



**CITY OF MANHATTAN, KS
MIDDLE SCHOOL IMPROVEMENT PROJECTS
CITY COMMISSION MEETING
FEB 19, 2019**



**ANDERSON
KNIGHT
ARCHITECTS**



PROJECT PRIORITIES

1. ADDITIONAL INDOOR SPACE GEOGRAPHICALLY LOCATED IN MHK
2. PLAYABILITY OF SURFACES
3. IMPROVEMENTS TO PARKS & TRAILS
4. INDOOR AQUATICS



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GOALS OF STEERING COMMITTEE (SC)

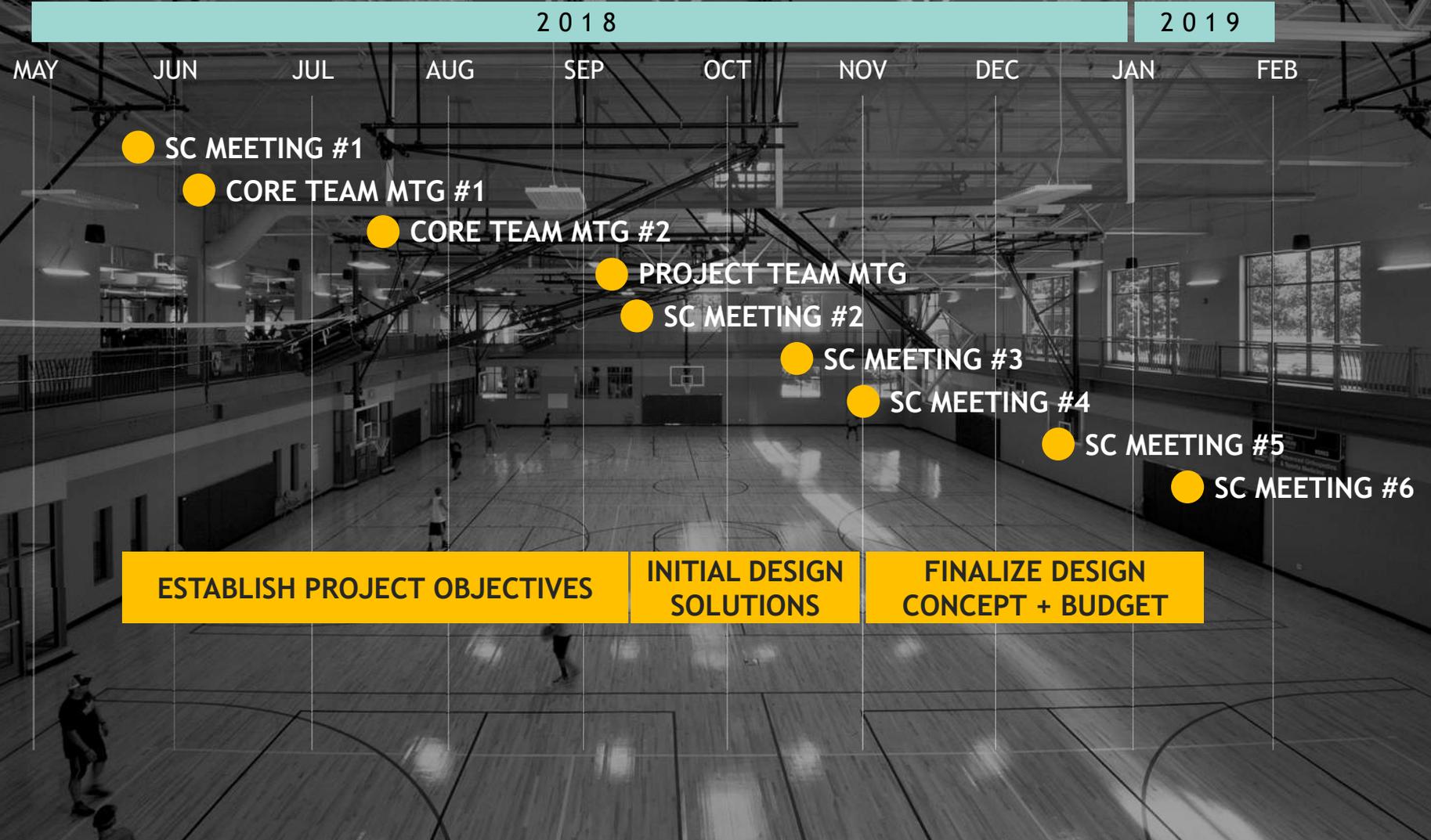
1. PROVIDE COMMUNITY PERSPECTIVE
2. ASSIST WITH THE DEVELOPMENT OF PROGRAM, SCOPE & DESIGN
3. MAKE RECOMMENDATION TO CITY COMMISSION



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DESIGN PROCESS



PROJECT OBJECTIVES

As Identified by Steering Committee

What are the Opportunities this project should attempt to provide?

Provide a multi-use, community oriented environment that is accessible to all ages, incomes, and user groups.

RESPONSES

- Indoor sports
- Youth engagement
- Community Rooms/Classes
- Dedicated school space
- Social/Physical Programs for Seniors
- Tournaments
- Performing Arts
- Plan for future uses



What are the TWO most significant issues related to site ACCESS that should be considered at each site?

Provide dedicated, secure access for both the public and school that is separated but welcoming and easily accessible.

RESPONSES

- Individual access for public and school
- Student/public safety
- Welcoming to public/visibility
- Adjacency to existing amenities
- Adequate parking



What are the Challenges this project should attempt to solve?

Balance needs of diverse user groups while keeping operation, maintenance, and security straight-forward.

RESPONSES

- Security for school uses
- Maintenance/Staffing
- Meet multi-generation needs
- Need for indoor sports space
- Scheduling/availability - events/school/after-work hours
- Culturally sensitive
- Cater to neighborhood and city
- Accessibility



Recognizing that the new facilities will be located on existing school grounds, are there any current or future adjacent uses that should be considered that may impact the designs?

What do you think will make this project a success and bring value to the community?

The community centers each reflect local values, are financially sustainable to operate, universally accessible to the community, and evolve with the changing needs over time.

RESPONSES

- Balance school/public use
- Revenue Generation
- Accessibility for all
- Multi use space
- Public Feedback
- Sports tourism
- Engage youth and seniors
- Accommodate future expansion



Create access to existing amenities and school while allowing for future expansion of the school and community center. Address existing parking and access issues.

EISENHOWER

RESPONSES

- Access to outdoor tennis courts
- Access gym
- Provide opportunity for expansion (school and CC)
- Current parking issues
- Additional access off Marlatt



ANTHONY

RESPONSES

- Access existing amenities
- Access gym
- Provide opportunity to expand
- Address current parking issues



PROJECT OBJECTIVES

As Identified by Steering Committee

While the new Community Centers will be located on existing school campuses, they will be accessed and used by school district staff and students and the public. How should the new Community Centers present themselves aesthetically within the context of their surroundings?

Create a distinct and legible design language compatible with the existing schools and regional architecture.

RESPONSES

Visible, clear entrances for public and school uses
Complement school but distinct
Match school aesthetic
Clear signage
Clean and Modern
Limestone and brick matching city and school
Unique features between sites
Inviting/neighborhood scale



Please prioritize the following items in order from most important to least important (use the numbers 1 to 6):

RESPONSES RANKED BY AVERAGE SCORE:

1. Sustainability
2. Flexibility
3. Revenue Potential
4. Budget / Value
5. Location / Orientation
6. Low User Fees

Other than basketball, volleyball, and pickleball can you NAME THREE other programming opportunities that should be considered that could impact the design?

*Include ability to support other sports such as soccer, baseball, and golf.
Create multi-purpose spaces suitable for a variety of uses that may generate a source of revenue.*

RESPONSES

Soccer
Baseball
Golf
Community classes/rooms
Studio space (group exercise)
Tennis
Performing arts
Walking



Name THREE program activities that could occur in multi-purpose space?

Multi-purpose spaces could accommodate education, fitness and creative classes, group exercise, and meetings on any given day and can evolve as new trends emerge.

RESPONSES

Creative
Educational
Access for youth
Meeting space
Group Exercise
Golf simulator
Child care
Not needed



PROJECT OBJECTIVES

As Identified by Steering Committee

ADD-ON FEATURES

in order of preference

1. Additional Spectator Area
2. Turf
3. Multi-Purpose Rooms
4. High Velocity Sports
5. Running Track
 - Elevated Short Track
 - Elevated Long Track
 - On-Grade Track
6. Concessions
7. Mezzanine Lounge and Spectating

KEY DESIGN FEATURES



- 48,900 SF
- 4 Basketball Courts, 5 Volleyball Courts, 12 Pickleball Courts
- Portable Turf - Soccer, Futsal, Golf, Baseball
- Elevated Running Track
- Lobby and Mezzanine with Lounge and Spectating Seating
- Community Room
- Concessions



SITE PLAN - EISENHOWER

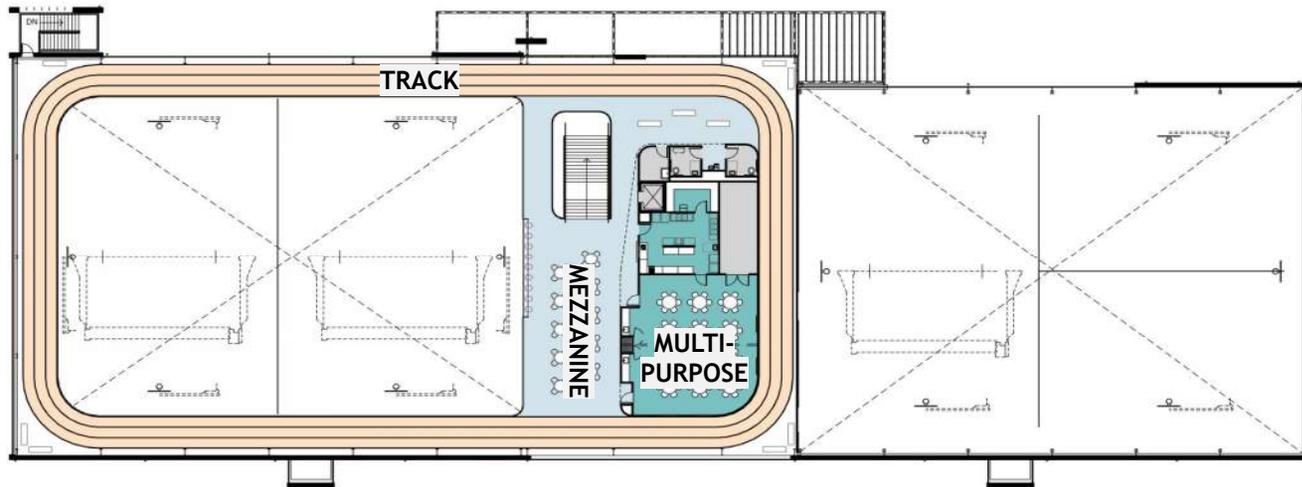




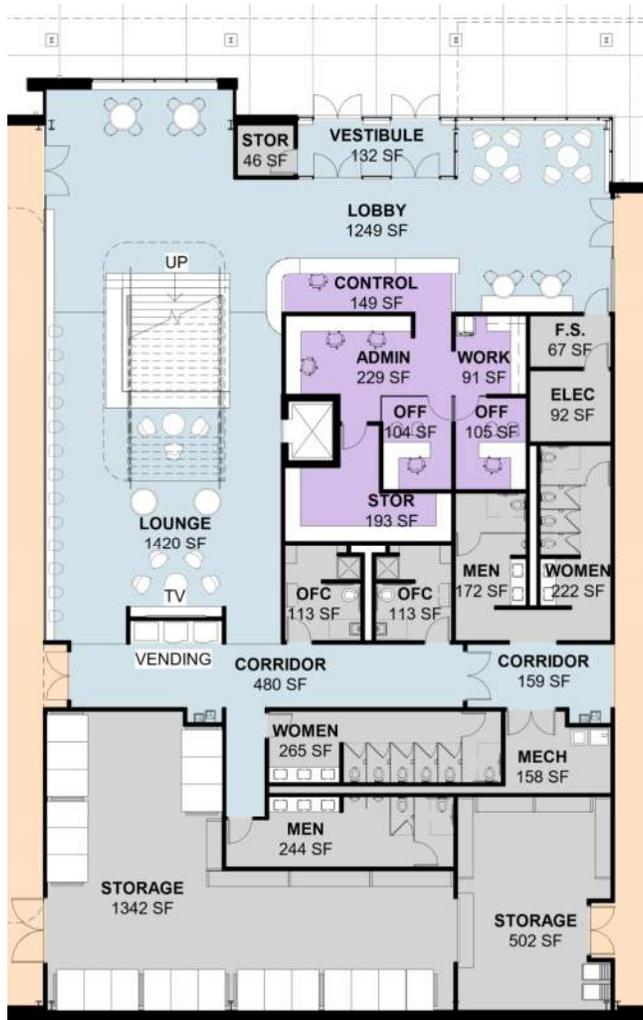
SITE PLAN - ANTHONY 



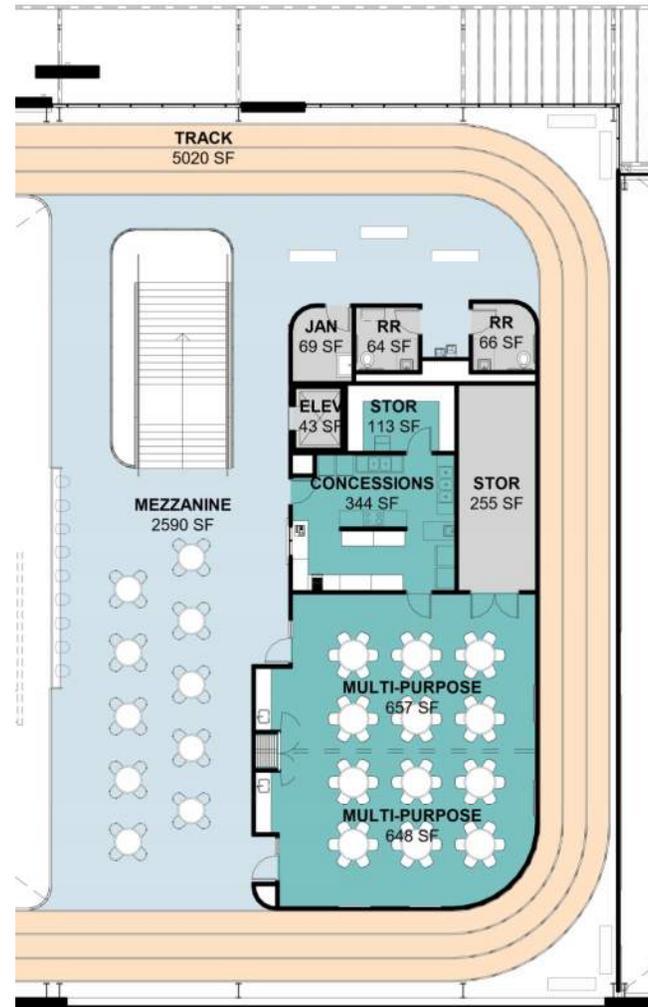
1ST FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN - CORE



2ND FLOOR PLAN - CORE



EISENHOWER
COMMUNITY CENTER



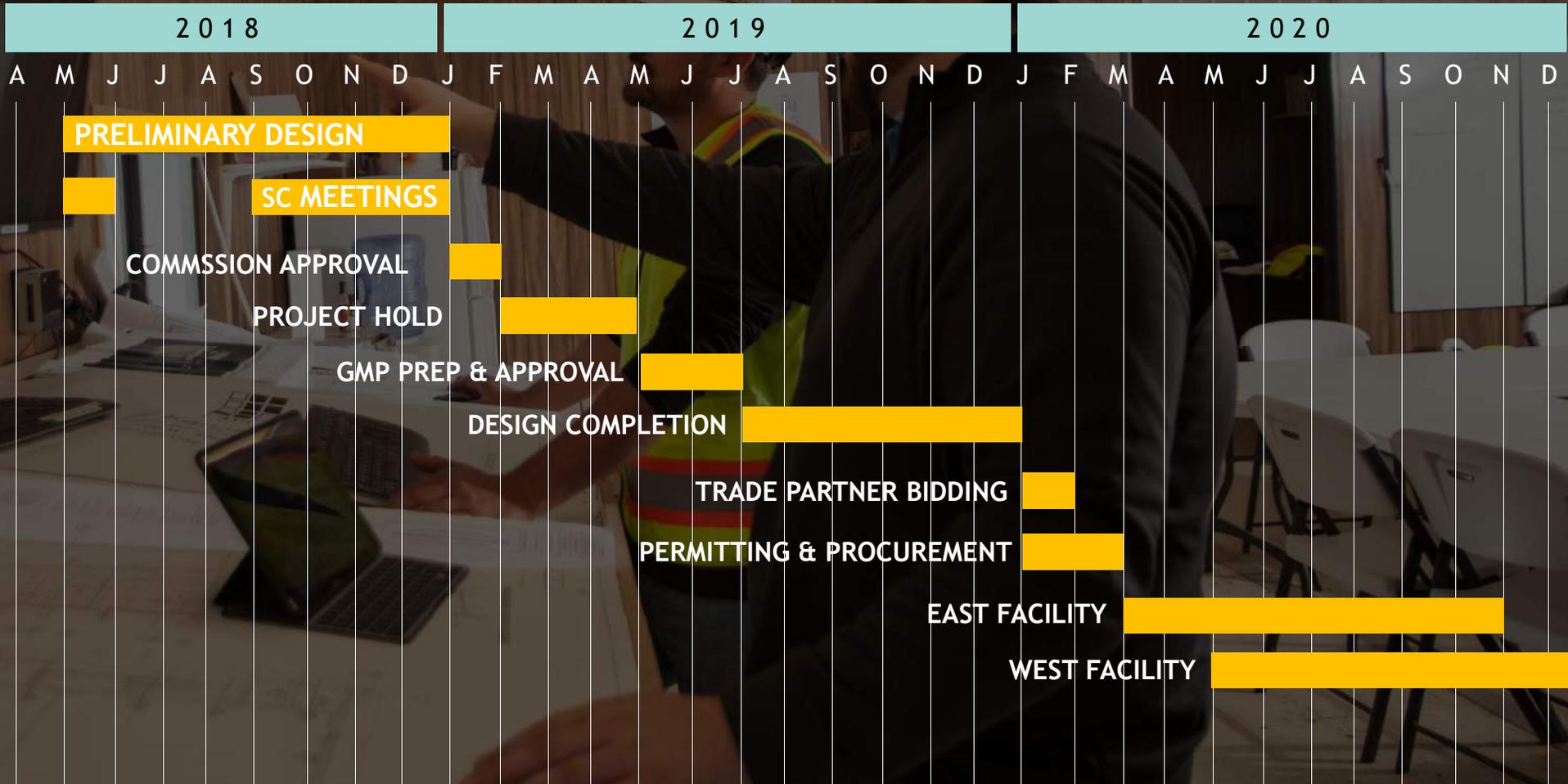
EISENHOWER
COMMUNITY CENTER



Estimate Summary

SCOPE	EISENHOWER	ANTHONY
Sitework	834,115	1,147,189
Structure	2,526,177	2,526,177
Exterior Skin	662,133	662,133
Finishes	1,315,332	1,315,332
Equipment	732,906	732,906
MEP	2,141,300	2,141,300
	\$8,211,963	\$8,525,037
	TOTAL	\$ 16,737,000
	FFE & Art	\$ 255,000
	Testing & Inspections	\$ 45,000
	GRAND TOTAL	\$ 17,037,000

DESIGN BUILD PROCESS





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