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Phasing Options for the Community House Conversion Planning Study

Upon an initial review of the report for the Community House Conversion Planning Study by the Manhattan City Commission, it was determined that prioritizing the improvements shown in the report and implementing them in phases as funding and needs arise would be the most beneficial approach. The report was intended to show interior improvements only; at this time exterior improvements such as brick tuck-pointing, new windows, and roof replacement were not considered part of the project scope. The interior improvements shown are meant as concepts only and should not be considered finalized design ideas at this point in time.

The following pages show itemized improvements for each level of the building in two separate phases. If funding allows, these two phases can be combined into an initial phase that would address the necessary improvements to bring the building in to code compliance, including ADA guidelines, as well as address needed aesthetic improvements.

These phases do not address any specific social service agency needs at this time. The improvements shown in Phases 1 and 2 of the following drawings show how the building and its infrastructure can be upgraded to provide social service agencies a finished "shell." In this way they can then see how their organizations can provide quality services to the community from a building that meets their business needs within a comfortable environment in which to work.

Phase 1

This phase focuses on addressing the primary ADA and code compliance issues:

- access into and throughout the building
- compliant restrooms on two of the three floors

ADA-compliant access into the building is shown as a new ramp up to the main entrance at the west side of the building which leads to the existing main entry landing. From this landing, the drawings show that occupants can access all levels of the building (except for the stage) by use of a new elevator. ADA-compliant restrooms are shown on the main and basement levels. The building code stipulates the required number of plumbing fixtures to support a specific occupant load. Code also states that "required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities." Therefore restrooms on the basement level as well as the main level are necessary ADA and code improvements. The two restrooms on the main level are shown as single-occupancy unisex restrooms.

Also required by code are drinking fountains, shown near the new restrooms in the basement. Separation and protection of occupancy types, by exit enclosures with appropriate fire walls, and fire suppression (sprinkler) systems are addressed in Phase 1, as these are code requirements as well.

Supplementary to the ADA and code compliance components are support spaces such as mechanical equipment rooms, storage rooms, and a new lobby area on each level that is inviting to occupants and those using the elevator. These support spaces need to be built out along with the initial improvements but can be left in a semi-finished state if necessary, although not recommended initially. Limited heating and air conditioning, electrical, and plumbing will need to be provided as shown, but upgrading all of these systems throughout the entire building is not necessary during Phase 1.

In order to create the restrooms and adjacent storage room on the basement level, the existing stairs and lift at the southeast corner of the building are shown to be removed. A temporary wall

to enclose the southern access to the stage from the gymnasium is shown. This space is addressed in Phase 2.

Phase 1 also focuses on making improvements on the levels where social service agency offices will likely be in order to provide an inviting, "blank canvas" for these agencies to determine whether the space could meet their needs. The open area in the basement, created as this blank canvas, is shown as finished with existing walls repaired and freshly painted, flooring, ceiling, and lighting. This space would also be provided with limited new heating and air conditioning, electrical, and plumbing to create a comfortable environment that is easily adaptable as agencies move in to the space. Also shown in Phase 1 is the replacement of the basement door on the south side of the building with a new window. This includes the removal of the adjacent exterior stairs and repairing the sidewalk to create an uninterrupted accessible path around the building.

Phase 1 minimally addresses the second level. The new elevator and adjacent lobby provide ADA-compliant access to this level. The supporting mechanical space is shown as part of Phase 1 also. The code-required fire separation is shown while also addressing the State Historic Preservation Office's (SHPO) requirement that the area that was originally an open balcony remain visually open. A fire-rated glazed window assembly is shown at the top of the stairs to provide this visual openness. New windows are shown overlooking the gymnasium, also addressing the SHPO's "visual openness" requirement. Similar to the basement, the rest of this level that will eventually be offices for agencies is shown with existing walls being repaired and receiving new paint. New flooring, a new ceiling, and new lighting would also be installed. There will be only limited heating/air conditioning and electrical provided to this level because these systems can be adapted to final configurations as needed.

This phase shows the gymnasium as still being used by the Parks & Recreation Department as a gymnasium, with the majority of the main level being untouched in Phase 1. This leaves the stage inaccessible by ADA standards, but this is to be addressed in Phase 2.

Phase 2

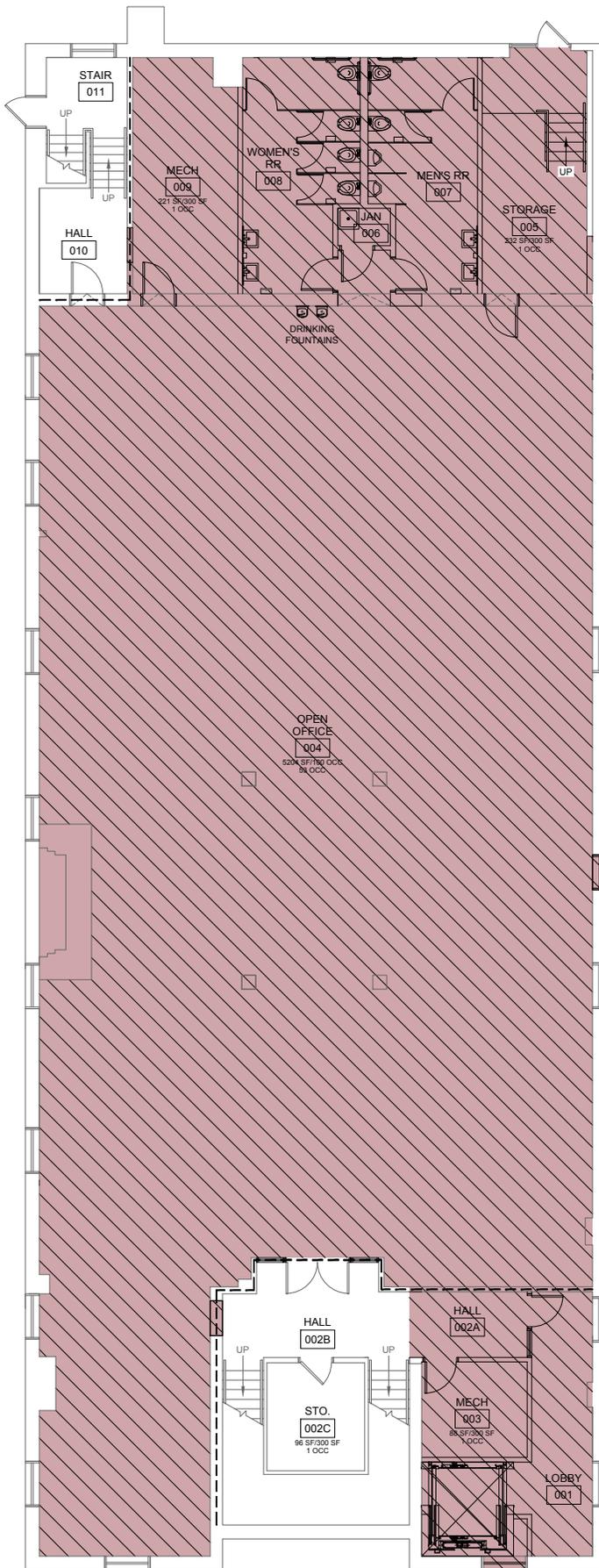
In this phase, aesthetic improvements are addressed. All of the stairs are refurbished with new treads, code-compliant handrails, and repaired finishes. The storage area in the basement under the main west stairs is given new life as an open display area shared by the agencies using the building.

The main level is the focus of Phase 2. The entry into the gymnasium is set back into the space to provide a larger, more welcoming landing at the top of the main stairs. The equipment storage and offices in the northwest corner become two offices with storage space for Parks and Recreation use and receive new finishes, heating/air conditioning, and electrical. Drinking fountains are added to the gymnasium area for code compliance when the basement becomes secured from the rest of the building as agencies move in.

The gymnasium itself receives new flooring, ceiling, lighting, heating/air conditioning, and electrical. All the walls will be repaired and freshly painted. The stage becomes a community meeting space that can be rented for small gatherings, as it is shown with a new kitchenette and single-occupant, ADA-compliant restroom. This area is accessible by a new lift, from the gymnasium level to stage level.

Combined Phase 1

As previously stated, Phases 1 and 2 can be combined into one initial phase that would address all code, ADA, and aesthetic issues at one time. This initial combined phase would assure that the Community House is completely improved and ready for new tenants while also continuing to provide a comfortable atmosphere for Parks & Recreation activities. It is understood that funding availability will dictate an implementation schedule, which is why the minimum improvements are addressed in Phase 1 and the more "aesthetic" improvements are addressed in Phase 2.



1 BASEMENT LEVEL PLAN - PHASE 1
 SCALE: 1/16" = 1'-0"

PHASE 1 IMPROVEMENTS:

GENERAL BUILDING:

- NEW ELEVATOR & PIT
- NEW FIRE SEPARATION
- NEW FIRE SUPPRESSION (SPRINKLER) SYSTEM

LOBBY 001:

- NEW/REPAIRED WALLS
- NEW DOOR/SIDELIGHT
- NEW SPANDREL WINDOW
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

HALL 002:

- NEW/REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

MECH 003:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

OPEN OFFICE 004:

- REPAIRED WALLS
- NEW ENTRY DOOR FRAME/SIDELIGHTS
- NEW WINDOW
- NEW FLOORING
- NEW PAINT
- NEW CEILING/LIGHTING
- LIMITED HEATING/AIR CONDITIONING
- LIMITED ELECTRICAL
- NEW DRINKING FOUNTAINS
- NEW PLUMBING FOR FUTURE BREAK ROOM

STORAGE 005:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW STAIRS/RAILINGS
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

JANITOR 006

- NEW WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW ELECTRICAL
- NEW PLUMBING

MEN'S RESTROOM 007

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW FIXTURES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

WOMEN'S RESTROOM 008

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW FIXTURES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

MECH 009:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING
- NEW FIRE SUPPRESSION (SPRINKLER) SERVICE LINE INTO BUILDING

☐ DEMOLITION

■ NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)

-- FIRE SEPARATION

COMMUNITY HOUSE
 CONVERSION PLANNING
 STUDY

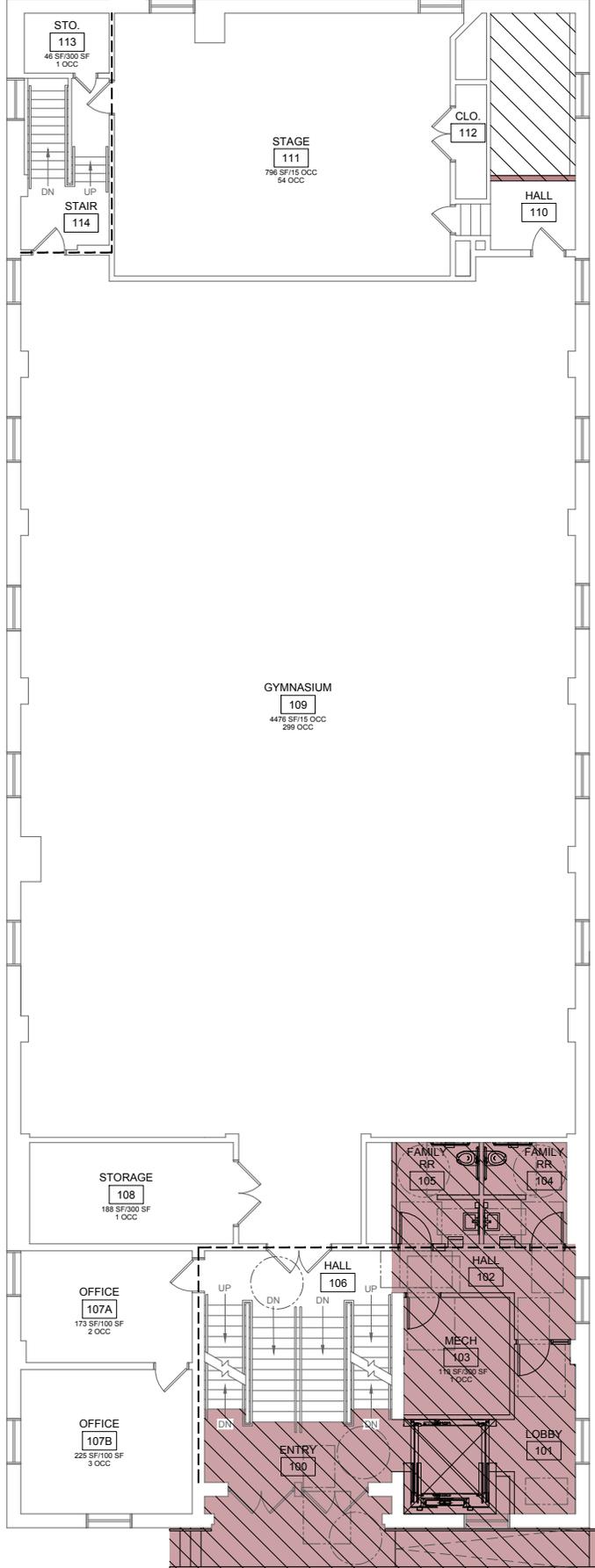
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HUMBOLDT ST.



PHASE 1 IMPROVEMENTS:

GENERAL BUILDING:

- NEW ELEVATOR & PIT
- NEW FIRE SEPARATION
- NEW FIRE SUPPRESSION (SPRINKLER) SYSTEM

ENTRY 100:

- REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

LOBBY 101:

- NEW/REPAIRED WALLS
- NEW DOOR/SIDELIGHT
- NEW SPANDREL WINDOW
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

HALL 102:

- NEW/REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

MECH 103:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

FAMILY RESTROOM 104:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW FIXTURES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

FAMILY RESTROOM 105:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW FIXTURES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

HALL 109:

- NEW WALL

☐ DEMOLITION

■ NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)

-- FIRE SEPARATION

1 MAIN LEVEL PLAN - PHASE 1

SCALE: 1/16" = 1'-0"

4TH ST.

COMMUNITY HOUSE
CONVERSION PLANNING
STUDY

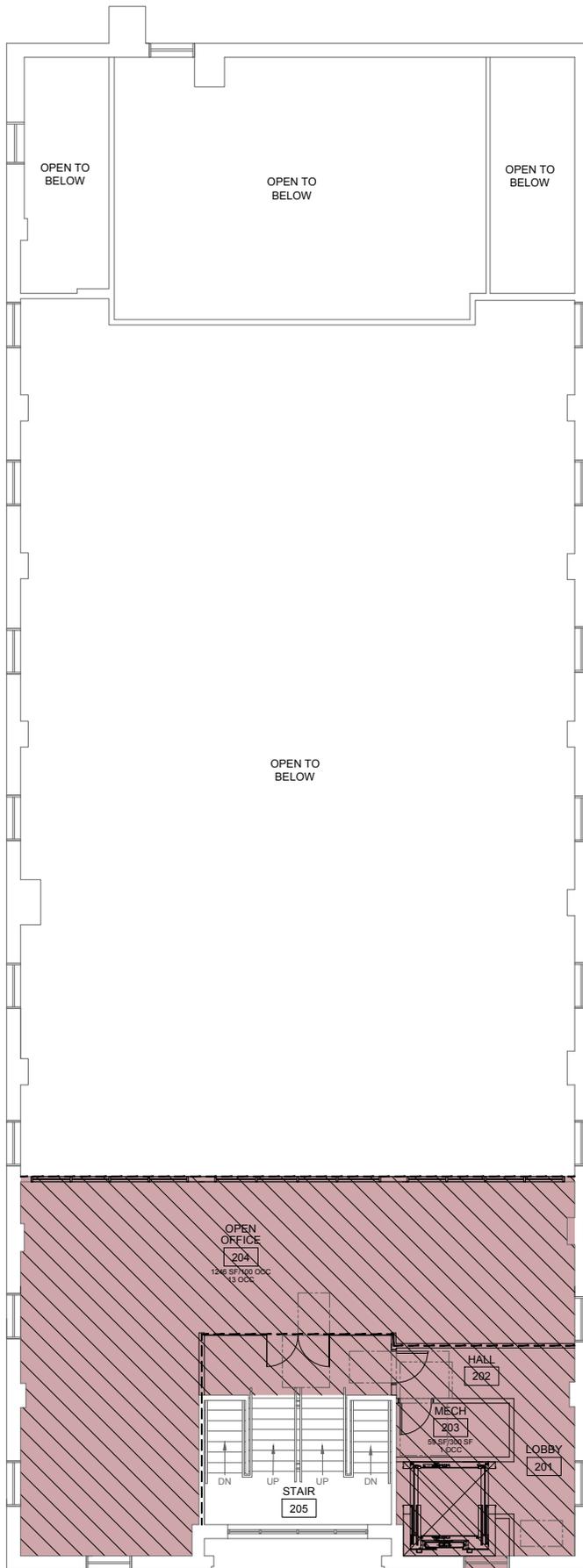
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PHASE 1 IMPROVEMENTS:

GENERAL BUILDING:

- NEW ELEVATOR & PIT
- NEW FIRE SEPARATION
- NEW FIRE SUPPRESSION (SPRINKLER) SYSTEM

LOBBY 201:

- NEW/REPAIRED WALLS
- NEW SPANDREL WINDOW
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

HALL 202:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

MECH 203:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

OPEN OFFICE 204:

- REPAIRED WALLS
- NEW INTERIOR WINDOWS
- NEW FLOORING
- NEW PAINT
- NEW CEILING/LIGHTING
- LIMITED HEATING/AIR CONDITIONING
- LIMITED ELECTRICAL

2 1 SECOND LEVEL PLAN - PHASE 1
SCALE: 1/16" = 1'-0"

- ☒ DEMOLITION
- NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)
- FIRE SEPARATION

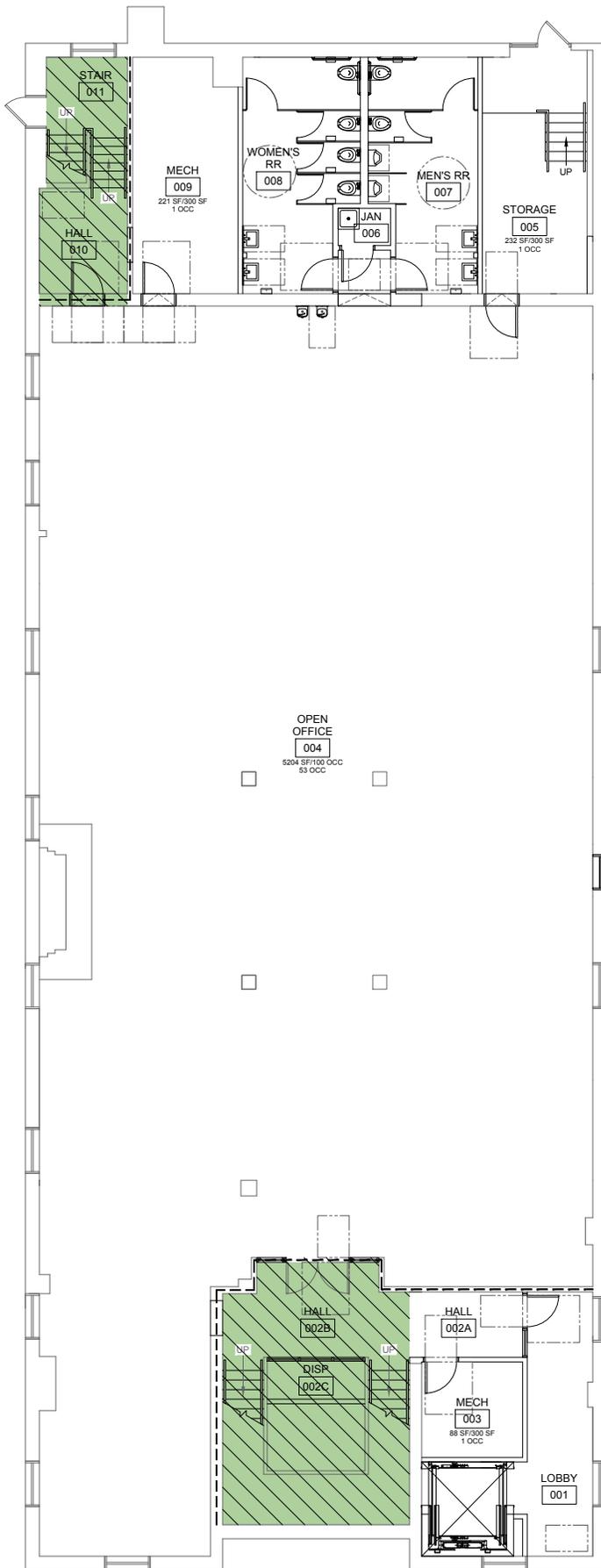
COMMUNITY HOUSE
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PHASE 2 IMPROVEMENTS:

HALL 002B:

- REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW STAIR TREADS/RAILINGS
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

DISPLAY 002C:

- NEW/REPAIRED WALLS
- NEW DISPLAY WINDOWS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW ELECTRICAL

HALL 010:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

STAIR 011:

- REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW STAIR TREADS/RAILINGS
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

1 **BASEMENT LEVEL PLAN - PHASE 2**
SCALE: 1/16" = 1'-0"

- ▨ DEMOLITION
- NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)
- - FIRE SEPARATION

COMMUNITY HOUSE
CONVERSION PLANNING
STUDY

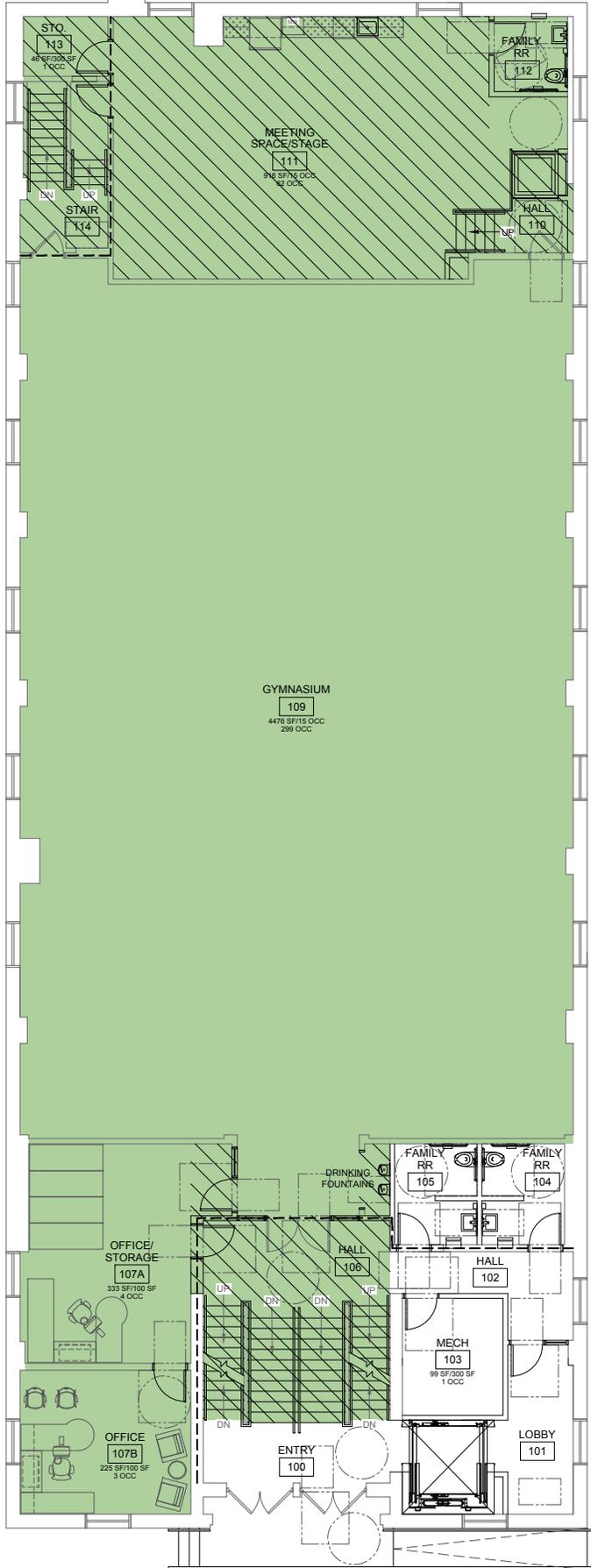
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HUMBOLDT ST.



PHASE 2 IMPROVEMENTS:

HALL 106:

- NEW/REPAIRED WALLS
- NEW DOOR FRAME/SIDELIGHTS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW STAIR TREADS/RAILINGS
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

OFFICE/STORAGE 107A:

- NEW/REPAIRED WALLS
- NEW DOORS/SIDELIGHT
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

OFFICE 107B:

- NEW REPAIRED WALLS
- NEW NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

DRINKING FOUNTAINS:

- NEW/REPAIRED WALLS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW ELECTRICAL
- NEW PLUMBING

GYMNASIUM 109:

- REPAIRED WALLS
- NEW PAINT
- NEW FLOORING
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

HALL 110:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW ADA LIFT
- NEW STAIRS/RAILINGS
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

MEETING SPACE/STAGE 111:

- NEW/REPAIRED WALLS
- NEW DOORS
- NEW FINISHES
- NEW KITCHENETTE: FIXTURES, APPLIANCES, CASEWORK
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

FAMILY RESTROOM 112:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW FIXTURES
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL
- NEW PLUMBING

STORAGE 113:

- NEW/REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW ELECTRICAL

STAIR 114:

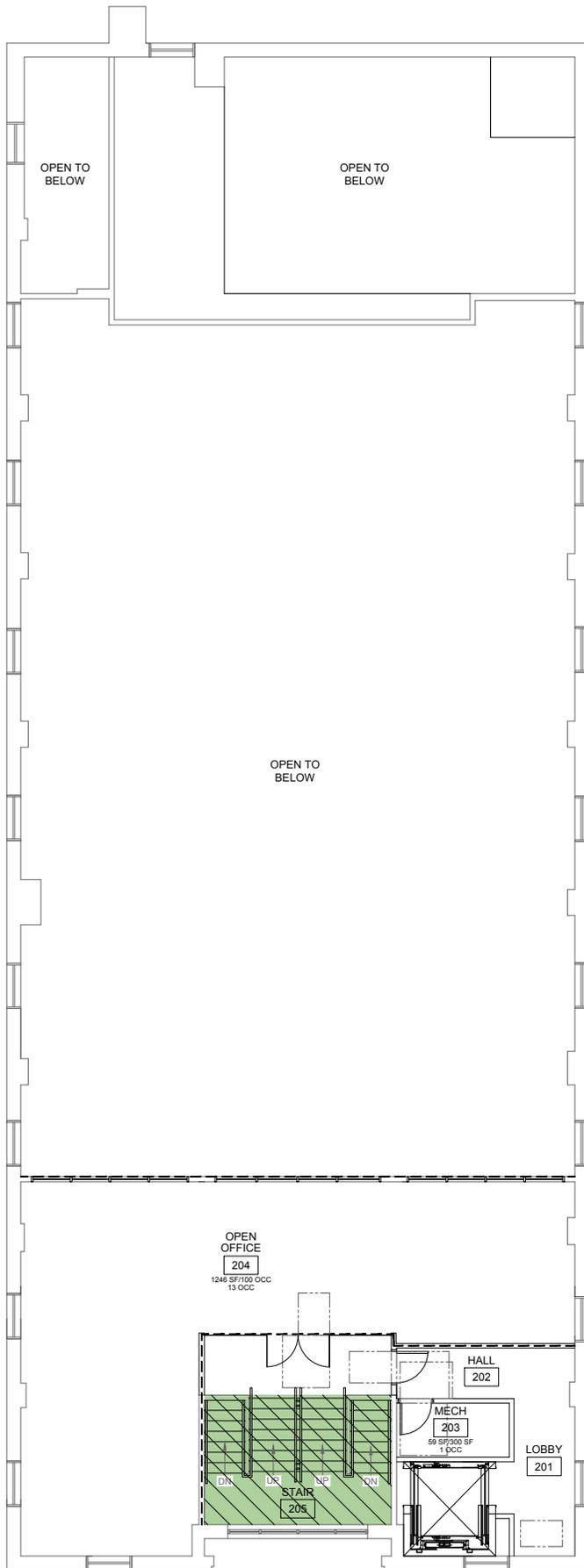
- REPAIRED WALLS
- NEW DOOR
- NEW FINISHES
- NEW CEILING/LIGHTING
- NEW STAIR TREADS/RAILINGS
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

DEMOLITION

NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)

-- FIRE SEPARATION





PHASE 2 IMPROVEMENTS:

STAIR 205

- REPAIRED WALLS
- NEW FINISHES
- NEW STAIR TREADS/RAILINGS
- NEW CEILING/LIGHTING
- NEW HEATING/AIR CONDITIONING
- NEW ELECTRICAL

1 SECOND LEVEL PLAN - PHASE 2
 SCALE: 1/16" = 1'-0"

- ▨ DEMOLITION
- NEW FINISHES, FIXTURES, HEATING/AIR CONDITIONING, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION (SPRINKLER)
- FIRE SEPARATION

COMMUNITY HOUSE
 CONVERSION PLANNING
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A107

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