

 **Ranson**
Financial Consultants, L.L.C.

December 14, 2010

Mr. Ryan Weiser, Brownfields Coordinator
Kansa Department of Health and Environment
Bureau of Environmental Remediation
1000 SW Jackson, Suite 410
Topeka, KS 66612

RE: City of Udall, Kansas
Proposed Community Building Rehabilitation Project

Dear Mr. Weiser:

Enclosed are executed copies of the Application for Phase I Assessment and Access to the property for your use.

Also enclosed are copies of the property deeds, Architectural Report which includes floor plan and USGS Site Map.

If you need additional information, please feel free to contact our office.

Sincerely,

Ranson Financial Consultants, L.L.C.



Rose Mary Saunders
Senior Consultant and
Udall's CDBG Administrator

Enc.

C: City w/enc.
Community Board w/enc.

RECEIVED

DEC 20 2010

BUREAU OF
ENVIRONMENTAL REMEDIATION

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

Use only for Sites within Kansas

Applicant Information		
Applicant Name: <i>City of Udall, Kansas / Udall Community Building Board</i>		
Organization: <i>City</i>		
Address: <i>110 S. Main, Udall, KS 67146</i>		
Contact Person: <i>Lulita Hopkins, City Clerk</i>		
Phone: <i>620/782-3512</i>	Fax: <i>620/782-3474</i>	Email: <i>udallcity@cityofudall.com</i>
Type of Eligible Applicant: <i>City</i>		
(City, County, Village, Town, Tribe, Other)		
IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR KDHE TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?		
YES (Describe Below)	<input checked="" type="radio"/> NO	UNKNOWN
Briefly describe involvement/role of KDHE in enforcement and/or oversight of assessment/cleanup of candidate site:		

Proposed Site Information		
Name/Title of Site/Facility: <i>Community Building</i>	Street Address: <i>102 East First</i>	
City: <i>Udall</i>	State: <i>KS</i>	Zip: <i>67146</i>
Size of Site In Acres: <i>± 0.11 Acres</i>	Current Use of Site/Facility (if any): <i>Community Building</i>	
Site Zoning: (attach site map, if available)	<i>see attached deed</i>	
Number of Parcels: <i>1</i>	Parcel ID #:	

SECTION 1		
Current Site Ownership:		
Name: <i>Udall Community Building Board % Carlos Lette, President</i>		
Address: <i>102 East First</i>		
City: <i>Udall</i>	State: <i>KS</i>	Zip: <i>67146</i>
Phone: <i>(620) 782-3353 (Home #)</i>		
If property is not owned by applicant, the applicant must secure access to the property by having the appropriate property access form signed by the property owner. The property access form is included in the Brownfields Targeted Assessment Package.		

SECTION 2		
Site History		
Is there any reason to believe the property is contaminated with CERCLA related hazardous substances?		
Yes (Describe Below)	No	<input checked="" type="radio"/> Unknown
(as defined in 40 CFR Part 30, e.g., solvents, pesticides, creosote, metals (lead, mercury, arsenic, etc.), drycleaning products)		

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BUREAU OF
ENVIRONMENTAL REMEDIATION

**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
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.		UNKNOWN

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
<u>OTHER:</u>			
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.) This program is for site assessment only, cleanup money is not being offered as part of this program. City has applied for KanStep funding through the Kansas Dept of Commerce for the building rehabilitation. The Community Board will be participating with same cash match plus volunteer labor.			
DESCRIBE PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING: A public hearing was held during the preapplication process. A city wide turnout was present at the KDHE site visit on Sept 28th. volunteer labor will complete the work scope. HRWA staff will provide technical assistance.			
Signature: 			Date: 12-13-10

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

the day and year last above written.

Attest: E. J. Penprase
Assistant Secretary

~~SAFEWAY STORES INCORPORATED
(a Maryland corporation)~~

~~By W. D. Cockrill
Its Vice President~~

(seal)

STATE OF CALIFORNIA, COUNTY OF ALAMEDA, SS:

BE IT REMEMBERED, That on this 3rd day of December, A. D. 1951, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. D. COCKRILL Vice President of the SAFEWAY STORES, INCORPORATED, a Maryland corporation, a corporation duly organized, incorporated and existing under and by virtue of the laws of Maryland and E. J. Penprase Assistant Secretary of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument of writing on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed my official seal, the day and year last above written.

My Commission expires May 1, 1955

(seal)

Agnes F. Hughes, Notary Public

Bk 204
Pg 533

100966

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DEED

The City of Udall

To

Jim Rutter et al

State of Kansas, Cowley County, ss:
Filed Feb 6, 1952 at 11:40 A M
Paul Miller, Register of Deeds.

THIS INDENTURE, Made this 7 day of March, in the year of our Lord one thousand nine hundred and fifty-one between THE CITY OF UDALL, KANSAS, a municipal corporation, third class, duly authorized under the laws of the State of Kansas and acting by its mayor, duly authorized, as Party of the First Part; and Jim Rutter, Gaila Walker, Harrison Mallory, Mike Thompson, Kenneth Grant, Joe Atkinson, C G Gearheart, Lawrence Kennedy and Albert Cooke, trustees of the Udall Community Center as constructive trustees and as established under the rules governing the Udall Community Center and constitution and by-laws adopted by its organizers for the purposes set forth in said constitution, by-laws and rules, as Parties of the Second Part.

WITNESSETH, That the said party of the first part, in consideration of the sum of One Dollar (\$1.00) and o/v/c, the receipt of which is hereby acknowledged does grant and convey unto Parties of the Second Part, their heirs and assigns, all that tract or parcel of land situated in the County of Cowley, State of Kansas, described as follows, to-wit:

Lots One (1), Two (2), and Three (3), except twenty-four (24) feet on the West side thereof and twenty-five (25) feet on the East side thereof of Block Thirty (30), original town of Udall, (55 cents cancelled revenue)

TO HAVE AND TO HOLD THE SAME, together with the appurtenances and all the estate title and interest in said Party of the First Part herein, belonging or in any way appurtenant thereto forever.

IN WITNESS WHEREOF, the City of Udall has caused its name to be signed hereto and its corporate seal to be affixed hereto (its mayor) on the day and year last written.

Attested:

THE CITY OF UDALL

H. A. Kennedy
City Clerk (seal)

By F D Stone
Mayor

BE IT REMEMBERED, THAT ON this 7 day of March A. D. 1951, before me, a Notary Public, in and said County and State came

H. A. Kennedy, City Clerk and F. D. Stone, the duly elected and qualified mayor of the

584

DEED RECORD NO. 204

City of Udall, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

My Commission expires:
AUG 18, 1951 (Seal)

T F Hildebrand
Notary Public

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100977

WARRANTY DEED

John C. Trimer et al
to
Earl P. Kelley et al

State of Kansas, Cowley County, SS:
Filed Feb 7 1952 at 8:50 A.M.
Paul Miller, Register of Deeds

THIS INDENTURE, Made this 16th day of January A. D. 1952 between John C. Trimer and Kathryn M. Trimer, his wife, of Sedgewick County, in the State of Kansas of the first part; and Earl P. Kelley and Ruby A. Kelley, husband and wife, of Cowley County, in the State of Kansas of the second part,

WITNESSETH, That the said parties of the first part, in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto the said parties of the second part, and the survivor of them, as joint tenants, and not as tenants in common, all the following described Real Estate, situated in the County of Cowley State of Kansas, to-wit;

All of Lot Eleven (11), Block Seven (7), McLaughlin's Second Addition to Arkansas City, except a strip 25 feet wide off the North end thereof conveyed to the City of Arkansas City for street purposes, and except a strip 25 feet wide off the South end thereof, and except the now vacated alley lying along the East side of said above described property.

(\$3.85 cancelled revenue)

TO HAVE AND TO HOLD THE SAME, Together with all and singular the appurtenances, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said parties of the first part, for themselves, their heirs, executors and administrators do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents, they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever;

and that they will WARRANT AND FOREVER DEFEND the same unto the said parties of the second part, their assigns, and the heirs and assigns of the survivor of them, against the said part of the first part, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

Winfield Daily Courier - 11

NOW, THEREFORE, I, Faye V. Wallack, as administratrix of the estate of Frank Thorp, deceased, on consideration of the sum of \$1,750.00 to me paid by the said Clyde M. Frazer, do hereby grant, bargain, sell and convey unto Clyde M. Frazer, his heirs, and assigns, the following described real property situated in the County of Cowley, State of Kansas, to-wit:

Lot Four (4), Block Two Hundred Seven (207), Fuller Addition to Winfield, Cowley County, Kansas,

to have and to hold the same with all the appurtenances, and hereditaments thereunto belonging, or in anywise appertaining unto the said Clyde M. Frazer, his heirs and assigns forever.

In Witness Whereof, I have hereto subscribed my name this 21st day of January, 1956.

Faye V. Wallack

STATE OF KANSAS, COUNTY OF COWLEY, ss:

Be It Remembered, that on this 21st day of January 1956, before me the undersigned, a Notary Public in and for the county and state aforesaid, came Faye V. Wallack, administratrix of the estate of Frank Thorp, deceased, and personally known to me to be the person who executed the above Administratrix's Deed and duly acknowledged the execution of the same.

In witness whereof, I have hereto set my hand and affixed my official seal the day and year last above written.

My commission expires: February 7, 1959
(Seal)

Helen B. Power, Notary Public

The foregoing deed is hereby approved by the probate court of Cowley County, Kansas, this 21st day of January, 1956.

(Seal)

Sallie O. Athearn,
Judge of the Probate Court

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DEED

BK 217
Pg 166

DR 1/3 A
363

City of Udall
to
Trustees Community Center

STATE OF KANSAS, COWLEY COUNTY, SS.
Filed Jan. 23, 1956 at 1:51 P. M.
Paul Miller, Register of Deeds

THIS INDENTURE made this 16 day of November, 1955, between the CITY OF UDALL, KANSAS, a municipal corporation, third class, duly authorized under the laws of the State of Kansas and acting by its Mayor duly authorized, as Party of the First Part, and Oscar Morton, Earl Blankenship, Frank Walker, Earl Thompson, Luther Ferguson, Ray Thurman and R. R. Biby Trustees of the Udall Community Center as constructive trustees and as established under the rules governing the Udall Community Center and constitution and by-laws adopted by its organizers for the purposes set forth in said constitution, by-laws and rules, as Parties of the Second Part.

WITNESSETH:

That the said Party of the First Part, in the consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does grant, and convey unto Parties of the Second Part, and their successors in office, so long as the same is used for community center purposes, the following described real estate, to-wit:

The West 24 feet of Lots 1, 2 and 3, Block 30, Original Town of Udall, Cowley County, Kansas.

(No Revenue Shown)

TO HAVE AND TO HOLD the same together with all and singular the tenements,

DEED RECORD 217, COWLEY, COUNTY

hereditaments, and appurtenances thereunto belonging or in anywise appertaining.
IN WITNESS WHEREOF, the City of Udall has caused its name to be signed hereto and its corporate seal to be affixed the day and year first above written.

THE CITY OF UDALL
BY Earl B. Rowe
Mayor

ATTEST:
J. M. Arbuckle
City Clerk (Seal)

STATE OF KANSAS, COUNTY OF COWLEY, SS.

BE IT REMEMBERED, that on this 21 day of November, 1955, before me, the undersigned, a notary public in and for the county and state aforesaid, came EARL B. ROWE, to me personally known to be the duly elected and qualified Mayor of the City of Udall, and personally known to me to be the same person who executed the foregoing instrument of writing as Mayor of the City of Udall and such person duly acknowledged the execution of same as Mayor of said city and acknowledged the same to be an act of said city.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.
My commission expires: Jan. 12, 1959

Opal L. Atkins, Notary Public

(Seal)

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WARRANTY DEED

Dorothy Mae McClanahan et al
to
Ernest C. Muret

State of Kansas, Cowley County, ss.
Filed Jan. 24, 1956 at 1:20 P. M.
Paul Miller, Register of Deeds

This Indenture Made this 16th day of November A. D. 1955 between Dorothy Mae McClanahan and Marvin L. McClanahan, her husband; Wilma Linette Bryan and Leo Bryan, her husband; Harold Rodney Waugh and Patricia Waugh, his wife; Boss Eloise Ratteree and Jim D. Ratteree, her husband, and Lois Jean Dandridge a single woman, of the first part and Ernest C. Muret of the County of Cowley and State of Kansas of the second part

WITNESSETH, That said parties of the first part for and in consideration of the sum of One Dollar and other valuable consideration DOLLARS to them duly paid, have sold, and by these presents do grant, bargain, sell and convey to said party of the second part, his heirs and assigns, all that tract or parcel of land, situated in - County, and State of Kansas, and described as follows, to-wit:

All our undivided interest in and to:

The Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 34, Range 4, lying East of the railroad

(95% cancelled revenue)

To Have and to Hold the Same, with all the appurtenances and all the estate, right, title and interest of the said parties of the first part therein. And the said Parties of the First Part do hereby covenant and agree at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, in fee simple, and clear of all incumbrances, and that they will WARRANT AND DEFEND the same and every part thereof, in the quiet and peaceable possession of the party of the second part his heirs and assigns forever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Dorothy Mae McClanahan
Marvin L. McClanahan

PRELIMINARY ENGINEERING / ARCHITECTURAL REPORT

COMMUNITY BUILDING IMPROVEMENTS - UDALL, KANSAS

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

Page 1 of 2

The Udall Community Building is located in the downtown area, west of the railroad crossing. The structure sits at the corner of two street intersections, with Main Street on the west and First Street on the south. The Community Building is well located within the community, and on street parking appears to be adequate.

This existing Community Building is a one-story building, "L" shaped, with exterior dimensions of 108'-6" at the north and 61'-2" at the west (see attached Floor Plan). The facility was rebuilt after the 1955 tornado, which completely leveled the town. Exterior walls are constructed of 8" thick concrete block, and painted concrete block is the interior surface for much of the building. The main double entry is located at the south, adjacent to the on street parking, and fire safety exits are located at the north, south and west. The overall size of the structure is 4,928 square feet, and interior spaces include a foyer, Club Room, Main Hall with a stage, kitchen, plus small mens and womens restrooms. Other spaces include a utility room and two storage spaces at the east end of the Main Hall. The building has been well maintained over the years, and this project will be centered around the areas of energy efficiency and accessibility.

BG Consultants were awarded the preliminary architectural services contract by the City of Udall on March 17, 2010. Meetings involving the community of Udall and Dan Hall of BG Consultants were conducted in Udall and via email, in order to complete the preliminary planning and cost estimating for this project. A preliminary cost estimate was finalized and distributed on June 29, 2010.

The Scope of Work was developed at the initial meeting, and a couple of items were added during the planning process. The heating and air conditioning system was replaced in the Fall of 2009, so no HVAC work is included as part of these improvements. Several alternatives were discussed during the course of preliminary planning, particularly concerning the floor settling at the Main Hall and the need to expand the restrooms for compliance with the Americans with Disabilities Act. Feasibility in terms of long term benefits, as well as operating and maintenance costs, were considered in all decisions made.

Structurally the building appears to be sound, with the exception of the concrete floor slab at the Main Hall. Funds are allocated in the Project Budget for testing services by a Soils Engineer to verify the existing conditions under this area of the building prior to design of the improvements. Existing storm drainage conditions at the north and east, compounded by the adjacent buildings, does not allow for positive drainage away from the Community Building. Our Engineer's recommendation includes correction of this storm water issue, along with replacement of the concrete floor slab.

Repair

PRELIMINARY ENGINEERING / ARCHITECTURAL REPORT

COMMUNITY BUILDING IMPROVEMENTS - UDALL, KANSAS

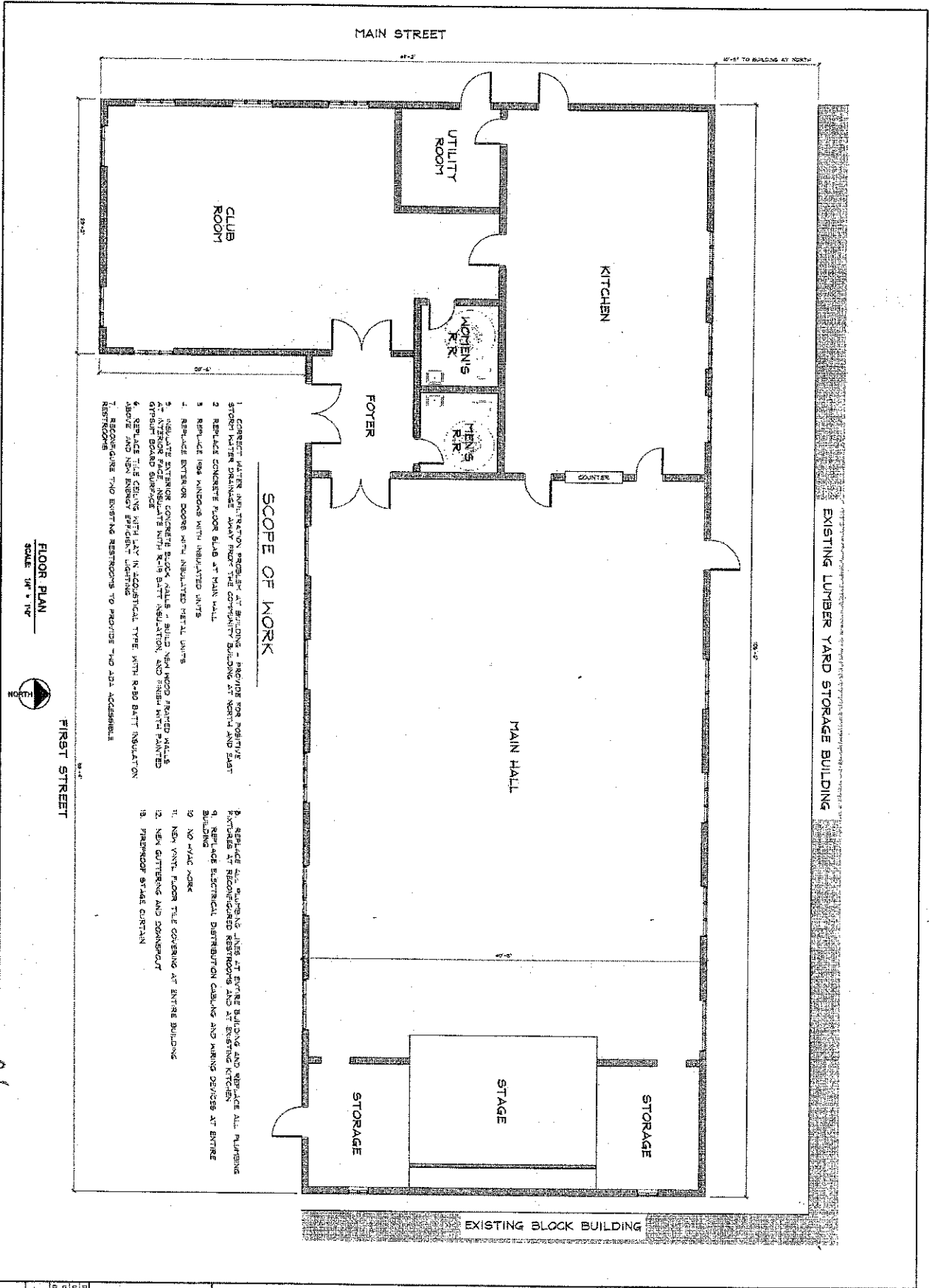
Prepared by: Dan Hall, AIA - Vice President
BG Consultants, Inc.
4806 Vue Du Lac Place
Manhattan, Kansas 66503
785/ 537-7448 x 1104

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In addition to the water infiltration and floor slab replacement detailed above, the finalized Scope of Work includes the following work items. Replace 1956 windows with insulated units, replace exterior doors with insulated metal units, insulate exterior concrete block walls with new wood framed walls at the interior face (complete with R-19 batt insulation and painted gypsum board surface), replace ceiling tile with lay in acoustical type (complete with R-30 batt insulation and new energy efficient lighting), reconfigure two existing restrooms to provide two ADA accessible restrooms, replace plumbing lines at entire building, replace plumbing fixtures at renovated restrooms and at kitchen, replace electrical distribution cabling and wiring devices at entire building, new vinyl floor covering at entire building, new guttering and downspout, and a fireproof stage curtain. All components designed to follow the current building codes adopted by the State of Kansas.

The estimated construction cost for this project 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



FLOOR PLAN
SCALE 1/4" = 1'-0"



FIRST STREET

SCOPE OF WORK

1. CORRECT WATER INFILTRATION PROBLEM AT BUILDING & PROVIDE FOR POSITIVE STORM WATER DRAINAGE AWAY FROM THE COMMUNITY BUILDING AT NORTH AND EAST
2. REPLACE CONCRETE FLOOR SLAB AT MAIN HALL
3. REPLACE 1988 WINDOWS WITH INSULATED METAL UNITS
4. REPLACE EXTERIOR DOORS WITH INSULATED METAL UNITS
5. INSULATE EXTERIOR CONCRETE BLOCK WALLS & BUILD NEW WOOD FRAMED WALLS AT MAIN HALL & MEN'S ROOMS WITH R-19 BATT INSULATION AND FINISH WITH PAINTED GYPSON BOARD SURFACES
6. REPLACE TILE CEILING WITH 1 1/2" IN. ACOUSTICAL TILES WITH R-20 BATT INSULATION ABOVE AND NEW EXPOSED STRUCTURAL BRACING
7. RECONFIGURE TWO EXISTING RESTROOMS TO PROVIDE TWO ADA ACCESSIBLE RESTROOMS
8. REPLACE ALL NUMBERING LINES AT ENTIRE BUILDING AND REPLACE ALL NUMBERING FACTURES AT RECONFIGURED RESTROOMS AND AT EXISTING KITCHEN
9. REPLACE ELECTRICAL DISTRIBUTION CABLING AND WIRING DEVICES AT ENTIRE BUILDING
10. NO HVAC WORK
11. NEW VINYL FLOOR TILE COVERING AT ENTIRE BUILDING
12. NEW GUTTERING AND DOWNSPOUT
13. FIREPROOF STAGE CURTAIN

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Project No.	10-000000-0000
Client	UDALL, KANSAS
Drawn	10
Checked	10
Date	10-0000-XX
Scale	1/4" = 1'-0"
Sheet No.	P1

FLOOR PLAN
SCOPE OF WORK

**COMMUNITY BUILDING IMPROVEMENTS
UDALL, KANSAS**

PRELIMINARY
PLANS - NOT FOR
CONSTRUCTION



