

St. Francis Hospital

Background:

The St. Francis Hospital, located at 225 W. Hayden Street, Marceline, MO was originally constructed in 1962. The building was subsequently expanded and has received various renovations since initial construction. In approximately 2007, the City of Marceline received the building as a charitable donation. A deed restriction was placed on the property stating it could not be used as a hospital, urgent care, or in-home health care facility until 2025. The building then served as a Business Complex until 2013 at which point it has been vacant.

In 2017, a portion of the building and 1.74 acres of the lot, connected via a long corridor, was sold to the Linn County E911 for use as a dispatch facility and is scheduled to go into operation in 2018. A firewall was built at this corridor to completely separate the buildings. This portion of the building and associated site area is not included in an offer for sale.

City of Marceline:

The City of Marceline was established in 1888 as a railroad city connecting Kansas City and Chicago. Located in north central Missouri, Linn County is where Marceline and several other municipalities, such as: Brookfield, Bucklin, Linneus, Meadville, Purdin, Browning, Laclede, New Boston and St. Catherine are found. As of the 2000 Census, there are a total of 13,754 people living in Linn County. The current population of Marceline is 2,233.



Above: Linn County, Missouri

Marceline, Missouri is known as the Boyhood Home of Walt Disney and is also home to several large industries including Walsworth Publishing, Moore Fan Company and Hurtt Fabrication.

Assessment Data:

Information contained herein was originally provided by GBA Architects-Engineers in an assessment dated July 2012. Updated reassessment information is provided by the City of Marceline for this report. Due diligence should still be used.

Building Assessment

Site Layout:

The original structure sits on 5.68+/- acres and is configured with long corridors and patient wings circulation. The building is two stories with the second floor entrances on the north side and the first floor entrances from the south side of the building. The entire site slopes from north to south allowing for the building to be situated within the grade for a 'walk-out basement' configuration.



Parking lots are present on both the north, south and west sides of the building. The parking lots require resurfacing and restriping, but are in adequate condition for potential immediate reuse. The main entrance is centrally located on the north side of the building. There are concrete sidewalks which connect the parking lots to the building. The concrete work below the main entrance canopy is in great condition. Handicap accessibility from the north parking lot to the building does not appear to be a concern. The grading is visually level and curb cuts are available for wheelchair accessibility. Many ADA requirements have already been incorporated into building code.

Existing Conditions:

HVAC: The majority of the existing HVAC equipment is in need of repair due to lack of use and age. There are four large rooms with a designated mechanical room function. The cost of operating the original mechanical equipment became a financial burden and the performance of the mechanical equipment is less than desirable to control the interior environment. A combination of roof top units, window units, a cooling tower, chiller, boilers, and 4-pipe fan coil units are used for heating and cooling. In 2005, a York Chiller was installed and this equipment has

Building Assessment

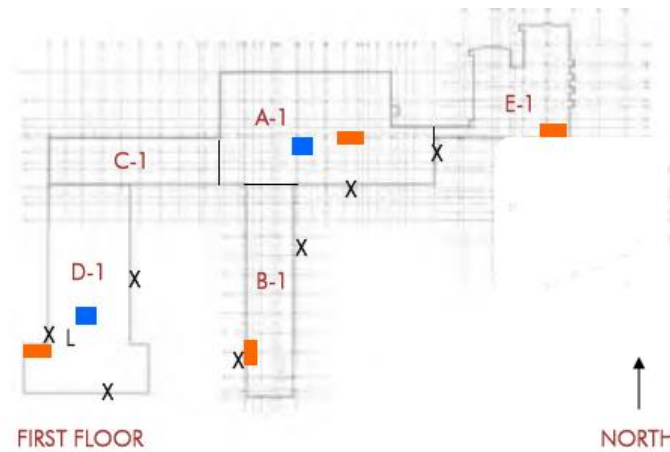
potential for reuse. There is also a back-up generator and fuel tank which used to serve the Hospital located on the south side of the building.

Structure: The building shell, although solid, will need several improvements. The existing roof is suspected to need replacement with any planned major remodel. There are areas where the roof is leaking.



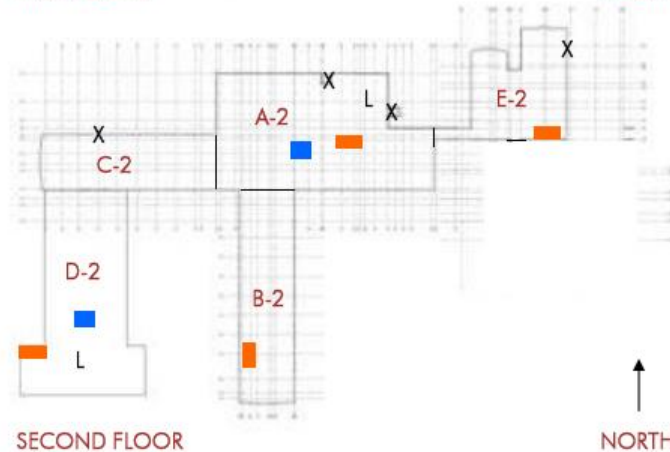
Above: York Chiller

Installing a new light colored or white roof membrane could provide energy cost savings. Overall, the existing structure appears to be of sound construction. There are no significant, visible cracks or settlement issues reported. However, the exterior brick masonry may require tuck pointing in some areas. Further evaluation of the exterior masonry can establish the degree of repair necessary. Existing windows are aluminum framed, clear glazed and single pane. Window replacement should be considered with a major remodel to improve energy efficiency and prevent heat loss.



First Floor

A-1	11,000 sf
B-1	5,000 sf
C-1	4,000 sf
D-1	10,000 sf
E-1	4,800 sf
	34,800 sf



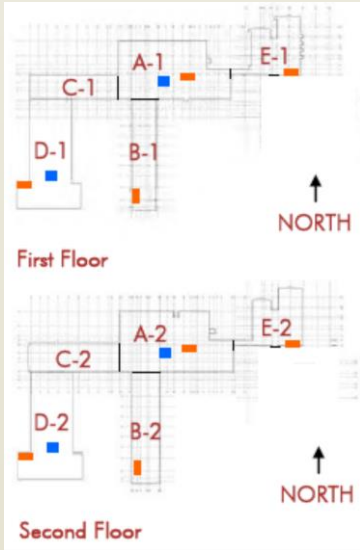
Second Floor

A-2	11,500 sf
B-2	5,800 sf
C-2	4,800 sf
D-2	9,800 sf
E-2	4,800 sf
	36,700 sf

KEY

Elevator	■
Stair	■
Exterior Door	X
Balcony	B
Lobby	L

Building Assessment

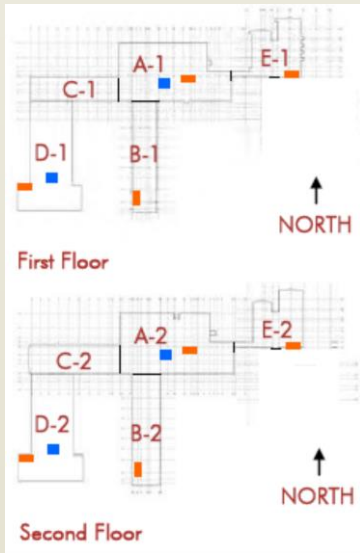


Building Unit A

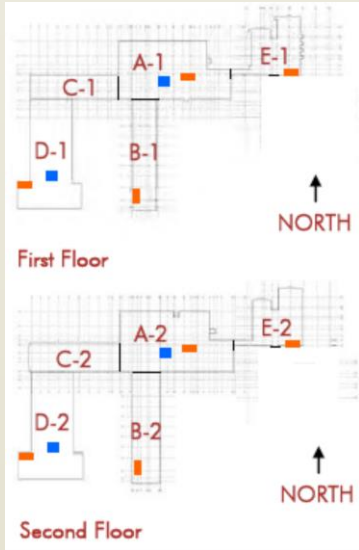
Building Unit A is the most viable area of the entire building and is in the best condition for reuse. The key features of building unit A include a large main entry lobby, reception desk, large meeting room and an operational commercial kitchen. Vertical circulation is available with a centrally located flight of stairs. There is an existing elevator that is currently inoperable. Exit doors are present on both the first and second levels to allow for egress.



Building Assessment



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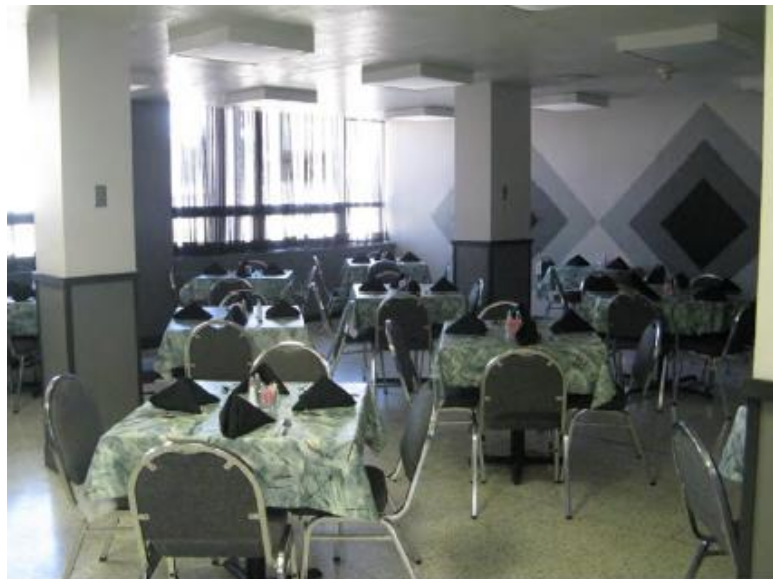
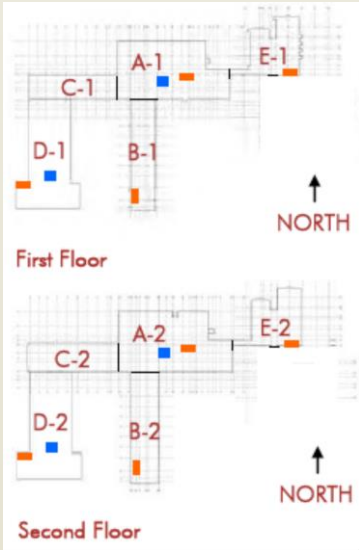


Building Unit B

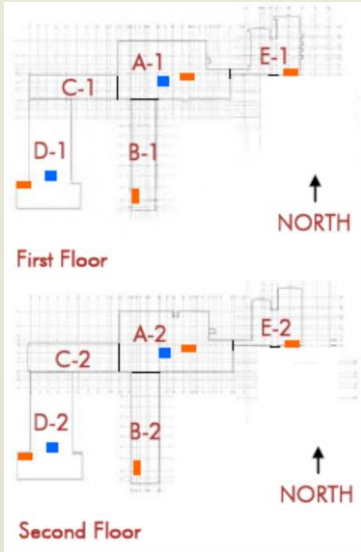
The south side of B-1 contains a 2-door garage with a low ceiling height accessed from West Ira Street. There is a cafeteria to the north which serves the commercial kitchen found in A-1. Vacant patient rooms are located on either side of the connecting corridor. On B-2 there are additional patient rooms and a solarium on the south end. Without proper maintenance and basic up-keep, several of the patient rooms will require re-work prior to utilization. An egress stair exists directly outside from B-2. The other egress possibility for B-2 requires passage through A-2.



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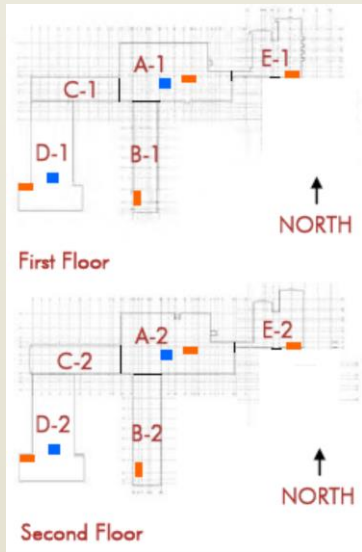


Building Unit C

Patient rooms on C-2 are the primary, current function found in building unit C. Most of C-1 is used for storage and mechanical rooms with little connection to the outside. This building does not contain a connecting flight of stairs or elevator. It may be necessary to install a new stair or elevator to meet the needs of future building functions.



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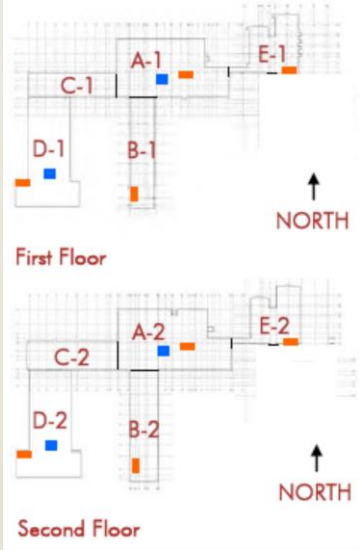


Building Unit D

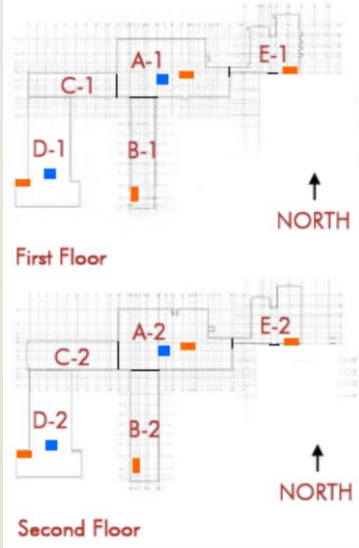
The area of the building is also referred to as the Southwest Wing. It was building shortly after the rest of the building. Even though it is slightly newer, this portion of the building has slight water damage from a leaky roof. Building unit D once operated as a nursing home or assisted living facility. Bedrooms or patient rooms are located on the second floor and meeting rooms on the first floor. There is garage space on the south side of the first floor that is accessed from West Ira Street. There is an elevator and stair that connect both floors. A main entry and lobby also service building unit D from a separate parking lot to the west.



Building Assessment



Building Assessment



Building Unit E

Building unit E consists of the former Chapel and Priest living quarters. There is an exterior door located on E-2 at the northeast corner which gives access to an exterior patio. A flight of switch back stairs is located at the southeast corner and connects the two floor levels. This building unit connects with both A and F via corridors.

