker, P.E. of Structural Design Group, Inc., Rochester, MN. The Mechanical, Electrical, and Plumbing Analysis was prepared by Chris C. Olsen, P.E. of Galileo Engineering, La Crosse, WI. This report was prepared by River Architects, Inc., La Crosse, WI.

Methodology

Limited existing building plans were available for this building so field measurements were taken in order to facilitate the drawing of full building plans. The included plans are for graphic representation only and should not be utilized without verification for construction purposes.

The scope of this report does not include observation of or testing for hazardous materials including but not limited to: asbestos, radon, PCBs, mold, lead based paint. Given the age of the building it would be unusual if it did not contain some lead based paint. The Owner is advised that it would be prudent to take necessary precautions when working with or removing existing paint, unless testing shows that it does not contain lead.

The analysis contained in this report is based on visual observation of accessible spaces. There was no observation and investigation of concealed conditions.

HISTORIC ABSTRACT

The building now known as the Harry J Olson Senior Center at 1607 North Street in North La Crosse, has had several significant use and structural changes since its construction 125 years ago. These uses can be divided into three periods of approximately forty years each. The original design as a social and lodging center for railroad workers lasted from construction in 1887 until 1930, and represents the most significant period historically and architecturally for the building. The second period, from 1933 until 1973, was a time of adaptive re-use and major alteration by a local church community that significantly altered the architectural integrity of the building. The current use as a neighborhood senior center for seniors began in 1974 and includes a large single story addition built in 1978 that is architecturally oppositional to the original stylistic character of the building.

1) Chicago, Burlington and Quincy - Dormitory and Clubhouse (1887-1930)

The arrival of the Chicago, Burlington and Quincy Railroad line in 1886 established North La Crosse as a major regional rail hub. Soon after the extension of the rail line to La Crosse, the C. B. and Q. built a depot, shops and roundhouse on the east edge of the north side near Grand Crossing. The railroad built the Dormitory and Clubhouse nearby at 1607 North Street in 1887. The Godard Hotel (1888) located two blocks away at 1639 Prospect Street, was a privately owned hotel designed to take advantage of the huge influx of railway workers in the neighborhood.

Originally a two and a half story brick building with design and decorative elements typical of late 19th century commercial buildings, the dormitory and clubhouse was built by Joseph Rawlinson, a noted local brick mason and contractor. (see archival photos #1, #2, and #3) The rough-cut massive stone foundation has above grade windows for increased utility. The segmental round arched windows on the first story are typical of the Romanesque Revival style, very popular for institutional and commercial buildings in the 1880s. The central pavilion has a double door entry with round arched window, keystone and flanking sidelights; creating a classical Palladian motif. Recessed terra cotta tiles were originally located on each side of the main entry arch and above the side windows on the entry pavilion. Also, originally above the entry was an open porch with turned wooden columns capped by a wooden balustrade. (Note the “The Burlington” name on the railing in the historic south façade photo #2)

A similarly decorative open dormer with scrollwork and triangular pediment sat high atop the central pavilion at the attic level. These decorative flourishes reflect the Queen Anne style, coming into popularity in the late 1880s. The east and west facades at the roofline are enhanced by a single, centrally place pedimented dormer with round arch window and flanking capped column extensions. The red brick façade is highlighted by cut limestone window hoods and sills, and a thick cut stone beltcourse that extends along the top of the second story windows, continuing around the building.

The Dormitory and Clubhouse had sleeping quarters for railroad workers, a billiard room, gymnasium, office for the railroad division headquarters, a doctor’s office and kitchen in the basement. The size, decorative design and multiple functions of this historic building indicate the importance of the Dormitory and Clubhouse for the Chicago, Burlington and Quincy railroad in La Crosse.

2) Bethany Evangelical Free Church (1933-1973)

Building research indicates that the C. B. and Q. Dormitory and Clubhouse was vacated by the railroad in 1933 after the construction of the new North La Crosse Burlington Depot (1932) two blocks away at

1601 Rublee Street. The building was purchased by Herman Tillman in 1933 and rented to the Bethany Gospel Tabernacle for the next decade for a nominal annual fee. The church purchased the building in 1946, and in 1951 undertook a major alteration and renovation for church purposes. (see archival photo #4 and #5)

Exterior alterations included complete removal of the attic and partial removal of the second story. Four evenly spaced gable roofed dormers were placed at the new roofline on the east and west sides. The upper levels of the central pavilion was reduced down to the first story, and replaced by a square bell tower with pyramidal steeple. Religious-themed stained glass windows were inserted into the original round arched window openings on the first story. The alterations in 1951 effectively changed the architectural appearance of the building from residential and institutional to ecclesiastical.

3) Harry J Olson Senior Citizen Center (1974-current)

In 1973, the Bethany Evangelical Free Church moved to a new location on CTH B outside of La Crosse. In 1974, the City of La Crosse purchased the former church for use as a neighborhood senior center. After some interior remodeling, the building opened as the Harry J Olson Senior Citizen Center in 1975. A single story 60' by 60' concrete block addition was added to the east side of the building in 1978. The addition provides a large community room and enhanced the utility of the building for social service purposes. In 1980, an elevator with concrete block housing was added on the southeast corner of the building to provide handicap access from the addition up to the main level of the original part of the building. Over the years the bell tower section was reduced to its current configuration, matching the roofline and projecting entry of the altered existing building.

Summary

Although greatly altered overall from its original design, the historic C.B and Q Dormitory and Clubhouse (1887) retains some of its original architectural character, and continues its significance as one of the few remaining buildings in the City of La Crosse associated with the railroad history of the city. The C, B and Q. Dormitory and Clubhouse was listed as a La Crosse City Historic Landmark in the year of its centennial, 1987. However, after a new historic preservation ordinance was passed by the city in 1995, the C. B. and Q. Dormitory and Clubhouse was not re-listed. The bronze City Historic Landmark plaque is still attached to the south wall of the building just to the right of the entrance.

Sources:

Harry J Olson Multi-Purpose Senior Citizen Center, James Adkins – student research paper, 1979-1980, Area Research Center, Special Collections, Murphy Library, UW-La Crosse.

Grand Crossings - Railroading and People in La Crosse, Wisconsin edited by Joseph Follmar, The 4000 Foundation, La Crosse, 1992, (chapter on railroad Depots by Dr. Les Crocker, pp.43-44.

Burlington R.R. Club House, North La Crosse, WI (c. 1900)

South Elevation (c. 1890)

East Elevation (c. 1890)

Reduction and remodeling by Bethany Evangelical Free Church (1951)

Harry J. Olson Senior Center before 1978 additions (c.1976)

BUILDING DOCUMENTATION

Overview

The Harry J. Olson Senior Center is a 11,200 square foot commercial building with a 125 year history located on the north side of La Crosse. The original 1887 building had three levels of approximately 2,500 square feet each. A 3,600 square foot addition was constructed in 1975 on the east side and a small elevator addition was added in 1980 on the south side of the original building. The entire facility is used as a community center with primary emphasis on the senior community.

Site

The building sits on the north east quadrant of the intersection of Onalaska Avenue and North Street in North La Crosse. The 38,043 square foot parcel is bordered by residences to the north and the rail yard right-of-way to the east. The parcel is zoned PS, Public and Semi-Public in the City of La Crosse. The original 1887 building is setback approximately 60 feet from the south and west property lines on the street sides. The 1975 multipurpose addition is constructed on the east side and opens to a 34 space paved parking area on the east side. The 1980 elevator addition is located on the east side of the original building's main entrance on the south elevation. A small storage garage was recently constructed and positioned off the northeast corner of the 1975 addition. There are two primary entrances, the original building has an entrance with steps on the south side, and the 1975 addition has a barrier free entrance at grade on the east side.

Summary of Past Work

Since the City of La Crosse purchased the building in 1974 they have kept a record of the construction and maintenance work on the project. This list was developed by the Engineering Department and addresses the major items as follows:

- 1978 - Construct single story, 3,600 square foot, multi-purpose room addition to the east side of the original building.
- 1980 - Construct an elevator addition on the south elevation of the original building for barrier free accessibility to two of three levels.
- 2003 - Add duct insulation to the roof top mechanical unit.
- 2004 - Add an in-ground irrigation system.
- 2007 - Replace east addition roof with a metal standing seam roof.
- 2008 - Replace the furnace and air conditioning unit for the original building.

Brick and Foundation condition at south elevation (2012)

Foundation and Sill condition at south elevation (2012)

- 2010 - Multiple projects including exterior door accessibility, replacement of ceiling tile, replace gypsum wall board in elevator shaft, and new air unit for upper floor.

Envelope

The facility is basically two different building types, constructed in different eras, and joined together. The original building was constructed in 1887 with multi-wythe exterior masonry bearing walls and wood floor and roof framing. The building was severely altered in 1951 with the removal of the roof, attic, and the second floor. The 1975-80 additions are concrete masonry unit (CMU) walls with a steel structural system. The original building and the addition are functionally connected and not aesthetically coordinated. These alterations and additions to the building are so severe in their disregard for the original building that it is the opinion of the Wisconsin Historical Society that the original building is no longer eligible for nomination to the State Register of Historic Places.

The roof on the original building was lowered and re-framed with new dormers in 1951 and is clad with asphalt shingles. According to a roof inspection report prepared by Speciality Associates dated August 5, 2003, the 240# asphalt shingles were 10-12 years old at that time. The shingles are now 20+ years old and nearing the end of their 25 year limited warranty period. The team did not have access to the roof, but from the ground it appears that the shingles are near the end of their life expectancy. When the shingles are replaced the removal of the dormer windows may be considered to simplify the flashing, ventilation, and overall integrity of the roof. The dormer windows bring light into a non-habitable storage use on the second story and may be considered expendable. The roof on the 1975 addition was originally a fully adhered .045 mil EPDM roof and was replaced in 2007 with a standing seam metal roof and appears to be in good condition.

The exterior brick and limestone walls of the 125 year old original building are showing their age and need maintenance. All four sides of the original structure exhibit deterioration of the brick, limestone, and mortar due to weathering, water infiltration, and age. Our recommendation is to replace the excessively deteriorated limestone blocks and sills, the spalled and damaged bricks, and to tuckpoint the grout joints on all the affected walls. The concrete masonry unit walls of the 1975-80 additions have been properly maintained, painted, and appear to be in satisfactory condition. Our recommendation is to continue moni-

Sill and window condition at west elevation (2012)

Multi-purpose room in 1975 addition (2012)

toring their condition, re-coating the walls with quality paint, caulking all the joints, and tracking maintenance and corrective work to establish a proactive cyclical schedule.

The windows of the original building have been modified over the years and are not good examples of thermal efficiency. The arched top stained glass windows on the first floor were likely installed in 1951 with the church renovation and are not operable and have a protective storm window affixed on the exterior side. These decorative leaded glass units are high maintenance and are not consistent with the current use of the facility. It is our recommendation to consider removing them, selling them in the architectural salvage market, and replacing them with similar sized and shaped operable insulated glass metal clad wood frame window units for thermal efficiency and maximum natural light penetration. The glass block windows in the lower level of the original building are in fair condition and provide translucent natural light and security, but do not have ventilation potential. The small windows on the 1975 addition are in good condition.

The integrity of the thermal envelope of the facility is inconsistent. The original building has minimal insulation in the roof and nothing in the walls. The east addition exterior walls have 2 inches of rigid insulation.

Kitchen in lower level. (2012)

Interior

Ground Level

The 1975 addition to the original building is in fair condition and has been relatively well maintained. There are a few water stained acoustic ceiling tiles in the main multi-purpose space and the adjacent mechanical room. The kitchen, although dated, is in good working condition and the space is well maintained. The multi-purpose space to the west of the kitchen is generally in good condition. The exposed conduit should be concealed (here and throughout the building) and the paint is showing wear in various locations.

The lower level storage space has a sliding door that should be replaced with a standard swinging door. The smaller separated space within the storage area has exposed foundation walls and require repair (see structural) and penetrations at pipes through these walls need to be sealed properly. There are CMU infilled window openings in this area as well. The interior painted brick wall is showing areas of stress and should be repaired and repainted.

The hall joining the multi-purpose space to the rear exit has damage along the wall that needs to be addressed, once the source of damage is located and repaired the damaged area of the wall should be

Multi-purpose room in original building lower level. (2012)

stripped and repainted. The duct and pipe through this space should be enclosed to protect the corridor.

The rest rooms in this area both require renovation. The floor tile and walls are stained and very worn and should be refinished. The walls themselves are showing signs of damage due to water and should be repaired. The walls should also have a non-porous finish within four feet of any toilet/urinal fixtures.

The hall between the addition and the stair to the upper level is in fair condition. The storage closet off this hall is also in passable condition for its use. The carpet on the stair to the first floor may pose a trip hazard and should be considered for replacement with an alternate finish.

First Floor

The first floor of the building is contained within the original 1887 building. The entry vestibule at the south entrance has areas that could use attention. The replacement of the original openings with glass block has resulted in uneven wall surfaces where they have been patched. These areas could be addressed and repainted. There is another area where the wall is rough, adjacent to the doorway to the stair to the lower level, that can also be easily fixed.

The panelling throughout the first floor, although dated, is in good condition. The window condition is addressed in the exterior portion of this section of the report. The directly adhered ceiling and wood floor in the main multi-purpose space is in good condition as well.

The floor in the northernmost storage room is starting to wear in places and should be considered for replacement.

Second Floor

The stair to the second floor has individual grip treads which are worn and pose a trip hazard. These should be replaced with alternate means of traction. The painted finish on these stairs is also worn and the stairs should be entirely re-finished.

The linoleum tile flooring on the second floor is mostly intact, but there are areas with severe damage/staining which should be replaced. There is a section of floor covered in carpet. This section should be removed and tile to match the remainder of the hall should be installed.

The walls of the previous classrooms are finished and are in fair condition with few exceptions. In some rooms the walls have been damaged and require

Foundation condition in lower level storage area. (2012)

Interior wall condition in lower level storage area. (2012)

repair, such as under one of the heating units where a portion of the wall and the base trim has been removed.

The north portion of the second floor however is in various states of being finished. The corridor walls and ceiling in this portion of the building have gypsum wall board that has not been finished or painted. The two northern-most rooms on this floor are completely unfinished with exposed structure and tar paper over the subfloor. If these spaces are to be used for any purpose they will be required to be finished properly.

The second floor also shows signs of habitation by various rodents and birds. These need to be removed from the premises.

Lower level rest rooms in lower level. (2012)

First floor entrance lobby. (2012)

Multi-purpose room on first floor of original building. (2012)

FInished storage space on second floor. (2012)

Un-finished space on second floor. (2012)

CODE ANALYSIS

General

As an existing building without any changes to the building or the occupancy type (Assembly A-2 and A-3; food service and general assembly), updates to the building to meet current code standards or accessibility levels are not required. However, it is still suggested that certain existing life-safety and accessibility code issues be considered.

Fire Protection

Although a sprinkler system would be required in a new building of this size and type it is not required to be installed in this building unless other changes are being made. In order to provide a minimum level of protection a fire alarm and detection system should be considered. The lower level storage room in the original building has a sliding door which would not be considered sufficient to keep the storage space separated from the remainder of the building. The storage rooms throughout the building should be separated from the remainder of the building by a 1 hour fire-rated separation. This requirement would be eliminated with the installation of a sprinkler system.

Exiting

An area of rescue assistance, interior or exterior, would be required for at least one of the exits from the first floor due to neither discharging at grade level. Doors throughout the building should meet a minimum clear width of 32 inches.

The stairs in the original portion of the building are not code compliant. The height of the risers is varied and many do not meet the maximum allowable height. The run length of the treads do not meet the minimum requirements either. The general layout of steps and landings is not compliant and constitutes a dangerous situation. The positioning of doors to the stair and lack of enclosure of the stair as a whole is a concern. The stair is required for egress from the second floor. The stair between the basement and the first floor is not a required egress route however it is still required to meet the safety requirements. Rebuilding the stair as a continuous “tower” would be a remedy to this situation. Additionally at the stair the handrails are not code compliant and pose a hazard. In order to meet current building codes the handrails need to be on both sides of the stairway, be continuous or have extensions at the top and bottom of each run of stair, and be securely mounted.

The required egress from the upper two floors of the original building are in part by exterior fire escape. Replacement of these structures with code compliant exterior stairs should be considered. Access to the escape from the first floor is through a storage space which would not be permitted under current code. Egress from the original building multi-purpose space in the basement is via an exterior stair that is also not code compliant in width, stair dimension, corridor separation (ducting through walls) or handrails. The signage to this exit is also blocked by the overhead duct.

Accessibility

The 1980 elevator addition provided barrier free access to the Ground and First Floor levels of the original building and the 1975 addition, but not the second floor of the original building. This lack of accessibility to the upper level means that the level can only be utilized for non-occupied storage or mechanical purposes.

By current code calculations the building would require 3 toilet fixtures for each sex, and of these a minimum of one fixture in each restroom must be accessible. The existing fixtures located in the 1975 and the original building are not considered accessible by current standards.

The exiting requirements previously outlined also contribute to the accessibility issues found within the building.

STRUCTURAL AND SYSTEMS ANALYSIS

Structural Analysis

sdg Design Group Structural
3270 19th Street NW STE 210
Rochester, MN 55901
Phone: (507) 529-5310
Fax: (507) 529-5311

May 31, 2012
Revised September 6, 2012

Tracy Donlan
River Architects
740 7th Street North
LaCrosse, Wisconsin
54601-3308

RE: Harry J. Olson Senior Center Condition Survey
1607 North St, LaCrosse, WI

SDG Project Number 12037

On Thursday May 17, 2012 I visited the above building to survey the existing structural condition of the building. I met with Tracy Donlan and Mr. Val Schute of River Architects on site to gain access. In summary, I found the building to be in fair condition for the age of the structure, with needed repair and maintenance of the foundations and exterior masonry required.

The building was originally constructed as a dormitory/club house for railroad workers. The structure is constructed of multi wythe exterior masonry walls, limestone foundations, wood floor framing for the first and second levels, and hand-framed roof rafter framing.

Observations:

1. The Northside senior center, also known as the Harry J. Olson Senior Center, was constructed in 2 parts. The original structure is brick and wood framing. The addition in the mid 70's is a 1-story slab on grade, CMU masonry exterior bearing wall, steel bar joist and standing seam roof structure.
2. The 1970's addition appears to be in relatively good condition. Some minor signs of moisture entering through the masonry wall on the north side (backside) of the building is visible.
3. The roof framing visible in the upper level rooms appear to be in good condition. Second floor framing appears to be wood joist framing, but is not visible during our inspection. No visible areas of deterioration were noted.
4. The first floor framing of the original building is also apparently wood framed. No signs of deterioration are visible.
5. The limestone foundation show sign of deterioration most notably at the mortar joints and requires tuck-pointing.
6. The exterior walls of the 1st and 2nd levels are multi wythe brick. The exterior wythe of brick is severely deteriorated as evidence by the attached photos and requires repair.

Recommendations:

1. Hand excavate down on the exterior of the foundation wall to determine the condition of the mortar joints on the below grade portion of the building and if tuck-pointing is required tuck point the foundation walls.
2. The brick on the exterior is severely damaged and requires repair. Recommend developing a program and implementing a repair of the exterior masonry.

Based on my observations, it is my opinion that the structure was originally designed for floor loads similar to the current use. This letter is not intended as a guarantee of the building condition. No testing of materials was performed. Testing and or observation of any hazardous materials is not part of the scope of Structural Design Group, Inc services.

Regards,

Alan R Hiniker P.E.
Wisc. No 30006

South Elevation showing original building and 1975-80 additions.

West wall of original building showing masonry and stone deterioration.

East wall of 1975 addition with original building behind.

South wall of original building showing masonry deterioration.

West wall of original building showing limestone deterioration.

West wall of original building showing masonry deterioration.

Close-up of limestone wall foundation at grade on the west elevation.

North wall of original building showing masonry deterioration.

Electrical Systems

1. Electrical Service

A. Electrical power is supplied to the building by the local electric utility (Xcel Energy). There is a wood pole in the boulevard directly south of the building. Power routes down this pole and underground directly into the newest addition of this building.

B. The electrical service is 120/240 VAC, three phase, four wire connected in a "Delta" arrangement. This is an antiquated electric supply, but was quite common for buildings such as this one. The power distribution is generally 120/240 VAC single phase within the building, but the elevator and some HVAC equipment required three phase power. The "Delta" arrangement allows for this.

C. The service equipment is located in a dedicated mechanical/electrical room and is in overall fine condition. In this building, the electrical supply penetrates the floor and terminates in a main disconnect switch. The service is nominally rated at 400 amp. The metering cabinet and utility meter are located "downstream" of this main disconnect switch. Although this is no safety hazard, and was commonly done in the past, this installation is contrary to current Xcel Energy service rules. At some time, Xcel Energy may require that the upstream disconnect switch be removed or relocated, and that the meter be located exterior to the building.

D. The service consists of the main disconnect switch, the metering cabinet, and multiple load centers and disconnect switches . One of the switches is located on the exterior wall and is "piped" into the main disconnect switch. This gives the appearance that this disconnect switch is tapped "upstream" of the metering equipment. Presumably, that is not the case. Most likely, the conductors serving this switch are tapped in the metering cabinet and routed backwards through the main disconnect switch. If so, that would be a minor Code violation. We did not open the metering cabinet to verify the exact wiring details, as that cabinet is sealed by Xcel Energy.

E. In general, the service entrance equipment is in good condition and should be suitable for many more years of service. This is no room for "easy" expansion, but additional load centers or disconnect switches could be installed and tapped to the electrical supply without great difficulty. A 400 amp service seems reasonable for this building based on the current use. At some time in the future, the electric service will probably be converted to 120/208 VAC, three phase, four wire. This will inherently provide additional capacity to

Multiple metering cabinets, load centers, and switches. (2012)

Multiple metering cabinets, load centers, and switches. (2012)

the building without having to replace the exterior service conductors.

2. Major Electrical Distribution

A. There is not much for major electrical distribution within this building. There is one fairly new load center located in the Basement Boiler Room of the original building. This is a 200 amp, Cutler-Hammer load center with main circuit breaker. It is presumably supplied from one of the disconnect switches in the main Electrical Room. The conduit servicing this panel is EMT (metal) and in fine condition. This load center appears to supply most of the branch circuits within the original building.

B. In the main Electrical Room, there is another 200 amp Cutler Hammer load center that supplies most of the branch circuits in the building addition, a disconnect switch that services the rooftop HVAC unit for the building addition, and a disconnect switch that services the elevator controller.

C. In general, the major distribution equipment is in fine condition and no significant deficiencies or Code violations were observed.

Multiple metering cabinets, load centers, and switches. (2012)

3. Branch Circuit Wiring and Electrical Devices

A. All of the observed branch circuit wiring was installed in EMT conduit, flexible metal conduit, or was MC cable. These are all approved wiring methods under City of La Crosse Codes. In general, the branch circuit wiring was neatly installed and nothing appears to be original to the main building.

B. Electrical devices (receptacles, switches, etc.) are showing their age and many are not currently code-compliant. Very few GFCI-protected receptacles were observed. Even within the kitchen, no GFCI-protected receptacles were observed. Lighting switches are old and “remodeling-style” switch configurations have been added to obtain more switching in single gang boxes.

C. We would recommend that a detailed survey be completed to install GFCI-protected receptacles to meet current code. This is a relatively low cost investment. GFCI-protected receptacles would normally be installed throughout the kitchen, all bathrooms, exterior to the building, in the basement mechanical rooms, and select other locations as required by National Electric Code.

D. We would also recommend that most of the lighting switches be replaced. Lighting switches


Typical light switches. (2012)

do wear out. In a commercial building, it is good practice to replace frequently-used switches at 20 year intervals.

4. Grounding Systems

A. The electrical service is grounded to the main water service is a 3/0 copper conductor. This is compliant with both current Code, as well as the Code when the building addition was added. Presumably the secondary service grounding, typically one or more ground rods, are existing, although we did not observe them.

B. Feeder grounding was observed to be present in the major disconnect switches.

C. It appears that basic electrical grounding is in place and installed in an acceptable manner.

5. Lighting Fixtures and Equipment

A. All of the lighting fixtures and systems within this building are antiquated, marginal in light levels, and not energy-efficient per current standards.

B. Most of the lighting is fluorescent, but many of the fixtures , especially in the original portion of the building, use old fluorescent "circline" lamps. It appears that many of the lighting fixtures in the original building may have been replaced when the addition was constructed.

C. In general, all interior lighting fixtures should be considered for replacement with new fixtures using modern, energy-efficient lamps and ballasts.

D. Exterior lighting is marginal, but probably adequate for the current needs. Although the original building has historic interest, the exterior lighting is mostly HID-style "farm lights". There is a flagpole at the entrance to the original building, but no flagpole lighting was observed. Control of the exterior lighting appears to be by photocell only (dusk to dawn operation).

6. Emergency Power Supplies

A. This building is not equipped with any type of emergency power supply, including stationary emergency power generators, provisions for a temporary mobile generator, or large capacity battery-based power supplies.

7. Emergency Egress Lighting

A. This entire building is significantly deficient in emergency egress lighting. Typical, this would consist of wall or ceiling-mounted emergency lighting units that automatically illuminate when the primary power supply is interrupted. There are two such units in the Community Room in the new addition, but the remainder of the building has nearly no emergency lighting provisions. Even in the Community Room, the emergency

Exterior lighting fixtures. (2012)

Exterior lighting fixtures. (2012)

lighting is inadequate per current Code and the units are mounted too high for easy testing.

B. The entire building needs to be fitted with Code-compliant emergency egress lighting.

C. There are numerous exit lights located throughout this building. In general, exit lighting is adequate and would have met the Code at the time the addition was built. Exit lighting is deficient on the Second Floor Level, but that floor level does not appear to be occupied at this time.

D. Similar to the egress lighting, the exit light locations should be reviewed in detail and the exit lights should be inspected to verify that they have functioning battery back-up capabilities.

8. Fire Alarm and other Life Safety Signaling Systems

A. This building has no fire alarm system at present.

B. There are a number of line voltage smoke detectors located in corridors. It is unknown if these smoke detectors are electrical connected so that they all alarm if any senses smoke. Presumably that is not the case, as these smoke detectors appear to have been added after the original construction of the new addition.

Rooftop heating unit located at west side on grade. (2012)

9. Communications and Low Voltage Wiring Systems

A. In general, low voltage wiring systems consist of simple telephone wiring using older station cable.

Heating and Ventilation Systems

1. Primary Heating Plant and Equipment

A. This building has no primary heating equipment or central boiler plant.

B. The "new" addition is served by a single packaged rooftop unit located in the approximate center of the roof. We did not get onto the roof to inspect this unit in detail, but it appears to be a Trane "Voyager" series unit. This is a current Trane model. Observing from the second floor windows, the unit appears to be in satisfactory condition. This a constant volume unit providing heat from a natural gas supply and air conditioning. The unit is equipped with an "economizer" option for improved energy efficiency. The unit was in operation during our field observations and appeared to working fine.

C. The Basement Level of the original building, including the kitchen, is served by a rooftop unit located on grade on the west side of the building. This unit was installed in 2008 and appears to be in very good condition. The air is ducted through the sidewall of the original building and ductwork is generally exposed at the ceiling of the basement. This unit provides heat from a natural gas supply and air conditioning. This unit is not equipped with an "economizer" and does not appear to have any outside ventilation air capabilities. This would be a Code violation for the commercial occupancy of this space. The unit/system should be fitted with a means to introduce tempered outside air into the building during occupied periods. At present, this seems to be more of a "residential" installation.

D. The First and Second floors of the original building are heated and cooled with a single residential furnace and an exterior compressor-condensing unit. The furnace is located in a storage room on the First Floor Level. Like the basement system, there appears to be no ventilation capabilities installed for this system. Both the furnace and compressor-condensing unit are relatively new and appear to be in fine condition. The exterior component was reportedly installed in 2010.

E. In general, all of the HVAC equipment is in physically-good condition and should provide for many more years of service, BUT, the systems in the original building are deficient in ventilation capabilities.

2. Terminal Heating Equipment

A. A few pieces of supplement electric heat are installed near exterior doors or other areas of high heat loss. In many cases, these units are in poor condition and should be considered for replacement.

3. Piping / Ductwork Condition

A. There are no remaining HVAC-related piping systems within this building.

B. The observed ductwork systems are in good condition. Much of the ductwork is newer than original and surface-mounted below existing ceilings. No significant deficiencies were discovered.

Supplemental electric heat. (2012)

4. Temperature Control Systems

A. All HVAC equipment is controlled by residential-style room thermostats. Each of the three systems has a single room thermostat located in a common location.

B. None of the observed thermostats are programmable and none are “commercial” in design. If night setback of space temperatures is occurring, it is by manual means only.

C. In all cases, it is highly recommended that programmable thermostats be installed to automatically set back space temperatures when the building is not in use, and to disable any ventilation capabilities during un-occupied periods.

5. Energy Efficiency Commentary

A. In general, the equipment installed is energy-efficient, compliant with current standards and efficiency levels, and capable of being operated in an energy efficient manner.

B. Ventilation capabilities should be added to the systems serving the original building. This will increase energy consumption, so accurate control of these ventilation systems is critical to minimize energy usage.

C. Although the occupants of this facility are likely very good stewards of energy consumption, programmable room thermostats will ensure that space temperatures are set back whenever possible.

Air Conditioning Systems

(All air conditioning equipment is integral to the heat-

ing and ventilation equipment under Item 4.)

Dedicated Ventilation Systems

1. Code-mandated Exhaust Systems and Equipment

A. The toilet rooms are equipped with exhaust fans as required by building Code. These are individual cabinet fans and appears to be interlocked with the room lighting. In general, these systems appear to be operational

B. The kitchen is equipped with a commercial-duty exhaust hood and fan over the cooking range. The hood is of good quality and appears to be operational. The installation is not compliant with current Code, but likely was at the time of installation. No corrective work is required.

2. Process Exhaust Systems and Equipment

A. There are no other process or special exhaust systems within this building.

Plumbing Systems

1. Water Service and Supply Source

A. Domestic water supply is from the municipal service presumably located in the street south of the building. The service appears to be 1-1/2 inch or 2 inch in size and enters the building through the floor in the Mechanical/Electrical Room in the new addition. A 1-1/2 inch branch serves a fire standpipe. The domestic supply is reduced to approximately 1 inch in size and metered with a 5/8 inch meter. A pressure reducing valve is installed, indicating the supply pressure may exceed 80 PSI.

B. The service material appears to be copper and seems to be in fine condition. All service water piping is insulated well with rubber insulation.

C. There is a lawn irrigation branch that splits off at the service entrance point.

2. Interior Water Distribution Material and Condition

A. It appears that the original water distribution in the new addition was constructed entirely with copper pipe. Visible pipe appears to be in fine condition and no leaks or significant deficiencies were observed.

B. The water distribution piping in the original building services the kitchen and two small toilet rooms on the Basement Floor Level. This water supply piping has been replaced within the last 20 years and is not constructed with copper tubing. The piping appears to be in satisfactory condition. No leaks or significant deficiencies were observed.

C. Hot water for the new addition toilet rooms is generated by a small (30 gallon) electric water heater located in the main Mechanical/Electrical Room. The heater is located on a steel frame near the ceiling to maintain storage under the heater. The heater is insulated with an exterior insulation blanket, so the physical condition of this heater was not observed. The presence of an auxiliary insulation blanket tends to indicate that the heater is old, and perhaps original to the construction of the new addition.

D. Hot water for the kitchen and the original toilet rooms is generated by a gas-fired, 50 gallon, “residential” water heater located in the old Boiler Room behind the kitchen. This heater appears to be relatively new, although the venting is “conventional”, requiring a chimney and a source of combustion air. Combustion air is presumably drawn from the interior of the building. The heater is rated at 40,000 BTU/Hr., so the combustion air requirement is very small. This heater appears to be in satisfactory condition.

E. In general, the interior water distribution piping should be acceptable for many more years of service.

3. Sanitary Sewer Discharge Source

A. Sanitary sewage is discharged below grade into the municipal sanitary drainage system in the adjacent streets. The exact point of discharge is not known.

4. Interior Sanitary Piping and Equipment

A. The sanitary drainage piping in the original building is entirely cast iron with bell & spigot connections. The kitchen drainage system has been renovated in recent years to incorporate an above-floor grease interceptor and to replace above ground piping.

B. For the most part, sanitary drainage in the new addition is not visible and is either located below the floor or concealed in the wall construction.

C. In the original building, the wall has been opened in at least one location to access piping. It is not known if this was for sanitary drainage problems, or other reasons.

D. The age of the original sanitary drainage piping is of some concern. Since much of this piping is not accessible, there is little to do prior to problems developing. As new construction is contemplated, it would be best to abandon any existing sanitary drainage piping and to replace with new materials as much as possible.

5. Storm and Rainwater Discharge Source

A. All storm water and rain water discharges directly onto grade around the perimeter of this building. There does not appear to be a storm sewer service on this property.

6. Interior Storm and Rainwater Piping and Equipment

A. There are no interior stormwater or roof drain piping systems within this building. The roofs are all pitched on this building to exterior, perimeter gutters, or the roofs simply spill onto grade. On the new addition, enclosed downspouts on the exterior of the building convey the water to grade.

7. Plumbing Fixtures and Primary Equipment

A. Plumbing fixtures in the original building are in generally good condition and operational. The plumbing fixtures in the building addition are commercial-quality and in good condition. Toilets are tank-style and do not typically meet current ADA requirements. Lavatories are typically wall-hung, but again do not meet any current ADA requirements.

Opening in wall to access piping. (2012)

Lower level women's room in original building. (2012)

B. Plumbing fixtures in the Kitchen are minimal and not adequate for any commercial cooking. As a serving kitchen and for clean-up activities, it is acceptable. Basically, there is a single sink and a small, commercial-duty dishwasher.

8. Backflow Prevention

A. In general, there are minimal requirements for backflow prevention in this building.

B. The fire standpipe system should either be removed, or fitted with a dedicated backflow device. See item 7.5.2 B.

C. The laundry tub in the Electrical Service Room is fitted with Code-compliant vacuum breaker.

D. The exterior hose bibs should be inspected for, and fitted with, Code-compliant vacuum breakers, if needed. We did not observe these in detail. This is an easy, and low cost, corrective measure if needed.

9. Process Plumbing Systems

A. There are no process plumbing systems in this building.

Lower level men's room in original building. (2012)

Fire Protection Systems

1. Fire Sprinkler Systems

A. There is no fire sprinkler system currently installed within this building.

B. The existing water service to this building is not large enough to supply a fire sprinkler system. Presumably there is adequate municipal water in the adjacent streets to supply a fire sprinkler system if a new service were installed to the building.

2. Fire Standpipe Systems

A. This building has a single 1-1/2 inch branch water supply from the domestic water service that serves a single fire hose located in the Basement Floor Level near the Kitchen in the original building. Although the hose and cabinet appear to be in good condition, we do not know the actual age and condition of this hose. Typically, these hose cabinets are no longer used by fire fighting

Lower level fire hose. (2012)

personal. We would recommend that the local Fire Department be queried about the need for this hose cabinet. If the local Fire Department does not want this cabinet, it may be better to remove the cabinet and hose rather than expend the money to inspect and maintain the hose and water supply.

B. In addition, the water supply to the fire hose cabinet is tapped directly from the domestic water service. There is a standard "swing-type" check valve that is designed to protect the domestic water supply from the water within this piping. A standard check valve is not an approved back-flow device. The water in the piping serving the hose cabinet is stagnant and likely hasn't been flushed out for a long time. For health and safety reasons, the water supply to the hose cabinet should either be disconnected (if the hose cabinet is not required), or the check valve should be replaced with an approved backflow protective device.

3. Fire Protection Systems Alarms and Controls

A. Since there are no fire sprinkler systems currently installed within this building, there are no related alarm systems. There are no flow switches or other means to signal that the fire standpipe system is in operation.

Fire hose water supply pipe. (2012)

COST ESTIMATE (Deferred Maintenance)

The facility was renovated into a Senior Center in 1975 and is in active use and well maintained by the City of La Crosse. The work that is estimated in this section are items that are end of service life replacement and elective items that may enhance the safety and accessibility of the structure. The elective items are not triggered by code without a significant renovation project or change of use to meet compliance requirements. The cost estimating work is not aligned with a proposed renovation project, but focuses instead on individual work items that may be considered in the future. The work items are individually estimated and includes a listing for the rationale (ie. maintenance, energy conservation, elective) and prioritization.

ITEM	RATIONALE	COST	PRIORITY
• Original Building Exterior Wall Repair Work - Limestone - Brick Tuckpointing	Maintenance	$140,000 - 175,000	High
• Original Building Window Replacement	Energy Conservation	40,500	Medium
• Original Building Roof Replacement	Maintenance	27,500	High
• Original Building Stair Replacement	Elective	9,000	Medium
• ADA Upgrades to the Restrooms	Elective	30,000	Medium
• Provide GFCI receptacles to meet current-Code and Industry Practices		2,000	Medium
• Update lighting systems. Replaced fluorescent strips with fluorescent trip lighting with high-performance T8 lamps. Replace surface-mounted incandescent fixtures with compact fluorescent or LED fixtures. Modify decorative lighting with compact fluorescent or LED lamps.		24,000	Low
• Add emergency lighting to meet current Codes and standards. Replace units greater than 10 years old.		3,000	High
• Install a fire alarm system with remote monitoring.		12,000	Low
• Install automatic night setback thermostats for all heating and cooling systems.		2,500	Medium
• Zone the second floor separate from the first floor (in the original building) with separate heating-only furnace.		15,000	Low
• Add ventilation capabilities to the “on grade” rooftop unit. Ventilation should be provided for Code compliance and provides for energy improvements during moderate seasons.		2,500	Medium

ITEM	RATIONALE	COST	PRIORITY
• Pending review with the La Crosse Fire Department, remove the single fire hose cabinet and water supply piping serving this fire hose.		2,000	Low
• Replace water heater serving the Kitchen with a sealed-combustion, gas-fired water heater. This will improve energy efficiency, but more importantly allow for elimination of the old chimney and combustion air supply – both of which leak significant amounts of cold air into the building		2,500	Low

PRIORITY LEVEL	COST
LOW	$160,500 - 195,500
MEDIUM	$86,500
HIGH	$65,500
TOTAL	$312,500-347,500

The “construction cost” for a new building of comparable size (11,200 SF) is in the $1,680,000 - 1,960,000 range, and will ultimately be determined by the type of construction, number of levels, materials/finishes, mechanical/electrical systems, and the complexity of the design. This construction cost figure does not include site acquisition, site development and parking, FF+E (furnishings, fixtures, and equipment), contingency, A/E fees, and direct costs (ie, survey, geotechnical, legal, financing, code review, etc.) that constitute the overall project cost.

APPENDIX: Elevations and Plans

South Elevation (2012)

West Elevation (2012)

North Elevation (2012)

East Elevation (2012)

Aerial Site Plan (2012)

GARAGE

UP

MEN

WOMEN

STORAGE

MULTI-PURPOSE SPACE

MULTI-PURPOSE SPACE

KITCHEN

HALL

UP

STORAGE

ELEV

WOMEN

MEN

PLATFORM

STORAGE/ MECH

EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"

N

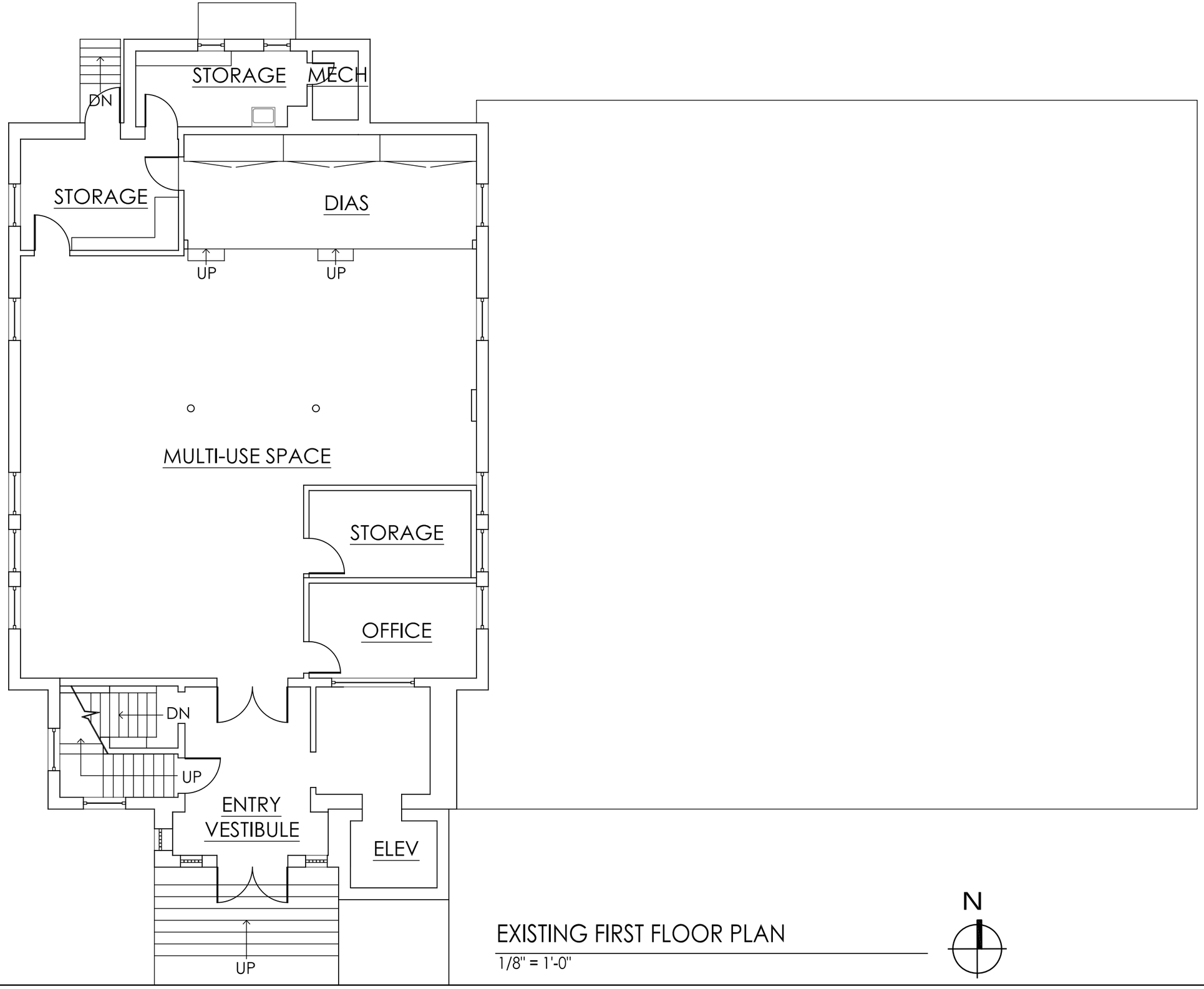
river ARCHITECTS
740 7th Street North La Crosse, WI 54601-3308 Tel 608 785-2217

PROJECT
HARRY J. OLSON SENIOR CENTER
1607 NORTH ST., LA CROSSE, WI

DATE September 6, 2012
DRAWN BY RA
CHECKED BY RA

PROJECT No 1329A
DRAWING TITLE EXISTING BASEMENT FLOOR PLAN

A1



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

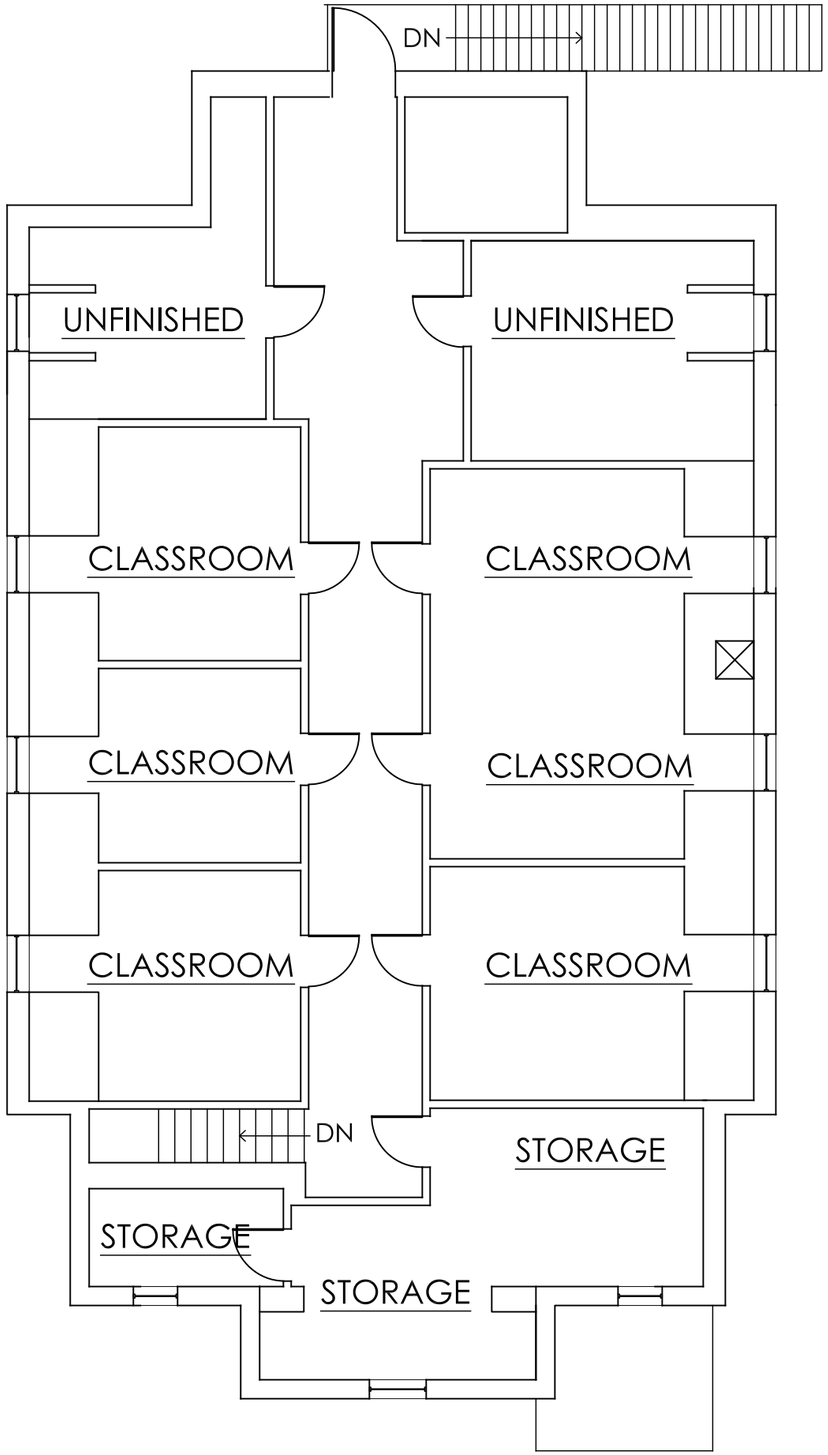
N

river ARCHITECTS
740 7th Street North La Crosse, WI 54601-3308 Tel 608 785-2217

PROJECT
HARRY J. OLSON SENIOR CENTER
1607 NORTH ST., LA CROSSE, WI

DATE September 6, 2012
PROJECT No 1329A
DRAWN BY RA
DRAWING TITLE EXISTING FIRST FLOOR PLAN
CHECKED BY RA

A2



EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

N

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DATE September 6, 2012
DRAWN BY RA
CHECKED BY RA

PROJECT No 1329A
DRAWING TITLE EXISTING SECOND FLOOR PLAN

A3

Harry J. Olson Senior Center Maint. Expenses - 2012

(city-paid expenses only)

Date	Gas/Electric Amount	Sewer/Water Amount	HVAC Amount	Elevator Amount	Snow Amount	Lawn Amount	Other Amount	Notes
Jan				$ 50.00				annual permit fee paid late
Jan	$ 738.18							
Jan					$ 223.00			Les's Tree & Lawn @ Dec SW shoveling
Feb			$ 239.00					Cargill furnace preventative maint
Feb			$ 111.95					Cargill furnace repairs
Feb					$ 413.00			Les's Tree & Lawn @ Jan SW shoveling
Feb	$ 922.25							
Mar	$ 839.35							
Mar						$ 131.00		OSI @ irrigation start-up
Apr	$ 626.72							
May				$ 1,430.91				overpaid by $50.91, credit due
May	$ 521.07							
May						$ 93.00		Scotts LawnService @ spring fert?
June	$ 474.66							
June		$ 78.81						
June						$ 93.00		Scott's
July	$ 473.76							
June				$ 89.00				annual inspection
July						$ 93.00		Scott's
Aug						$ 93.00		Scott's
Aug						$ 254.99		irrigation repairs
Aug	$ 684.80							
Sep	$ 684.86							
Sep		$ 62.68						stormwater
Sep		$ 254.17						
Sep						$ 74.97		irrigation repairs
Sep				$ 50.00				annual permit fee
Sep				$ 89.00				annual inspection
Oct	$ 583.24							
Oct							$ 125.67	annual fire ext tests
Oct						$ 93.00		Scott's
Nov	506.63							
Nov						$ 75.00		irrigation winterization
Dec	$ 828.42							
Dec					$ 357.00			Les's, SW's & parking lot
Dec			$ 91.66					Cary H & AC furnace check
Dec			$ 26.67					Cary furnace repair
Dec		$ 305.13						
	$ 7,883.94	$ 700.79	$ 469.28	$ 1,708.91	$ 993.00	$ 1,000.96	$ 125.67	$ 12,882.55 ANNUAL TOTAL

Harry J. Olson Senior Center Maint. Expenses - 2011

(city-paid expenses only)

Date	Gas/Electric Amount	Sewer/Water Amount	HVAC Amount	Elevator Amount	Snow Amount	Lawn Amount	Other Amount		Notes
1/26/2011							$ 470.00		roof ice removal
1/10/2011					$ 90.00				Klaetsch, Dec. snow
1/10/2011					$ 55.00				Boardman, Dec. snow
Jan.	$ 828.85								
Feb.	$ 1,107.69								
March	$ 1,048.75								
March		$ 73.86							
March					$ 150.00				Boardman
March					$ 180.00				Klaetsch
March						$ 409.90			Scotts - all season invoice
4/19/2011							$ 477.05		roof ice removal
March				$ 80.00					2010 annual inspection paid late
April	$ 811.42								
May				$ 1,368.28					annual Schindler maint contract
May	$ 677.26								
June	$ 549.98								
June		$ 75.75							
June						$ 180.00			Lake Area lawn Care
July	$ 502.92								
July						$ 150.00			Lake Area lawn Care
Aug.						$ 150.00			Lake Area lawn Care
Aug.	$ 570.75								
Sep.		$ 206.54							
Sep.							$ 55.00		fire ext. maint.
Sep.						$ 120.00			Lake Area lawn Care
Sep.				$ 80.00					annual inspection
Sep.	$ 703.14								
Oct.						$ 60.00			Lake Area lawn Care
Oct.	$ 557.44								
Nov.	$ 455.71								
Dec.	$ 582.06								
Dec.		$ 324.73							
	$ 8,395.97	$ 680.88	$ -	$ 1,528.28	$ 475.00	$ 1,069.90	$ 1,002.05	$ 13,152.08	ANNUAL TOTAL

FACILITY EVALUATION REPORT – BLACK RIVER BEACH COMMUNITY CENTER

BLACK RIVER BEACH NEIGHBORHOOD CENTER

Location and Site

The Black River Beach Neighborhood Center is located at 1433 Rose Street, on the west shore of the Black River. The parking lot serving the center can accommodate approximately 35 cars. The site provides access to the Black River Beach and includes two outdoor pavilions.

Construction

The facility is essentially one story, frame construction, slab on grade with a steel roof. It was constructed in 2010 and 2011 and opened in 2011. A second outdoor pavilion was constructed and opened in 2013. Due to its recent construction, the facility is in excellent condition.

Interior Space

The Maplewood Room has a capacity of 249, with a hardwood floor and 12 foot projection screen. The room faces the Black River, can be divided in half and has access to the serving kitchen

The Cottonwood Room has a capacity of 49. The room faces the parking lot area.

The Birchwood Room has a capacity of 35. It has a concrete floor and in-counter sink.

Recommended Building Improvements

Modifications and improvements would be necessary for the Black River Beach facility to serve as a La Crosse County Meals Program Site. Essentially, the kitchen area would be renovated, including:

Removal of the triple sink and the wall between the kitchen and office

Modifying the HVAC, electrical, and plumbing systems

Installing a dishwasher

Installing a new work island and sink unit

Estimated cost: $45,000

FACILITY EVALUATION REPORT – SOUTH SIDE NEIGHBORHOOD CENTER

March 2013 by La Crosse Public Works Department

City of La Crosse – Facility Evaluation Report

SOUTH SIDE NEIGHBORHOOD CENTER

Location and Site

The Southside Neighborhood Center is located at 1300 S. 6th Street, at the corner of 6th & Hood. The building occupies the southwest corner of the intersection. The lot (parcel 17-30011-90) is approximately 0.54 acres. The parcel size is such that an addition on the south side of the building may be possible, although that area is a known archaeological site.

An alley that runs between Farnam and Hood on the west side of the property provides access to a 9 space parking area, with 2 of those designated as handicap parking (1 van accessible). 2 bike racks are also present adjacent to the parking lot. On-street parking near this facility appears adequate, but several areas are posted with 2-hour time limits @ 8am – 6pm, They are:

6th @ Hood - Farnam 6th @ Farnam – 7th Farnam @ E of 6th Hood @ W. of 6th @ S. side

Hood Park is also located across the street (Hood) and just northwest of the Neighborhood Center, so building users must compete for this parking with local residents, Hood Park users and Gunderson Lutheran Hospital employees.

Construction

The building is a one story, frame construction, slab on grade with an asphalt shingle roof. It was constructed in 2001 and is in good to very good overall condition. Some minor wall cracking has occurred inside the building, presumably due to settling. The building footprint is 65'8" by 75'10", with a 45'x25' lighted & brick wall-surrounded concrete patio on the west side of the building that contains picnic tables (4) & a trash box. The patio lighting has 2 wall-mounted lights & 4 column-mounted.

Interior Space

The main room (Centenniel Hall) is approximately 42' x 33' with a movable curtain wall that can be used to divide the main room in half. It has a capacity of 75. A kitchenette with serving counter, sink & cabinets is attached to Centenniel Hall (north side) and is equipped with a refrigerator, microwave, coffee maker, toaster oven & 2 pizza ovens. The room is ADA accessible, has carpet flooring with a small hardwood dance floor and has 2 doors onto the patio.

A secondary meeting room (the Boardroom) is approximately 21' x 14' with a conference table, 10 chairs, a desk & a dry-erase board. It has a capacity of 10.

The Computer Lounge has 6 computers, a printer and a TV, with the computers available for public use during office hours. It has a capacity of 6.

Restrooms in the hallway are ADA accessible but do not have pushbutton activated handicap doors. The hallway also contains 2 display cabinets, 2 drinking fountains (1 ADA accessible) and a wall-mounted AED device.

There are two offices, the north office (old Police office) is currently used as a storage room with a desk, table & chairs, and the south office (managers office) has a desk, chairs, computer and TV, with new

office furniture expected in 2013. Both a small storage room (tables, chairs & misc. supplies) and a utility room are attached to the south side of Centenniel Hall. Each office has a capacity of 2 ..

Building Systems

The building has central air conditioning with 2 Carrier 38TRA060330 units located at the southwest corner of the building (exterior). 2 natural gas furnaces (Carrier Weathermaker 9200) are located in a utility room on the south side of Centenniel Hall, with 2 adjacent air exchangers (Summeraire). An electric water heater & water softener are also located in the utility room, along with various pieces of exercise equipment.

The northwest building entrance has handicap pushbutton door openers on both the exterior and interior doors while the southeast entrance has none. The northwest entrance has a large, carved wood statue in the entryway.

The site has an in-ground irrigation system.

Current Uses

The building is available to be rented by the public for various types of events so that usage is variable, as is the schedule for one-time city sponsored events. Several weekly exercise programs are currently held at the site, as are the following regularly scheduled group meetings:

Gunderson Lutheran N.A.M.I. Livable Neighborhoods
Powell-Hood-Hamilton Neighborhood Association

The building is normally open only for two 2-hour periods each weekday, except that on Fridays it is open for only one 2-hour period. Additional "open" hours occur when activities are scheduled.

Energy Use

2011	Natural Gas	$1,201	2012 through July	Natural Gas	$737
	Electric	$3,790		Electric	$3,033
		$4991			$3770

Recommendations

Pushbutton activated automatic door openers should be installed at the restrooms to make them fully handicap accessible.

Improvements and renovations would be required for the South Side Neighborhood Center to meet the needs of the La Crosse County Meals Program. The kitchen area would be expanded into the adjoining storage space to the east that was once designated OFFICE.

Remove casework and sink, remove carpet, remove wall
Add storage cabinet unit
Modify HVAC system
Install dishwasher
Upgrade electrical, mechanical, and plumbing to expanded kitchen
Repair ceiling

Estimated cost: $34,000

Building Photos

Photo 1	View from the corner of 6th & Hood
Photo 2	View from the southwest side of property, showing vacant lot
Photo 3	View of main entrance on Hood Street side
Photo 4	View of southeast entrance on 6th Street side
Photo 5	View of patio from alley/parking lot side
Photo 6	Centennial Hall
Sheet A100	Building Floor Plan

City of La Crosse – South Side Neighborhood Center
Miscellaneous Facility Notes

Address = 1300 S. 6th St. Phone = 789-8298 Parcel # 17-30011-90 acres = 0.543

NOTE: '13 manager = Marilyn Burkhart

Rooms

Centennial Hall capacity = 75, attached kitchenette @ N. end & accesses to patio, has room dividers
Kitchenette has serving countertop, many cabinets, sink, phone & fire extinguisher

- Whirlpool Estate fridge, Panasonic microwave, Bunn coffee maker, toaster oven & 2 pizza makers

Furnace & storage rooms attached to Centennial Hall @ S. end

- 2 Carrier Weathermaker 9200 gas furnaces, 2 SummerAire air exchangers (1AC + 1 heat), electric water heater (40 gal?) + Hellenbrand softener, also weights & jumpropes stored
- tables & chairs & shelving in storage room with misc. supplies

Computer lounge has 6 computers, printer & TV, capacity = 10
Boardroom has conference table + 10 chairs, desk & dry erase board, capacity = 10
Office has desk, computer, TV (new office furniture coming soon?), capacity = 2
N. storage room attaché to hallway has desk, table & chairs (old PD office?), capacity = 2
Hallway has 2 display cabinets, 2 drinking fountains (1 hdcp. accessible), AED
Mens & ladies restrooms are hdcp. accessible but no door pushbuttons

Grounds

Alley frontage on W. side @ parking lot
Parking lot = 2 handicap (1 van accessible) + 7 regular stalls
2 bike racks@ end of walk @ SW corner?
2 outdoor Carrier AC units @ W. side, both model 38TRA060330
Large grass area @ S. side is **Native American archaeological site**
45'x25' patio @ W. side, 4 movable picnic tables + trash box, has 2 wall-mounted lights + 4 on brick columns
2 decorative street lights with outlets on 6th & 2 on Hood St.
Has in-ground irrigation system

Misc. Info

Roof = asphalt shingles
Carved wood statue in N. entryway
NW entrance has handicap pushbutton openers, SE entrance does not
Centenniel Hall is rented out for use
M-Th office hours = 10-12 & 3-5, Fi = 10-12 only but building is open longer than office hours (varies)

PHOTO 1 SOUTHSIDE NEIGHBOHOOD CENTER

1300 6TH STREET, SOUTH

PHOTO 2

SOUTHSIDE NEIGHBORHOOD CENTER

1300 6TH STREET, SOUTH

PHOTO 3

SOUTHSIDE NEIGHBORHOOD CENTER

1300 6TH STREET SOUTH

PHOTO 4

SOUTHSIDE NEIGHBORHOOD CENTER

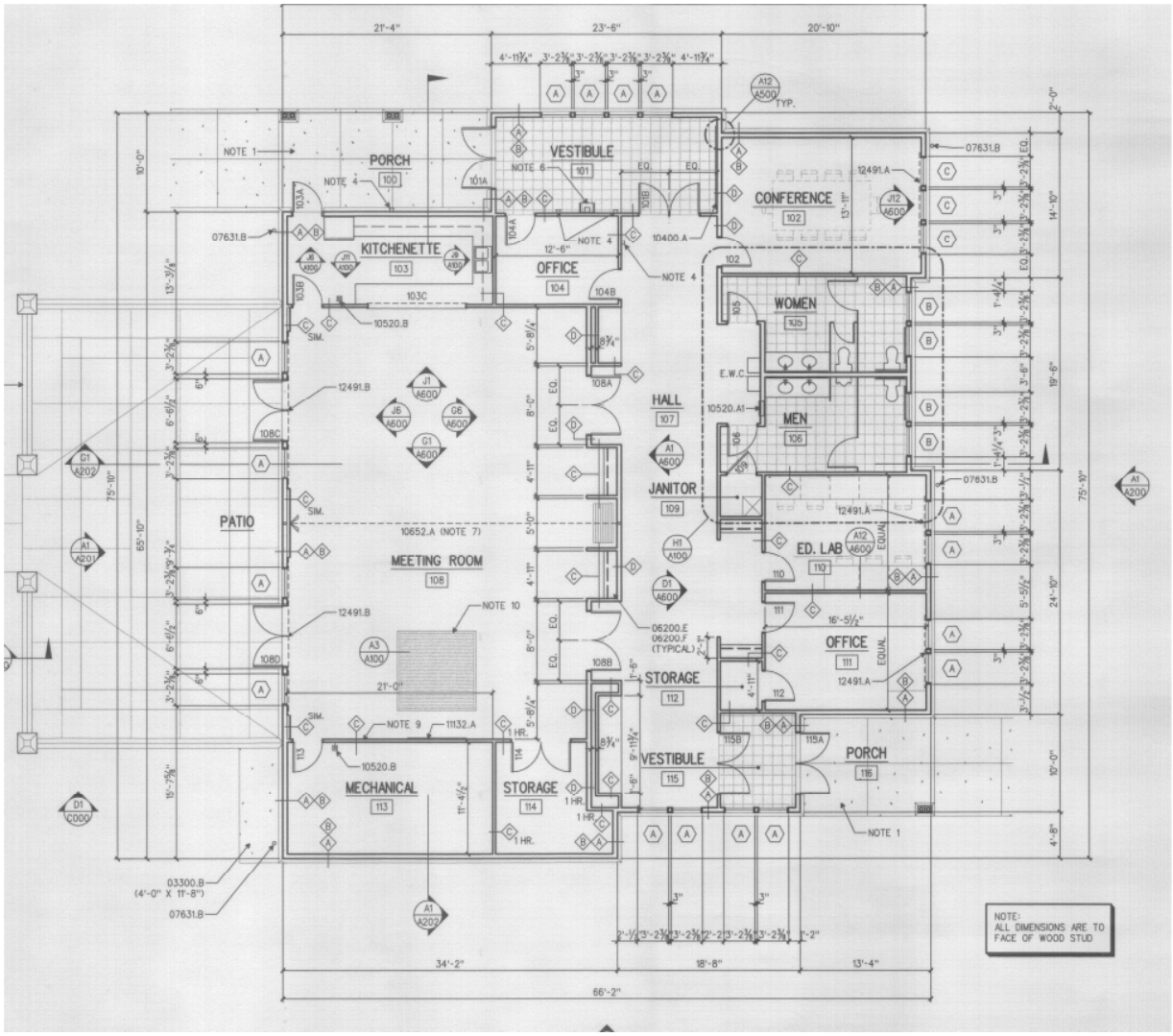
1300 6TH STREET, SOUTH

PHOTO 5 SOUTHSIDE NEIGHBORHOOD CENTER

1300 6TH STREET SOUTH

SSNC PHOTO 6 CENTENNIAL HALL

South Side Neighborhood Center Floor Plan



FACILITY EVALUATION REPORT – COMMUNITY POLICING CENTER (STATION #2)

March 2013 by La Crosse Public Works Department

City of La Crosse – Facility Evaluation Report

COMMUNITY POLICING CENTER - STATION #2

March 2013 by PW Dept.

Location and Site

The Community Policing Center, also called Station #2, is located at 715 St. James Street, between Caledonia and Avon Streets. An alley runs along the east side of the building where a carport (with canopy) provides some covered access to the building's main entrance. Adjacent to the carport is a 1-car asphalt parking area between the alley and the building, with another 1-car parking area (concrete) at the southwest corner of the building. No other parking areas exist for this building except on-street parking, which is somewhat limited. Within 1-block of the building about 60 on-street parking stalls exist, but building users must compete with local residents and others for use of those on-street stalls. The number of available parking stalls is therefore variable and unpredictable. The lot (parcel 17-10010-90) is 72' x 100', or approximately 0.17 acres. The orientation of the lot and the building would probably not provide for a building addition.

A fenced-in trash storage area on a concrete slab is at the northwest corner of the building, with air conditioning units immediately to the south of that and a screening fence at about the midpoint of the building's west side. A flagpole with in-ground lighting is in the landscaped area between the public sidewalk and building, and a bike rack is located near the main entrance. No grass exists on the property.

Construction

The building is a one story, frame construction with some masonry, slab on grade. It was constructed in 1996 and is in good condition. The building footprint is slightly over 3,000 square feet gross floor area. The roof appears to be original, with approximately 40% of the shingles exhibiting curling of the tabs.

There are 2 exterior staff-only doors, 1 east side & 1 west, at the south end of the building. The main (public) entrance is at the southeast corner of the building at the carport & leads to a common entryway between the north & south halves of the building. An exit-only door is located on the north side of the building. Inside the common entryway are doors to both the police lounge & community room, with the police lounge door being for staff use only. None of the exterior doors or entryway interior doors have pushbutton automatic openers, and therefore none appear to be ADA accessible.

Interior Space

The building is divided into 2 halves, the police area and the community room. The community room is in the north end of the building and is approximately 30' x 48' with a hardwood floor. Adjoining this room are the men's and women's restrooms, a storage room and a mechanical room. The restrooms are labeled as ADA accessible but do not have pushbutton automatic door openers. The community room has small kitchenette area with a refrigerator (RCA) & microwave (Sharp) adjacent to a sink/countertop and cabinets. The room has numerous tables & chairs along with 2 dry-erase marker boards, 2 wall-mounted TV's & a PA system (Peavey with JVC disc player & 2 speakers). An AED & phone are present in the main room, which has hardwood floors.

The storage room contains extra tables & chairs along with a stepladder, while the mechanical room has the furnaces, a water heater, the circuit breaker box and a janitors sink.

The front (south) portion of the building is designated the police area. It consists of two small offices, an area approximately 20' x 20' used as a lounge, a small kitchenette and a locker room with showers. The

kitchenette has a small refrigerator (Haier), microwave (GE) & toaster with a sink/countertop/cabinets, and a tile floor. The lounge has a wall-mounted flat-screen TV (Samsung), a table & chairs, desktop work areas along the walls, a copy machine (Canon), 2 computers, a printer, a video player (HQ) and a CD player with speakers & 2 phones. The west office has a phone, fax machine & printer along with a desk while the east office has a desk & chairs that appear to be in storage rather than actively used. A first aid cabinet is located in the kitchenette and the lounge & offices have carpet flooring.

Building Systems

The building has 2 Trane natural gas furnaces, models TUXD60C936B2 and TUXD80C942B2, and a Rheem 40-gallon gas water heater. The central air conditioners are Trane XE 1000 and American Standard Allegiance 14 models. The building is equipped with an alarm system (Siecor 550). The Police Dept. provides for contracted janitor services while the Grounds & Buildings Dept. does snowplowing and provides the janitorial supplies.

Current Uses

The facility is used approximately 20 times monthly by a variety of groups and organizations. These include the La Crosse Police Department for classroom training, some Hmong cultural events, North Side Neighborhood Associations, U.S. Coast Guard, Deaf Bible Study Group, Beacon of Light, Tri-State Toe Picks, Alzheimers Association, and others.

The groups using the facility are relatively small meetings of 10-20 people. No records are kept regarding actual use numbers. Scheduling use of the facility is done through the Police Department. There is no fee for the use of the facility and no fixed hours during which the community room is "open" to the public.

Energy Use

2012 electric + gas utility costs for the year were $2545 & $962, respectively ($3507 total) with the highest months being January ($397) & July ($373).

Recommendations

The roof should be planned for replacement in the next few years, with the current (2012) cost estimates as follows:

30-year asphalt shingles = 4600sf x $3.50/sf = $16,100
Metal roof = 4600 x $6 = $27,600

The 2 entry doors to the community room (1 exterior + 1 interior) should be equipped with pushbutton activated automatic door openers for ADA accessibility. The police area access door in the common entryway, which is intended for staff use only, is never unlocked & an automatic door opener is therefore impractical.

Building Photos

Photo 1 Front view from east (alley side)
Photo 2 Front view from west
Photo 3 Rear view from east (alley side)
Photo 4 View of community room
Photo 5 View of police lounge

City of La Crosse – N. Side Community Policing Center
Miscellaneous Facility Notes
Nov '12 by RAH

Address = 715 St. James St. Phone = 789-7246 PD 789-8025 C-room Parcel # 17-10010-90, acres = 0.166

Notes: public access hours generally limited to 7am – 10pm but no firm rule on that

Community Center (meeting room, storage closet, utility room & restrooms, capacity = ?)
2 Trane gas furnaces, S. = TUXD60C936B2, N. = TUXD80C942B2, 2 thermostats
40-gallon gas water heater, Rheem 21VP40-1A
Siecor 550 Protector alarm system
Peavey MP4Plus PA system with JVC disc player, 2 speakers & 2 TV's
AED, 2 dry erase marker boards, RCA fridge, Sharp microwave
6' G&B stepladder, many tables & chairs

Police Office (lounge, 2 offices, kitchen & unisex restroom)
Kitchen: Haier fridge, GE microwave,
Lounge: Canon NP2020 copier, Samsung flatscreen TV, 2 computers, HQ videoplayer, boombox & speakers
W. office: fax, printer
Bathroom has shower & lockers

Misc. Info
Contracted janitor provided by PD but supplies provided by G&B
Snow plowed by G&B but sidewalks by PD?
2 AC units @ W. side, "Trane XE 1000" & "American Standard Allegiance 14"
Trash cage @ W. side
Flagpole @ front with in-ground lighting
3 doors to PD area, 2 doors to community center

On-street parking within 1 block = St. James @ same block + Caledonia & Avon @ ½ block N &
- St. James @ N. side = 5
- St. James @ S. side = 9
- N. Caledonia = 5 W + 1 E = 6 (no parking W side school days 7-3:30 so 5 = non-school hours)
- S. Caledonia = 7 W + 5 E = 12
- N. Avon = 7 W + 7 E = 14
- S. Avon = 8 W + 6 E = 14

PHOTO 1 NORTH SIDE POLICING CENTER

715 ST JAMES STREET

PHOTO 2 NORTHSIDE POLICING CENTER

715 ST. JAMES

PHOTO 3 NORTHSIDE POLICING CENTER

715 ST. JAMES STREET

PHOTO 4 COMMUNITY ROOM

PHOTO 5 POLICE LOUNGE

City of La Crosse - N. Side Community Policing Center

2012 Utility Costs

Month	*Electric Charges*	*Gas Charges*	*Total Bill*	*Notes*
J	$ 187	$ 210	$ 397	Jan. bill received & paid in Feb.
F	$ 157	$ 183	$ 340	
M	$ 157	$ 150	$ 307	
A	$ 189	$ 55	$ 244	
M	$ 164	$ 45	$ 209	
J	$ 216	$ 22	$ 238	
J	$ 350	$ 23	$ 373	
A	$ 320	$ 21	$ 341	
S	$ 279	$ 22	$ 301	
O	$ 186	$ 26	$ 212	
N	$ 173	$ 74	$ 247	
D	$ 167	$ 131	$ 298	
TOTALS	$ 2,545	$ 962	$ 3,507	

LEASE

This lease, entered into this ____ day of _____, 2012 by and between the City of La Crosse, Wisconsin, a municipal corporation, hereinafter referred to as "Landlord," and La Crosse Senior Citizens Multiple Service Center, Inc, hereinafter referred to as "Tenant",

WITNESSETH:

That LANDLORD does hereby lease, demise and let unto the TENANT the following described premises in the City of La Crosse, County of La Crosse, State of Wisconsin, to wit:

Lot 17, Block 8 of Southside Addition to La Crosse, City and County of La Crosse, Wisconsin, with address of 1220 Denton Street

That the following specific agreements are the essence of this lease and any breach of the same shall entitle LANDLORD to cancel this lease in the manner provided by the laws of the State of Wisconsin.

1. Definitions:

The term LANDLORD as used herein shall mean the City of La Crosse, acting by and through its duly constituted officers. The term TENANT as used here in shall mean La Crosse Senior Citizens Multiple Service Center, Inc., a non-profit, non-stock, Chapter 181, Wisconsin corporation.

2. Term:

LANDLORD agrees to let and TENANT agrees to take the premises described herein for the term of one (1) year commencing on the 15th day of December, 2011 and terminating on the 14th day of December, 2012.

3. Rental:

TENANT shall pay LANDLORD as annual rental the sum of Three Hundred Dollars ($300.00) per year, such rent shall be due and payable upon execution of this lease. The rentals established herein are intended primarily to reimburse LANDLORD for its cost in insuring the premises against destruction and other perils.

4. Right of Inspection:

LANDLORD, through its officers and employees, reserves the right, at all reasonable times, to inspect the premises to insure that the premises are used and occupied in accordance with the terms and provisions of this lease.

5. Use of Premises:

The premises shall be used by the TENANT as a Center for conducting of events, activities and meetings for handicapped and elderly persons and members of TENANT'S organization. Membership in TENANT'S organization shall be open to all persons age 50 years or older, without regard to race, creed, sex or national origin. TENANT shall file with LANDLORD, copy of its rules and regulations pertaining to membership at the execution of this lease and any and all amendments thereto, which may be made.

6. Maintenance of Premises:

TENANT agrees to perform day-to-day maintenance of the premises at its sole expense, at all times, that this lease agreement is in effect except that the City will maintain the heating, ventilation, air conditioning and elevator maintenance provided sufficient Community Development Block Grant funds exist. Reasonable remodeling and renovating of the premises is authorized hereunder, provided that the necessary permits are secured form the City of La Crosse Inspection Department, and that all remodeling and renovating is in accordance with the Code of Ordinances of the City of La Crosse. Remodeling and renovation requiring structural changes or additions shall not be undertaken without the express written consent of the City of La Crosse Board of Public Works. The premises shall be maintained in the condition equal to the condition of the premises as they existed on December 15, 2005, reasonable wear and tear excepted.

7. Insurance:

TENANT shall carry public liability insurance on the premises as TENANT, insuring against property damage and bodily injury in the single aggregate amount of not less than $500,000.00 per person per occurrence. The City of La Crosse shall be named as additional insured. A Certificate from an insurance company authorized to transact business in the State of Wisconsin, affirming such insurance coverage, shall be filed with the City Clerk and shall be in effect at all times during the term of this lease.

8. Assignment:

The TENANT herein shall have no right of assignment except by the written consent of the LANDLORD, stating the exact intent to which the said TENANT may assign any right, title or interest in and to the rights procured by this lease.

9. Termination:

The Board of Public Works may terminate this Lease within thirty (30) days advance written notice to Lessee for any reason.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

CITY OF LA CROSSE

_____

By _____
Mathias Harter, Mayor

_____

By _____
Teri Lehrke, City Clerk

_____

By _____
President

_____

By _____
Vice-president

LEASE

THIS INDENTURE, entered into this 21 day of February, 2012, by and between the City of La Crosse, hereinafter referred to as "Landlord" and Harry J. Olson Senior Citizen Center, Inc., hereinafter referred to as "Tenant.";

WITNESSETH:

That Landlord does hereby lease, demise and let unto the Tenant the following described premises in the City of La Crosse, County of La Crosse, State of Wisconsin, to-wit:

The South 137 feet of Lot 4 in Block 8 of Johnston's Addition to the City of La Crosse.

Part of the SE ¼ of the NE ¼ of Section 20, Township 16 North of Range 7 West, City of La Crosse, described as follows: Commencing on the west line of said Lot 4 in Block 8 of Johnston's Addn. at a point 63 feet South of the Northwest corner thereof; thence East 10 feet to the East line of said Lot 4 and the point of beginning of this description; thence continuing East 140 feet; thence North parallel with said West line of Lot 4, a distance of 63 feet to the South line of an alley; thence East along said South line 94.6 feet to the West right-of-way line of the Chicago, Burlington & Quincy Railroad Company; thence South along said West right-of-way line 200 feet to the North line of North Street; thence West along said North line 234 feet to the Southeast corner of said Lot 4; thence North along the East line thereof 137 feet to the point of beginning.

That the following specific agreements are the essence of this lease and any breach of the same shall entitle Landlord to cancel this lease in the manner provided by the laws of the State of Wisconsin.

FIRST: DEFINITIONS:

The term Landlord as used herein shall mean the City of La Crosse, acting by and through its duly constituted officers.

The term Tenant as used herein shall mean the Harry J. Olson Senior Citizen Center, Inc., a non-profit, non-stock, Wisconsin corporation.

SECOND: TERM OF LEASE:

Landlord agrees to let and Tenant agrees to take the premises described herein for a term of one (1) year commencing on the 15th day of December, 2011, and terminating on the 15th day of December, 2012.

THIRD: RENTAL:

Tenant shall pay Landlord an annual rental of Three Hundred ($300.00) Dollars per year, such rental shall be due and payable upon the execution of this lease. The rentals established herein are intended primarily to reimburse Landlord for its costs of insuring the premises against destruction and other perils.

FOURTH: RIGHT OF INSPECTION:

Landlord, through its officers and employees, reserves the right, at all reasonable times, to inspect the premises to insure that the premises are being used and occupied in accordance with the terms and provisions of this lease.

FIFTH: USE OF PREMISES:

The premises shall be used by the Tenant as a Center for the conducting of events, activities and meetings for handicapped and elderly persons and members of the Tenant's organization. Membership in Tenant's organization shall be open to all persons age 50 years and older, without regard to race, creed, color, sex or national origin. Tenant shall file with Landlord a copy of its rules and regulations pertaining to membership at the execution of this lease and any and all amendments thereto which may be made.

SIXTH: MAINTENANCE OF PREMISES:

Tenant agrees to perform day-to-day maintenance of the premises at its sole expense, at all times that this lease agreement is in effect except that the City will maintain the heating, ventilation, air conditioning and elevator maintenance provided sufficient Community Development Block Grant funds exist. Reasonable remodeling and renovating of the premises is authorized hereunder, provided that the necessary permits are secured from the City of La Crosse Inspection Department, and that all remodeling and renovating is in accordance with the Code of Ordinances of the City of La Crosse. Remodeling and renovation requiring structural changes or additions shall not be undertaken without the express written consent of the City of La Crosse Board of Public Works. The premises shall be maintained in the condition equal to the condition of the premises as they existed on December 15, 2011, reasonable wear and tear excepted.

SEVENTH: INSURANCE:

Tenant shall carry public liability insurance on the premises as Tenant insuring against property damage and bodily injury in the single aggregate amount of not less than $500,000.00 per occurrence. A certificate from an insurance company authorized to transact business in the State of Wisconsin, affirming such insurance coverage shall be filed with the City Clerk and shall be in effect at all times during the term of this lease.

EIGHTH: ASSIGNMENT:

The Tenant herein shall have no right of assignment except by the written consent of the Landlord stating the exact extent to which the said Tenant may assign any right, title or interest in and to the rights procured by this lease.

NINTH: TERMINATION:

The Board of Public Works may terminate this Lease within thirty (30) days advance written notice to Lessee for any reason.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day and year first above written.

IN THE PRESENCE OF:

CITY OF LA CROSSE

Mathias Harter, Mayor

Teri Lehrke, Clerk

HARRY J. OLSON SENIOR CITIZEN CENTER, INC.

2/15/12

President 2/15/12

2/15/12

2/15/12 Secretary