PORTAGE
A Natural Place to Move

AGENDA FOR THE SPECIAL MEETING
CITY OF PORTAGE
OCTOBER 26, 2018

City Council Special Meeting of October 26, 2018.

12:00 p.m. Call to Order.

Roll Call.

A. Discussion on funding for new Community Senior Center.

1. Commit to appropriate up to $5,500,000 as a match, on a dollar to dollar basis, to the amount generated by a capital campaign effort for the construction of a new Community Senior Center, said commitment being effective until the appropriation of the funds required for the construction of the new Community Senior Center or June 30, 2021, whichever comes first.

B. Petitions and Statements of Citizens:

C. Summary of Discussion.

Adjournment.

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CITY COUNCIL AGENDA ITEM A.1.
OCTOBER 26, 2018

TO: Honorable Mayor and City Council

FROM: Laurence Shaffer, City Manager Laurence Shaffer

SUBJECT: Portage Community Senior Center Fundraising - City Commitment

SUPPORTING PERSONNEL:

ACTION RECOMMENDED: Commit to appropriate up to $5,500,000 as a match, on a dollar to dollar basis, to the amount generated by a capital campaign effort for the construction of a new Community Senior Center, said commitment being effective until the appropriation of the funds required for the construction of the new Community Senior Center or June 30, 2021, whichever comes first.

In October 2016, the City Council approved a contract with Byce & Associates to perform a feasibility study of the current Portage Senior Center (PSC) facility to evaluate and determine whether the facility meets the growing needs of its members, staff and programs.

In August 2017, Byce presented its final concepts to the city. Subsequently, the City Administration recommended moving forward with construction of a new building at an estimated construction cost of $5.5 million The building would be located on Brown Street and East Centre Avenue property already owned by the City of Portage. The proposed new facility would increase the usable space and enhance programming and services focused on senior citizens with space that can also be used by the community.

In January 2018, the Council approved a contract with Hopkins Fundraising Consulting (HFC) to perform a funding feasibility study to determine if sufficient funding for construction of a new PSC might be raised through a private fundraising campaign.

On July 24, the City Council held a Committee of the Whole meeting to review the concepts and recommendations from the two consultants.

In August 2018, the Council approved a contract with HFC in the amount of $75,000 to manage the planning and execution of a capital campaign for the construction of a new community senior center.

As fundraising activities began in earnest, the City Administration requested and received an updated construction estimate from Byce & Associates an amount of just under $10 million.

As the City Council deliberates the action recommended above, the following information should be considered:

What will happen with the existing Senior Center?

Informal conversations have taken place with administrative representatives of the Portage District Library concerning the sale of the existing Portage Senior Center facility and its property to the Portage Library for the expansion of library services. The presumption of the Administration is that the City Council would like to fully explore the various options for the disposition of the existing facilities, which might include the following:

- Sale to the Portage District Library
- Sale to a not-for-profit service entity
- Use of the facility as a community art / museum activity

An appraisal of the current Portage Senior Center facility has not been conducted. The 7,714 square-foot facility was constructed in 1982 on a 1.15-acre lot. The Office of the City Assessor has assigned a total valuation of $850,694, which represent the total land and building valuation. According to the Michigan Municipal Risk Management Association (MMRMA) Property List Report for the current period of coverage, the buildings (including accessory building) and contents are valued at $1,295,572.

How does the new Community Senior Center Project effect the city's debt load?

Based on the current Capital Improvement Program that includes 7.5 million for a new Fire Station, Finance Director, William Furry, has estimated the impact upon total City of Portage debt level for the next six years. The debt load estimate below includes $5 million for the new Portage Community Senior Center. Without the application of cash from the various surpluses generated at the end of each fiscal year, the city's debt level would increase to $70 million in FY 2020-2021 and then return to approximately the present level of $58.9 million in FY 2023-2024. This calculation does not include the use of surpluses generated above the City Council policy amount of twenty-four percent (24%) of General Fund unappropriated Fund Balance utilized as the level retained to meet unanticipated expenses. Presently, the City of Portage has $900,000 from the closing of the FY 2017-2018 General Fund that it can apply to avoid debt. Although it is not possible to know for certain the amount of surplus available at the close of FY 2018-2019, it is reasonable to predict that an additional $1 million would be available. The City Administration intends to recommend that the policy to avoid debt by utilizing cash surpluses above the 24% threshold established by City Council policy be followed.

Debt (in $ millions)	Beginning Debt Balance	Additional Debt	Debt Reduction	Ending Debt Balance
FY 2018-2019	$58,965	$9,735	-$7,635	$61,065
FY 2019-2020	$61,065	$15,735	-$7,110	$69,690
FY 2020-2021	$69,690	$8,358	-$7,405	$70,643
FY 2021-2022	$70,643	$5,857	-$7,080	$68,420
FY 2022-2023	$68,420	$525	-$6,430	$62,515
FY 2023-2024	$62,515	$1,850	-$5,535	$58,830

How did the projected cost increase so much?

The cost increase can be attributed to:

1. Inflation over time – the original estimate was based on 2017 construction costs and the new estimate is based on 2020 construction costs.
2. A calculation error of total square footage – Byce & Associates incorrectly calculated the square footage of the proposed facility to be 24,400 square feet, when in fact the conceptual drawings indicate the facility is 32,000 square feet. Representatives of AVB, the construction manager for the city's Fire Station No. 2 project, has reviewed the new Byce estimate. The new estimate is considered a solid number based upon current assumptions for the cost to build the facility as designed.

It is recommended that City Council commit to appropriate up to $5,500,000 as a match, on a dollar to dollar basis, to the amount generated by a capital campaign effort for the construction of a new Community Senior Center, said commitment being effective until the appropriation of the funds required for the construction of the new Community Senior Center or June 30, 2021, whichever comes first.

FUNDING:

Attachments:
1. Portage Senior Center Conceptual Budget Estimate Summary
2. Portage Senior Center Conceptual Budget Estimate
3. PSC 1982 Construction Costs
4. Parcel Card 00015-347-O 320 Library Ln
5. Real Estate Summary Sheet - 320 Library Ln

PROJECT TITLE:	Portage Senior Center
PROJECT No.:	16100242
CLIENT:	City of Portage Parks and Recreation
DATE PREPARED:	10/17/18

BYCE & ASSOCIATES, INC.
ENGINEERS I ARCHITECTS

MASTER PLAN LEVEL PROJECT BUDGET

		Total
1.00	Construction	$8,950,878
2.10	Furniture, Fixtures & Equipment	$197,000
2.20	Equipment & Special Systems	$62,500
2.30	Survey & Testing	$10,000
2.40	Fees	$562,000
	Project Total	$9,782,378

PROJECT TITLE: Portage Senior Center
PROJECT No.: 16100242
CLIENT: City of Portage Parks and Recreation
DATE PREPARED: 10/17/18

BYCE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS

MASTER PLAN LEVEL PROJECT BUDGET

	Units	Quantity	$/Unit	Estimate	Total	Comments
1.00 Construction						
1.00 General Conditions	sf	32,000	$ 14.00	$448,000	$448,000	Permits, Utilities, Sewer and Water Tap Fees, General Conditions costs
2.00 Site Work		32,000	$ 12.00	$384,000	$384,000	Site Grading, Utilities, Parking lots, Light, Storm, Soils
3.00 Driveways and Curb Cuts		32,000	$ 1.00	$32,000	$32,000	Curb cuts and driveways
4.00 Landscaping		32,000	$ 2.50	$80,000	$80,000	Landscaping, green roof, gardens, pavers
5.00 Concrete		32,000	$ 10.00	$320,000	$320,000	Foundation Walls, Slabs and Flat Work
6.00 Masonry		32,000	$ 20.00	$640,000	$640,000	Vertical Shafts, Exterior Veneers
7.00 Structural Steel and Metals		32,000	$ 21.00	$672,000	$672,000	Structural Steel, Decking, Stairs, Ornamental Metals
8.00 Wood, Plastics & Composites		32,000	$ 19.00	$608,000	$608,000	Framing, Siding, Trim, Cabinets/Tops
9.00 Thermal & Moisture Protection		32,000	$ 12.00	$384,000	$384,000	Roofing Systems, Exterior Panel Systems, Sealants
10.00 Openings		32,000	$ 18.00	$576,000	$576,000	Doors, Hardware, Windows & Glazing
11.00 Finishes		32,000	$ 20.00	$640,000	$640,000	Drywall Systems, Floorings, Ceilings, Paint & Finishes
12.00 Specialties		32,000	$ 3.00	$96,000	$96,000	Toilet Compartments, Accessories, Lockers
13.00 Equipment		32,000	$ -	$0	$0	See below
14.00 Furnishings		32,000	$ 3.00	$96,000	$96,000	Casework, Entrance Mat Systems, Window Treatments, etc.
15.00 IT & Data		32,000		$0	$0	IT Data Room/Closets
16.00 Special Construction		32,000	$ 23.00	$736,000	$736,000	Shade devices in courtyard, Pergola at Café
17.00 Conveying Systems		32,000	$ 5.00	$160,000	$160,000	1 Passenger Elevators 3 stops, oversized,
18.00 Mechanical/Plumbing/FP		32,000	$ 30.00	$960,000	$960,000	HVAC Systems, Plumbing Systems, Fire Protection
19.00 Electrical		32,000	$ 22.00	$704,000	$704,000	Power, Lighting, EG Systems, Site Lighting
20.00 5% construction escalation based on spring 2020 start					$354,400	
1.10 Construction Sub-Total		32000	$ 235.50	$7,536,000	$7,890,400	
1.00 Pre-Construction Services				$15,000	$15,000	Construction Management Services prior to contract
2.00 Contingency 10% (Design 3% Construction 7%)				$789,040	$789,040	Design/Construction Contingency. It is recommended that the Owner also carry a separate Contingency
3.00 Sequencing, Fast Track, Multi-bid Premium (1%)				$0	$0	TBD if required
4.00 Construction Manager Fee at 2.5%				$197,260	$197,260	Fee for overall construction management of the project
5.00 Performance Bond				$59,178	$59,178	Insurance for the Project; (approx 0.75% of subtotal)
Construction Total			$280		$8,950,878	

	Units	Quantity	$/Unit	Estimate	Total	Comments
2.00 Owner Direct Purchases						
2.10 Furniture, Fixtures & Equipment						
a. Office Furniture		4	$7,000	$28,000	$28,000	New office furniture
b. Systems Furniture		5	$5,000	$25,000	$25,000	New cubicle furniture
c. Furniture Conference, Seminar, Events		1	$40,000	$40,000	$40,000	Commons/Lobby/Café/Conf Rooms/Multipurpose Atrium Furniture
d. Exterior Furniture		1	$1,000	$1,000	$1,000	Outdoor seating/furniture, entries, café, courtyard and community garden
e. Presentation, Stage, AV Equipment and Systems		1	$40,000	$40,000	$40,000	Multipurpose Atrium, Entertainment Sound, Lighting, Seminar Equipment
f. PSC equipment		1	$50,000	$50,000	$50,000	Crafts, Entertainment, Fitness, Recreation Equipment
g. Exterior Signage/Building Signage.Directories		2	$5,000	$10,000	$10,000	Exterior Signage at north and south facades/entries
h. Branding, Artwork & Displays		1	$3,000	$3,000	$3,000	Exterior and Interior Branding
2.20 Equipment & Special Systems						
a. Information Technology						
Hard Costs (Cabling, Access Control, Security)	sf	25,000	$1.50	$37,500	$37,500	
Soft Costs (VOIP Phone, A/V, Head End Equip)	sf	25,000	$1.00	$25,000	$25,000	
2.30 Survey & Testing						
a. Geotechnical Engineering	allowance	1	$5,000	$5,000	$5,000	Soil sampling and condition report
b. Topographic, Utility, Boundary Survey	total	1	$5,000	$5,000	$5,000	General property surveying
c. Hazardous Material Testing & Removal		1	$0	$0	$0	
2.40 Fees						*Pro Bono Services In-Kind Donation; Phase 1 $25,000. Phase 2 $90,000*
a. A/E Conceptual Design		1		$80,000	$80,000	Pro Bono Services. Assumes use of Master Plan concept and is 80% to 90% affirmed/confirmed
b. A/E Schematic Design, Design Development and Site Plan Package		1		$220,000	$220,000	Pro Bono Services. Revit, Full spectrum A&E services, Architecture, Civil, Structural, Mechanical, Electrical, Interiors,
c. A/E Construction Documents and Contract Administration Services		1		$250,000	$250,000	Pro Bono Services. Revit, Full spectrum A&E services, Architecture, Civil, Structural, Mechanical, Electrical, Interiors, Assumes single bid pac wit
d. A/E Reimbursable Expenses	allowance	1		$7,000	$7,000	Beyond standard renderings, Graphics, Printing & Plotting Costs
e. Furniture, Fixtures, & Equipment Fees	allowance	1		$0	$0	Design, coordinate, spec, bid and contract administration of furniture, fixtures and equipment
f. LEED Consulting & Documentation	allowance	0	$0	$0	$0	N/A
g. LEED Third Party Commissioning	allowance	0	$0	$0	$0	N/A
j. Environmental Consultant	allowance	1		$0	$0	
k. Landscape Design Consultant	allowance	1	$5,000	$5,000	$5,000	landscape design services. landscaping, gardens, green roof, irrigation
2.50 Other Costs						
a. Land Acquisition	total	1		$0	$0	
d. Cost of Financing/Bonding	total	1		$0	$0	
e. Fundraising/Marketing/Leasing Programs	allowance	1		$0	$0	
f. Moving / Relocation Costs	allowance	1		$0	$0	
g. Maintenance / Start-Up	allowance	1		$0	$0	
h. Legal & Administrative Costs	allowance	1		$0	$0	
i. Builder's Risk Insurance	total	1		$0	$0	
Owner Direct Purchases Total					$831,500	
Project Total					$9,782,378	

Printed 10/25/2018

CAIN ASSOCIATES ARCHITECTS

523 South Park Street
Kalamazoo, Michigan
49007

Robert Cain
Richard Bromfield

Telephone 616 349-7797

Agenda Feb. 17

CITY OF ... FEB 11 1981 PARKS ...

February 10, 1981

RECEIVED
FEB 10 1981
City Manager's Office
Portage, Michigan

Mr. Michael Collins
City of Portage
7800 Shaver Road
Portage, MI 49002

Dear Mike:

Enclosed is a revised floor plan which I believe represents a consensus of the Senior Citizens in terms of spaces needed, size of space, and relationship of the various areas. This plan may, of course, change when we have a topographical plan, but changes should be minor.

As you know, it was requested that the multi-purpose room be expanded from 1,200 sq. ft. to 2,000 sq. ft. and thus the building area is now 7,332 sq. ft.

If this plan is accepted we would project the following costs:

Construction	7,332 x 50.00/sq. ft.	$366,600.00
Furnishings (allowance)		30,000.00
Landscaping (allowance)		20,000.00
Fees @ 7%		29,000.00
		$445,600.00

Since these costs exceed the original budget they must be approved by the City Council. Also, if the city decides to go ahead with this expanded program, we request that our contract be modified to reflect the increased scope of the work.

I would be pleased to meet with city representatives to review the project and budget. We will need approval of the plan very shortly if we are to meet our schedule for bidding the project.

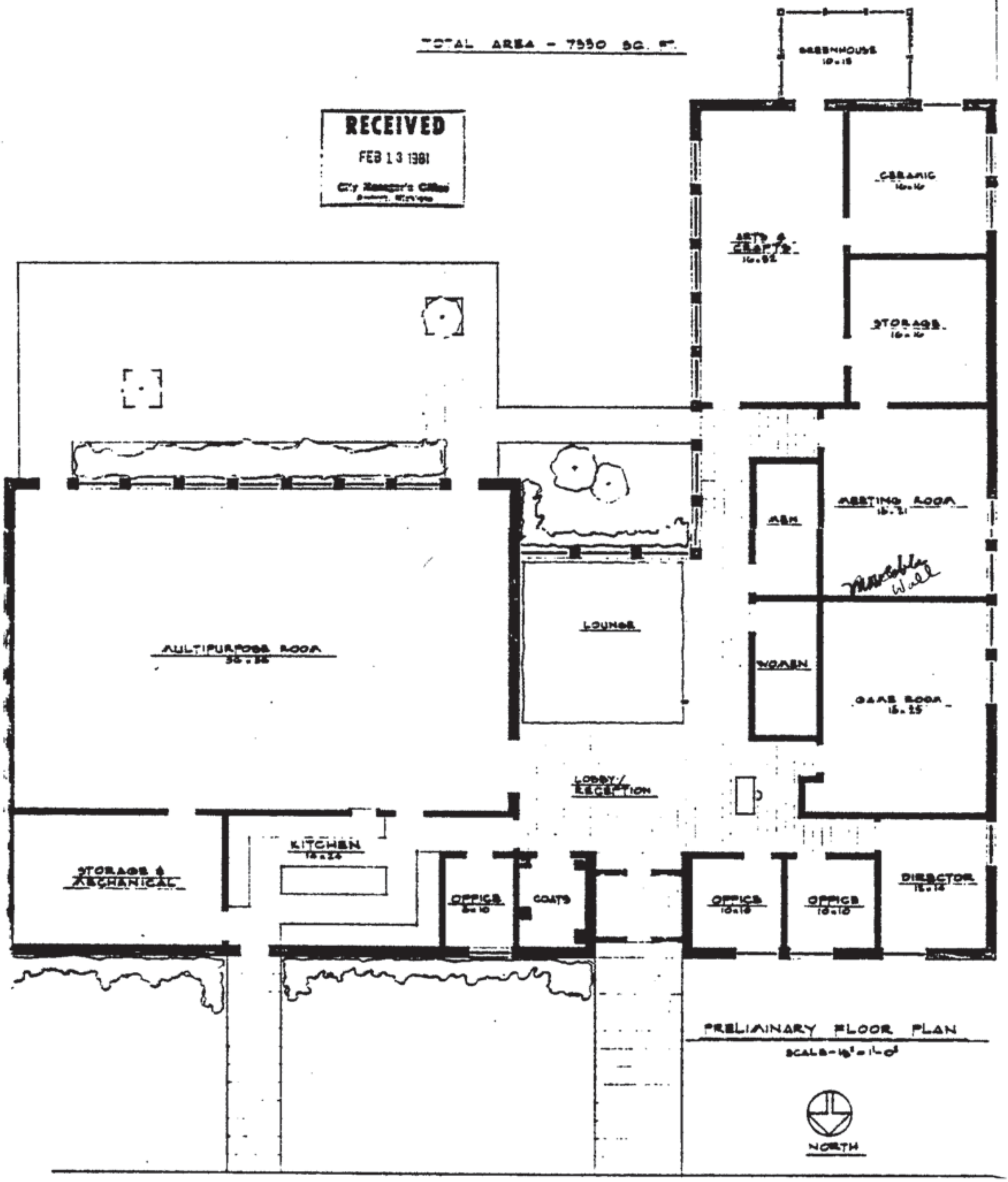
Sincerely,

Bob

Robert B. Cain

dp

P.S. Just reveived your letter, re: sprinklers. We can install sprinklers, but they are not required by code and will add several thousand dollars to the budget.



CAIN ASSOCIATES ARCHITECTS

PROJECT

PORTAGE SENIOR CITIZEN'S CENTER

Parcel Number: 10-00015-347-O   Jurisdiction: CITY OF PORTAGE   County: KALAMAZOO   Printed on 10/25/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

320 LIBRARY LN

Class: 701 EXEMPT IMPROVE   Zoning: OS-1

School: PORTAGE

P.R.E. 0%

SECTION:

2019 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

Owner's Name/Address

CITY OF PORTAGE
7900 S WESTNEDGE AVE
PORTAGE MI 49002

X Improved   Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
NDH	06/13/2016	DATA ENTER

Tax Description

SEC 15-3-11 COM AT SW COR SEC 15, TH E ALG S LI OF SD SEC 664.67 FT, TH N 426 FT FOR POB, TH CONT N 333 FT, TH E 150 FT TO THE WLY ROW OF CURRIER DR, TH S ALG SD DR 333 FT, TH W 150 FT TO POB, ALSO A 66 FT ROW EXTENDING ELY FROM BROWN AVE. 1.15 AC - SENIOR CENTER.

Comments/Influences

SENIOR CENTER

Land Value Estimates for Land Table 401A.RESIDENTIAL LAND

Description	Frontage	Depth	Front (Factor)	Depth (Factor)	Rate	%Adj.	Reason	Value
FF RATE 100	333.00	150.00	1.0000	0.0000	100	100*		0
RESIDENTIAL ACREAGE			1.150 Acres		27,391	100		31,500

* denotes lines that do not contribute to the total acreage calculation.
333 Actual Front Feet, 1.15 Total Acres   Total Est. Land Value = 31,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SENIOR CENTER
Calculator Occupancy: Clubhouse

Class: D
Floor Area: 7,330
Gross Bldg Area: 7,714
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 19
Physical %Good: 62
Func. %Good : 100
Economic %Good: 100

1982 Year Built
Remodeled

14 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Excellent
Heat#1: Package Heating & Cooling 100%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 7330
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Excellent

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Excellent
Stories: 1 Story Height: 14 Perimeter: 0
Overall Building Height: 14

Base Rate for Upper Floors = 190.47

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.28 100%
Adjusted Square Foot Cost for Upper Floors = 207.75

Total Floor Area: 7,330 Base Cost New of Upper Floors = 1,522,807

Reproduction/Replacement Cost = 1,522,807
Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0
Total Depreciated Cost = 944,140

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
GREENHOUSE	158.37	136	1.07	82	18,898

ECF (CITY PROPERTY) 0.843 => TCV of Bldg: 1 = 811,841
Replacement Cost/Floor Area= 210.89 Est. TCV/Floor Area= 110.76

(1) Excavation/Site Prep:

(2) Foundation: Footings

X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

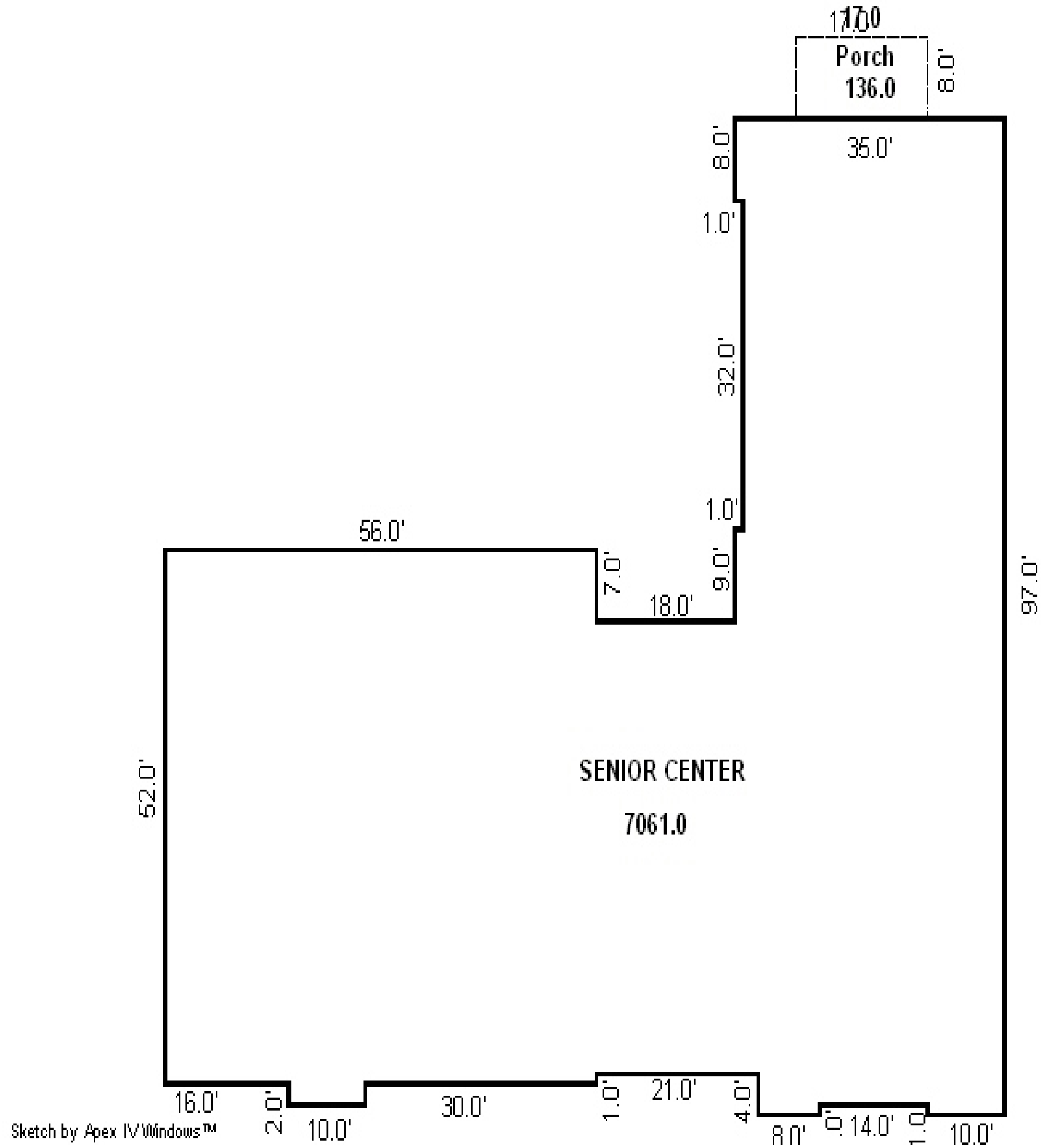
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SHED/GARAGE
Calculator Occupancy: Shed, Utility, 4 Wall

Class: D
Floor Area: 384
Gross Bldg Area: 7,714
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 14
Physical %Good: 56
Func. %Good : 100
Economic %Good: 100

1989 Year Built
Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 384
Ave. Perimeter: 80
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Good

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Stories: 1 Story Height: 12 Perimeter: 80
Overall Building Height: 12

Base Rate for Upper Floors = 40.56

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 40.56

Total Floor Area: 384 Base Cost New of Upper Floors = 15,575

Reproduction/Replacement Cost = 15,575
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 8,722

ECF (CITY PROPERTY) 0.843 => TCV of Bldg: 2 = 7,353
Replacement Cost/Floor Area= 40.56 Est. TCV/Floor Area= 19.15

(1) Excavation/Site Prep:

(2) Foundation: Footings

X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 10/25/2018 3:09 PM

Parcel:	00015-347-O	**Current Class:**	701.701 EXEMPT IMPROVED
Owner's Name:	CITY OF PORTAGE	**Previous Class:**	701.701 EXEMPT IMPROVED
Property Address:	320 LIBRARY LN PORTAGE, MI 49002	**Gov. Unit:**	10 CITY OF PORTAGE
		SECTION	
		School:	39140 PORTAGE
		Neighborhood:	700 CITY PROPERTY

Liber/Page: **Created:** / /

Split: / / **Active:** Active

Public Impr.: None
Topography: None

Mailing Address:

CITY OF PORTAGE
7900 S WESTNEDGE AVE
PORTAGE MI 49002

Description:

SEC 15-3-11 COM AT SW COR SEC 15, TH E ALG S LI OF SD SEC 664.67 FT, TH N 426 FT FOR POB, TH CONT N 333 FT, TH E 150 FT TO THE WLY ROW OF CURRIER DR, TH S ALG SD DR 333 FT, TH W 150 FT TO POB, ALSO A 66 FT ROW EXTENDING ELY FROM BROWN AVE. 1.15 AC - SENIOR CENTER.

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2019 S.E.V.:	0	**2019 Taxable:**	0	**Lot Dimensions:**	
2018 S.E.V.:	0	**2018 Taxable:**	0	**Acreage:**	1.15
Zoning:	OS-1	**Land Value:**	31,500	**Frontage:**	333.0
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	150.0

Improvement Data

of Commercial Buildings: 2
Type: Clubhouses
Desc: SENIOR CENTER
Class: D,Frame
Quality: Excellent
Built: 1982 Remodeled: 0
Overall Building Height: 14
Floor Area: 7,714
Sale Price/Floor Area: 0.00
Estimated TCV: 819,194
Cmts:

Image