

CMCL Congregational Meeting November 8, 2009

Proposal for Dental Clinic in Grant Street Building

BACKGROUND:

1. On August 27, 2006 this congregation approved the purchase of 311 W. Grant Street. A purpose was not evident, but people agreed that it presented possibilities not immediately evident and that in the meantime, we could enjoy the extra parking.
2. A fundraising campaign called "Expanding Spaces" raised \$190,000 in 90 days towards the purchase of this property and the renovation of what is now "The Gathering Place" in the basement of the Christian Ed wing.
3. A Feasibility Study was undertaken, concluding the following recommendations:
 - Maintain the integrity of the building.
 - Investigate requirements for warehouse leasing.
 - Secure a tenant willing to renovate a portion of the building in exchange for free or reduced-rate occupancy.
 - Make low-cost renovations as needed to accommodate rental.
 - Renovate a portion of the building for CMCL expanding space needs.
4. At this point, the building has not been utilized for anything.

OPPORTUNITY:

Community Volunteers in Dentistry (CVID) is a non-profit organization that plans to establish a dental clinic to provide essential dental care for Lancaster County uninsured working poor families and eligible seniors who would otherwise fall between the cracks. In addition, they will serve those currently receiving unemployment benefits and those receiving disability payments from Social Security. They will also treat children who are not covered by CHIP (Children's Health Insurance Program, a Federal program). They will not be seeing Medicaid patients, as they are eligible for dental services elsewhere.

CVID is interested in obtaining a 10-year cost-free lease on 1,800 square feet of the center section of the Grant Street building. This is the one-story section that runs between the two-story sections. They plan to create a dental clinic that contains four operatories as well as a reception area, business offices, a laboratory, storage and rest rooms. A preliminary floor plan is attached.

In exchange for the cost-free lease, CVID proposes paying for the build-out of the interior space to accommodate the clinic. They have requested and obtained a dimensional variance from the City of Lancaster so that 1,800 square feet can be used for professional offices. They have obtained an Evaluation of Existing Conditions and Scope of Work from LeFevre and Funk Architects as well as cost estimate from Stiegel Construction. Costs for them to build out and equip the space are around \$600,000. They will secure funding for this through donations and grants and will take responsibility for those costs as well as operating costs estimated at \$180,000 per year.

CMCL's Role and Responsibility:

As generally accepted in build-out leases, CVID has asked that CMCL be responsible for any structural issues as well as exterior improvement and maintenance. During the structural evaluation extensive water damage was discovered on the east wall and floor joists of the Grant Street building. CVID has obtained estimates for the remediation of this problem that would need to be addressed prior to any use of the building, in order for the building to be considered "structurally sound". They have also asked that CMCL replace windows and doors in the west wall (facing the parking lot) and upgrade the deteriorating insulation under the roof. Details of these repairs and costs are available, but in summary:

- East Wall: This is a brick wall with many windows, all heavily damaged by water. Repair wall below grade and waterproof. Remove windows and replace with masonry. Stucco entire wall. Repair interior wall and reinforce with steel studs. \$23,000
- West Wall: Replace windows. \$6,200
- Roof: Suspend ceiling below roof deck and install ventilation and more energy efficient insulation. \$3,000
- Floor: Remove and replace entire floor in center section, adding a crawl space to provide ventilation and protection from water damage. \$20,000
- Total Costs Estimated at \$50,000-\$60,000

CVID has done a lot of preliminary work on developing fundraising materials and securing a fundraising consultant. They are willing to work with us in raising funds for the structural repairs. They desire a partnership in this project that will extend beyond the lease agreement.

TIMELINE:

Once CVID has secured a lease from CMCL, they would like to have six months to secure their financing and finalize plans for the building renovation. They are prepared to begin construction as soon as structural repairs have been made and the target percentage of funds has been raised.

ACTION – Congregational Council recommends the following action:

To approve no-cost, 10-year lease to Community Volunteers in Dentistry (CVID) that would allow them to utilize 1,800 square feet of space in 311 W. Grant Street for the purpose of a dental clinic for the underserved.

ATTACHMENT:

Preliminary Floor Plan