



**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT  
TARGETED BROWNFIELDS ASSESSMENT  
APPLICATION FORM**

Use only for Sites within Kansas

SECTION 2 CONT.		
PAST SITE USES (Types of manufacturing, etc.):		APPROXIMATE DATES
BUILDINGS ON SITE:	SQUARE FOOTAGE	CONDITION (usable, gutted, razed, etc.)
PRIOR SITE ASSESSMENT ACTIVITIES: NONE		<u>UNKNOWN</u>
Describe Conclusions of prior site assessment activities (or attach relevant portions of report(s)). If reports are unavailable, identify consultant, client, and approximate date of study.		

SECTION 3 FUTURE SITE ACTIVITIES			
SITE ASSESSMENT NEEDS: Describe difficulties related to perceived contamination that have hindered reuse of the property.			
NONE KNOWN			
ANTICIPATED FUTURE USE: RESIDENTIAL                  RECREATIONAL                  COMMERCIAL/RETAIL                  INDUSTRIAL OTHER: Describe applicant's proposed reuse plan:			
COMMUNITY BUILDING			
DESCRIBE ANY FINANCIAL INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES: (Tax incentives, etc.) <i>This program is for site assessment only, cleanup money is not being offered as part of this program.</i> City has been awarded a grant from Kansas Dept of Commerce CDBG program and a loan/grant from USDA Rural Development for building rehabilitation			
DESCRIBE PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING: A public hearing has been held in regard to the CDBG application. The local newspaper has written articles on the proposed project and the allotted funding.			
Signature: <i>J. Weiser</i>			Date: 03-21-11

PLEASE RETURN FORM TO:

**RYAN WEISER, Brownfields Coordinator**  
Kansas Department of Health and Environment  
Bureau of Environmental Remediation  
1000 SW Jackson, Suite 410  
Topeka, Kansas 66612  
785-296-5519

[rweiser@kdheks.gov](mailto:rweiser@kdheks.gov)



**SUMNER COUNTY APPRAISER**

500 N Washington  
Wellington, KS 67152

Temp-Return Service Requested

**Valuation Notice  
THIS IS NOT A TAX BILL**



CALDWELL, CITY OF  
14 W CENTRAL AVE  
CALDWELL KS 67022-1406



Date Mailed: 02/26/2010

Tax Unit: 003

**Property Address:**  
00000 E 1ST AVE

**Parcel Number:**  
096-321-02-0-40-09-001.00-0

**Tract Description:**  
LOT(S) 1-6 BLOCK 7  
SUBD: STONES 2ND ADD  
SEC-TWP-RNG 02-35-03W

10582-24#



This is your official notification of the County Appraiser's estimate of value for your property. The value has been updated as required by law.

2010 CLASSIFICATION AND VALUE			PRIOR YEAR CLASSIFICATION AND VALUE		
CLASS	APPRAISED VALUE	ASSESSED VALUE	CLASS	APPRAISED VALUE	ASSESSED VALUE
EM	87,870		EM	88,340	
TOTAL	87,870		TOTAL	88,340	

Real property is appraised at "market value" as it exists the first day of January each year, except for land devoted to agricultural use, which is appraised at its "use value" not "market value".

Please refer to the back of this document for more information.

If you have any questions or wish to appeal, call the customer service number at (620) 326-8986.

A guide to the appeal process in Kansas is available free of charge in your County Appraiser's office.

## PRELIMINARY ENGINEERING / ARCHITECTURAL REPORT

### COMMUNITY BUILDING IMPROVEMENTS - CITY OF CALDWELL

Prepared by: Dan Hall, AIA - Vice President  
BG Consultants, Inc.  
4806 Vue Du Lac Place  
Manhattan, Kansas 66503  
785/ 537-7448 x 1104

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The Caldwell Community Building is located on the east edge of Caldwell, with the railroad running north south parallel to the east side of the building. The structure sits at the corner of two street intersections, with Arapahoe Street on the east and First Avenue on the north. A mix of residential and commercial buildings are in the surrounding area. Approximately 25' separates the Community Building from the existing structure to the south, and is open to public space on the other 3 sides. The Community Building is well located within the community, and on street parking appears to be adequate. The site slopes down quite a bit to the east, which is handled with a limestone retaining wall along First Avenue.

This existing Community Building is a one-story building, 100' x 100' in size, built as a WPA project in 1936. Exterior walls are constructed of 16" thick limestone, and this limestone material is exposed as an interior surface for much of the building. The main double entry is located at the north, adjacent to the on street parking, and fire safety exits are located at the east and south. Interior spaces include a kitchen, mechanical room, mens and womens restrooms, a small 22' x 65' meeting room adjacent to the kitchen, and a large 74' x 98' meeting room. Other spaces include a large storage room adjacent to smaller ones. The building has been well maintained over the years, but improvements in the areas of energy efficiency and accessibility are definitely warranted.

BG Consultants were awarded the preliminary architectural services contract by the City of Caldwell on May 18, 2009. Meetings involving the community of Caldwell and Dan Hall of BG Consultants were conducted in Caldwell over the course of the next four weeks, in order to complete the preliminary planning and cost estimating for this project. A preliminary cost estimate was finalized and distributed on June 15, 2009. This opinion of probable construction costs was updated on September 30, 2010 to reflect current market conditions.

Several alternatives were discussed during the course of preliminary planning. Issues investigated were the type of heating and air conditioning system, new interior wall and floor finishes, a long term roof covering, waterproofing sealer at exterior limestone walls, and construction of a community storm shelter within the building. Feasibility in terms of long term benefits, as well as operating and maintenance costs, were considered in all decisions made.

Accessibility improvements for the mens and womens restrooms at the southwest corner are planned to address size constraints and the ability to conform with the accessibility requirements of the Americans with Disabilities Act. And an expanded number of fixtures may be considered in order to support community members attending auctions, family reunions, school reunions, and similar activities. An automatic door operator at the north entry and a dual level drinking fountain also considered for ADA compliance.

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Thermal upgrades include roof and wall insulation, and new high efficiency heating / air conditioning systems at the meeting rooms. Associated with these improvements, the electrical service requires replacement with larger distribution and metering equipment. Energy efficiency also improved with replacement of original windows with insulated units, and energy efficient lighting at both meeting rooms. Other work items developed for consideration are a new standing seam metal roof covering, new floor covering at the large public meeting space, and installation of a fire alarm system. All components designed to follow the current building codes adopted by the State of Kansas.

The estimated construction cost for this project, if competitive bids are solicited in the traditional manner, is indicated on the Architect's Opinion of Probable Construction Costs.

Attachments: Preliminary Floor Plan  
City Map with Project Location  
Architect's Opinion of Probable Construction Costs

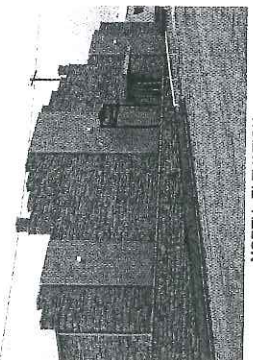
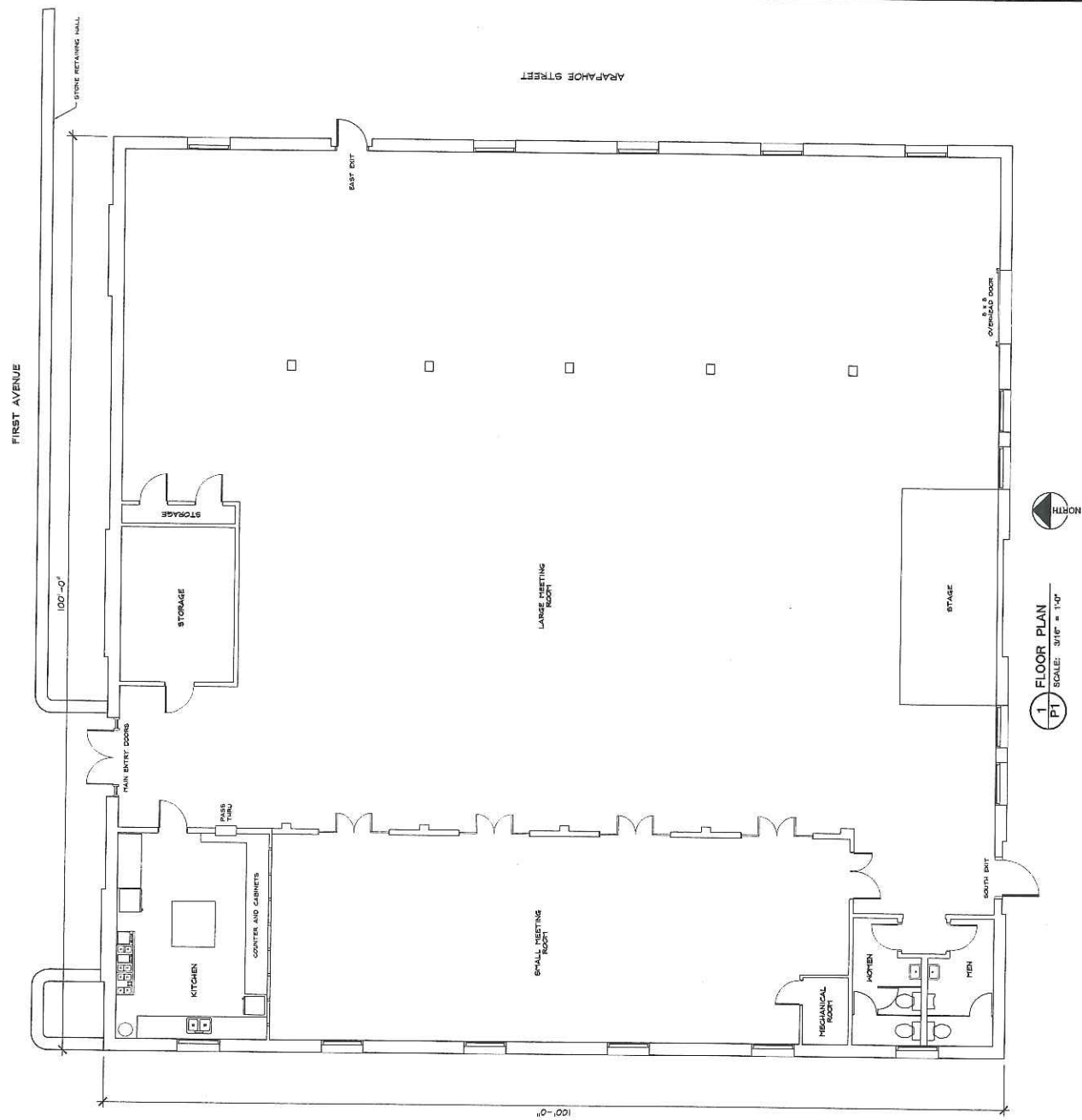
Report updated September 30, 2010

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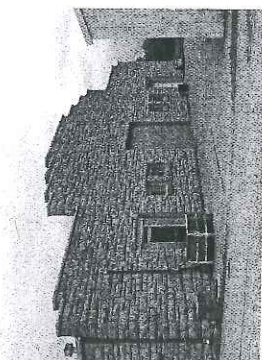
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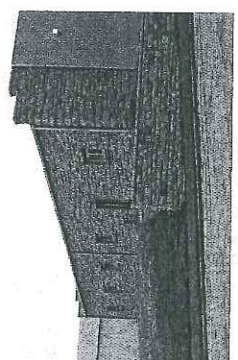
Designer:	GBM
Checker:	JP
Date:	June 2, 2003
Project:	COMM.
Sheet:	1



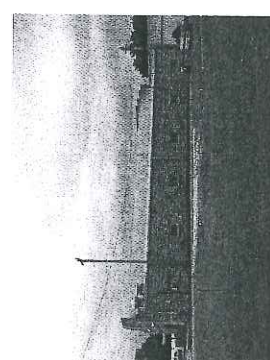
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

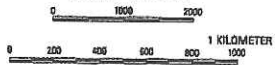
# MAP OF CALDWELL

SUMNER COUNTY KANSAS

T 34-S 5 R 2-3 W

COMPUTER GENERATED BY THE  
KANSAS DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRANSPORTATION PLANNING  
IN COOPERATION WITH THE  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

SCALE IN FEET



SCALE IN METERS  
MAY, 1997  
POP. 1350

T 34 S  
T 35 S

POPULATION - U.S. BUREAU OF THE CENSUS 1990  
CERTIFIED TO SECRETARY OF STATE 7-1-96  
PROJECTION - KANSAS COORDINATE SYSTEM,  
NORTH ZONE (LAMBERT CONFORMAL CONIC)  
SOURCE - (1:24,000) U.S.G.S. QUADRANGLE

- LEGEND**
- CORPORATE CITY LIMITS
  - LAND SECTION LINE
  - DIVIDED HIGHWAY
  - STATE HIGHWAY
  - STREET OR PUBLIC ROAD
  - RAILROAD
  - INTERSTATE NUMBERED ROUTE
  - U.S. NUMBERED ROUTE
  - STATE NUMBERED ROUTE
  - SCHOOL
  - POST OFFICE
  - HOSPITAL
  - KDOT OFFICE
  - CITY HALL
  - SPORTS COMPLEX
  - MUSEUM
  - COUNTY COURT HOUSE

