



Facility Assessment Overview

Kohr Building & Parking Garage

June 2019

Kohr Building



Built 1947

4 Stories

23,000 sf (incl. basement)

Parking Garage

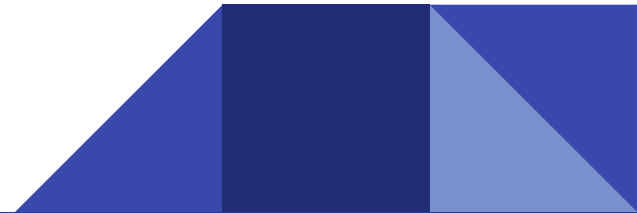


Built 1989

5 Stories

390 spaces

https://earth.google.com/web/@39.15988909,-86.5393571,250.4115921a,213.17367553d,35y,-76.39788129h,59.99854039t,0r/data=C_hlaEAoIL20vMHNudHkYASABKAI



Urban Land Institute Study

Review Lens

- Compatibility of Buildings with Redevelopment of the Site

Questions Addressed

- Will the Kohr Building and Parking Garage benefit future development of the site? Should either be kept for reuse?

Conclusion

- Keep the Parking Garage to serve future employment on the site.
- Demolish the Kohr Building to free up site for new development.

Vision

- Incorporate exterior pieces of Kohr Building in new site development.
- Enhance Parking Garage with ground-level activities and mural/artwork on exterior

Historic Resource Assessment

Review Lens

- Architectural or Historical Significance

Questions Addressed

- Does the hospital or portions thereof retain architectural or historical significance?

Findings

- The 1947 Wing retains a high degree of integrity on the exterior and low to moderate degree on the interior.

Conclusion

- The 1947 Wing (Kohr Building) is the only portion of the hospital that retains integrity and architectural significance.

Historic Resource Assessment

- Architectural Significance
 - Notable work by architectural firm McGuire & Shook
- Historical Significance
 - Association with the evolution of Bloomington Hospital
- Character-defining Architectural Features That Have Been Retained
 - Exterior: Massing, Art Deco Ornaments, Front Steps, Exterior Materials, Fenestration, Lampposts
 - Interior: General Interior Layout, Curved Walls, Terrazzo Flooring
- Current Historic Designations
 - None



Environmental Building Evaluation (Kohr)

Review Lens

- Asbestos, Lead-based Paint, Lead in Drinking Water, and Mold


Questions Addressed

- Are environmental concerns present that could impact occupancy, renovations, or operations?

Findings

- Asbestos-containing materials (ACM) are present. The ACM is well-maintained and in good condition.

Environmental Building Evaluation (Kohr)

- **Asbestos (ACM)**
 - Confirmed to be present and intact. Includes pipe insulation and fittings, floor tile and mastic, linoleum and mastic, sink insulation, drain insulation, duct sealer, and exterior caulking.
 - **Lead-based Paint (LBP)**
 - None identified at a concentration that meets EPA's or HUD's LBP definition. However, low-level concentrations of lead were detected ($<1.0 \text{ mg/cm}^2$) which would fall under OSHA regulations.
 - **Lead in Drinking Water**
 - Detected, but all samples met the drinking water standard for lead. However, none of the samples collected were 1st draw samples (6 hr motionless) due to continuous operations at hospital.
 - **Mold/Moisture**
 - No visible evidence of mold (limited visual inspection)
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Engineering Assessment

Review Lens

- Feasibility (based on condition of structural and exterior envelope, M/E/P, and fire suppression system)

Questions Addressed

- Is it feasible to keep and maintain the Kohr Building and/or the Parking Garage structures when the remainder of the facility is demolished?

Findings

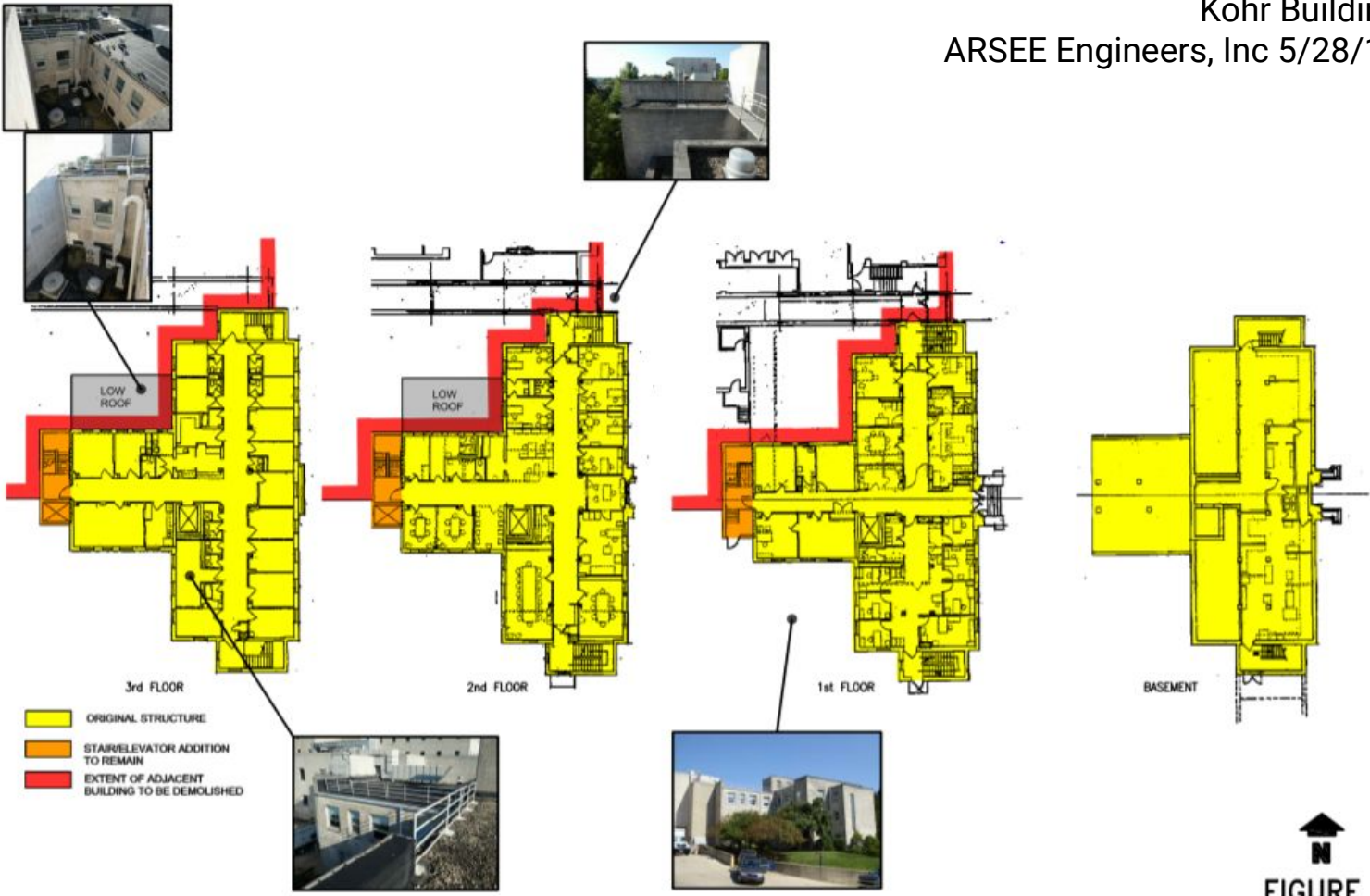
- Parking Garage = \$1.71M over next 10 years vs. \$9M to construct new
- Kohr Building = \$2.25M over next 3 years vs. \$6M to construct new

Conclusion

- Both structures could be kept and repurposed, if desired.
- The Parking Garage is easier and less expensive.


Kohr Building

- Immediate (in conjunction with demo of the site)
 - Install new power service, water service, communications, fire service, and fire alarm controls
 - Remove areas that directly abutt NW corner by hand during demo
 - Reconstruct the NW facade (rear $\frac{1}{3}$ of building facade) to protect from weather and match remaining structure
- 2-3 Years (when building is repurposed)
 - Install new HVAC, new power equipment, new lighting, new plumbing, and new roof
 - Excavate and expose basement wall; install new waterproofing and perimeter drain
 - Replace gutters and downspouts; spot repairs to original limestone facade, limestone cheek walls, and concrete steps; replace handrails



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FIGURE 3

Parking Garage

- Immediate (in conjunction with demo of the site)
 - Install new power service, water service, communications, fire service, and fire alarm controls
 - Reconstruct south facade and guardrail after pedestrian bridge removal
 - Install sealant on column joints
 - Install door sweeps
 - 2-3 Years
 - Install new power equipment, switch to LED lighting
 - Repair concrete, repair/replace deck sealant joints and expansion joints; seal deck surfaces
 - Repair facade (glazing, damaged limestone panels, sealant joints)
 - Repair stair towers (painting, door hardware, roof membrane)
 - General maintenance (restriping, etc.)
 - 5-10 Years
 - General maintenance (repair concrete and joints, seal deck, painting, etc.)
- 

Projected Repair & Retrofit Costs

Costs are in 2019 Dollars
Estimates do not include soft costs (A/E fees and CM fees), hazardous material removal, or other construction contingencies

	KOHR BUILDING	PARKING GARAGE	BOTH
Immediate	\$600,000-\$750,000	\$140,000	\$740,000-\$890,000
2-3 Years	\$1.25M - \$1.5M	\$1.12M	\$2.37M - \$2.62M
5-10 Years	---	\$450,000	\$450,000
TOTAL	\$1.85M - \$2.25M	\$1.71M	\$3.56M - \$3.96M

Cost Comparison



Input / Feedback / Questions



Option 1: Keep Kohr Building

Pro



Con



Cost



- Immediate \$600-\$750K
- 2-3 YRS \$1.25M-\$1.5M
- TOTAL \$1.85M - \$2.25M

Option 2: Keep Parking Garage

Pro



Con



- Immediate \$140K
- 2-3 YRS \$1.12M
- 5-10 YRS \$450K
- TOTAL \$1.71M

Cost



Next Steps

- Review (June - August)
 - Written Assessments
 - Facility Tours
- Preliminary Decision and Committee Updates (September-October)
- Final Decision to IU Health (November)





Thank You