

COMMISSION ON AGING

ADDRESS

320 W. Woodlawn Ave.
Hastings, MI 49058

SIZE

10,180 Gross S.F.
(Excluding basement and outbuildings)

YEAR(S) BUILT

Originally unknown, Renovation 2002



CURRENT USE/ PROGRAM

The facility houses the community service based program called the Commission on Aging. The programs offered are intended for older adults and caregivers such as adult day care, homecare coordination, nutrition programs and dining, meals on wheels, home maintenance assistance and medical insurance counseling. These diverse types of programs and services require a variety of spaces to meet the needs of the staff, clients, guests and storage. The program also requires a large meeting space for social and educational gathering on a regular basis. Vehicle and bulk storage are the other requirements which are currently being met through detached storage buildings (not included in the 10,000 S.F.).



EXISTING CONDITION

Poor. The 10,000 square foot facility was a former church which was converted to the current use and has had multiple additions over time. It is wood-frame construction with wood trussed shingled roof. The mechanical systems are residential-type furnaces distributed around the facility. The siting of the building causes water to shed toward the foundation and has resulted in water issues in the building. The wall construction is damaged from extended water exposure. Due to the multiple roofing systems, the roof currently has many issues water penetration and leaks.



ASSET VALUES

Location – The location of the facility is easily accessible by older citizens and is within walking distance of a nearby assisted living facility.

Available Site Area – In conjunction with the Health Department, the property has sufficient land available to build a replacement facility on the same site with adequate parking and front door access.

Vehicle Storage – The fairly new garage for vehicle storage is ideally located and can be used into the future if there is new development on site.



ITEMS TO ADDRESS

Useful Life – The condition of the building is beyond its useful life without major reconstruction or remediation of issues. The wood framing is deteriorating from continued water exposure.

HVAC Efficiency – A building of this size should not have residential furnaces as its HVAC system.

Adult Day Care – The adult day care program is limited only by the amount of space usable for the program. The director stated that with additional space the program would double its clientele immediately and could grow to three times its current population.

