



CITY OF MANHATTAN, KS MIDDLE SCHOOL IMPROVEMENT PROJECTS STEERING COMMITTEE MEETING | SEPT 10, 2018



PROJECT PRIORITIES

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



ANDERSON
KNIGHT
ARCHITECTS



GOALS OF STEERING COMMITTEE (SC)

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



ANDERSON
KNIGHT
ARCHITECTS



SUMMER WORK REVIEW

STEERING COMMITTEE MEETING #1

PROJECT TEAM MEETINGS
June 8 | July 20 | August 2
Steering Committee Feedback
Site Design Considerations
Programmatic Elements
Building Systems and Maintenance

MASTER BUDGET REVIEW

Total funding amount available:
\$17,000,000

Owner FFE and Art	\$255,000
Testing and Inspections	\$45,000

Remaining Budget for
Design & Construction: \$16,700,000

SITE CONCEPTS | EISENHOWER MS

SITE CONCEPTS | EISENHOWER MS



A

SITE CONCEPTS | EISENHOWER MS



B

SITE CONCEPTS | EISENHOWER MS



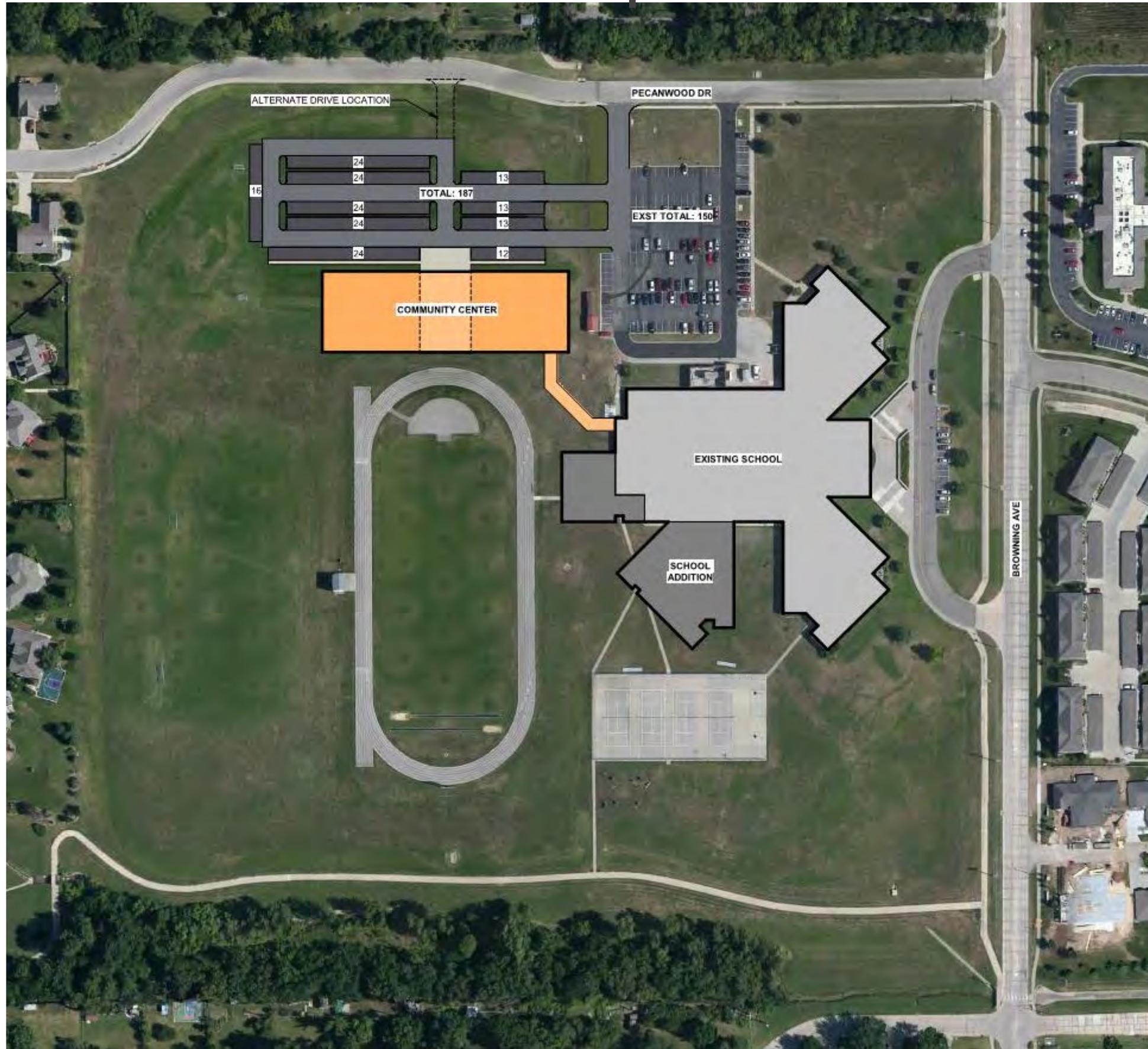
A



B

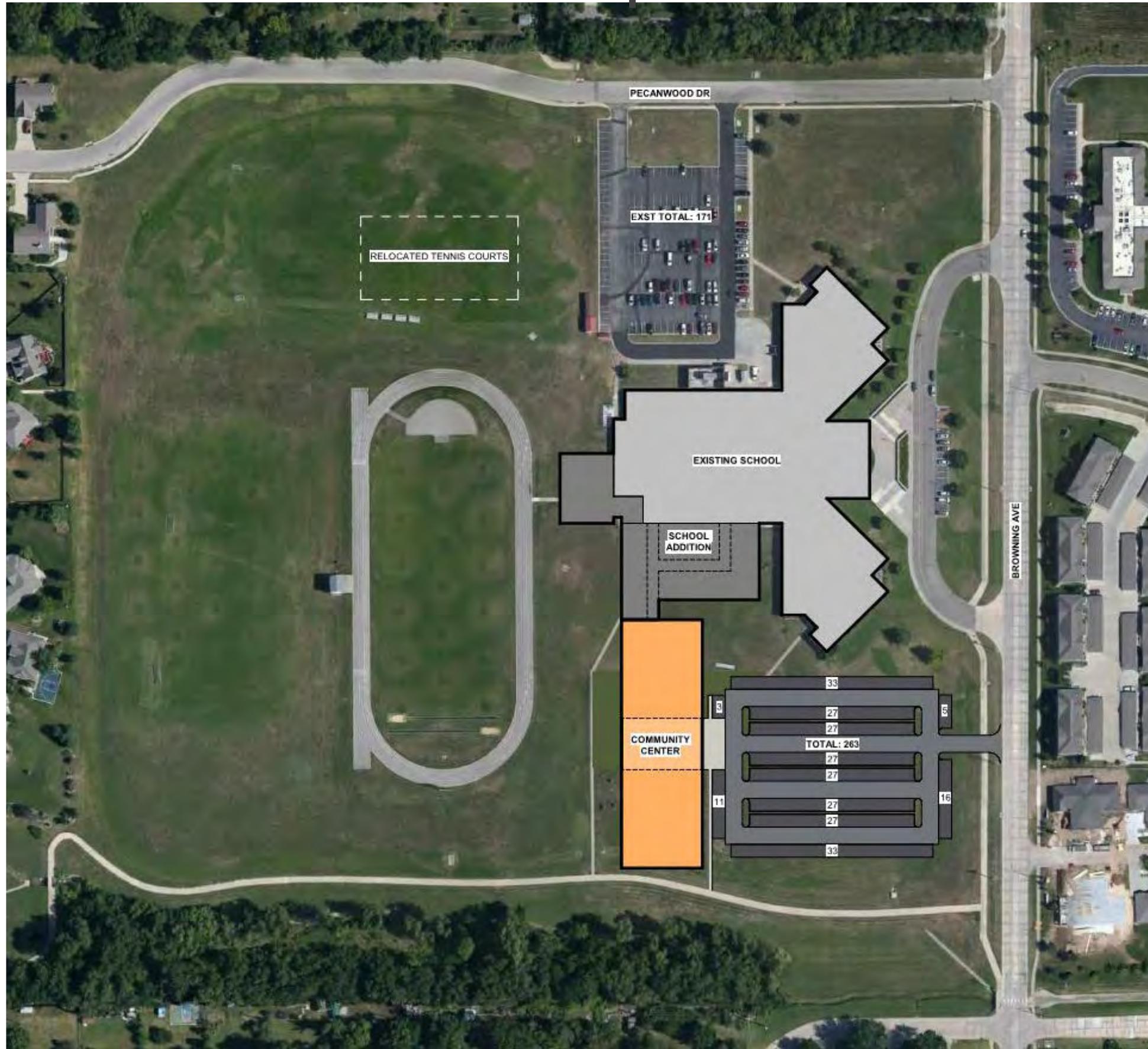
SITE CONCEPTS | ANTHONY MS

SITE CONCEPTS | ANTHONY MS



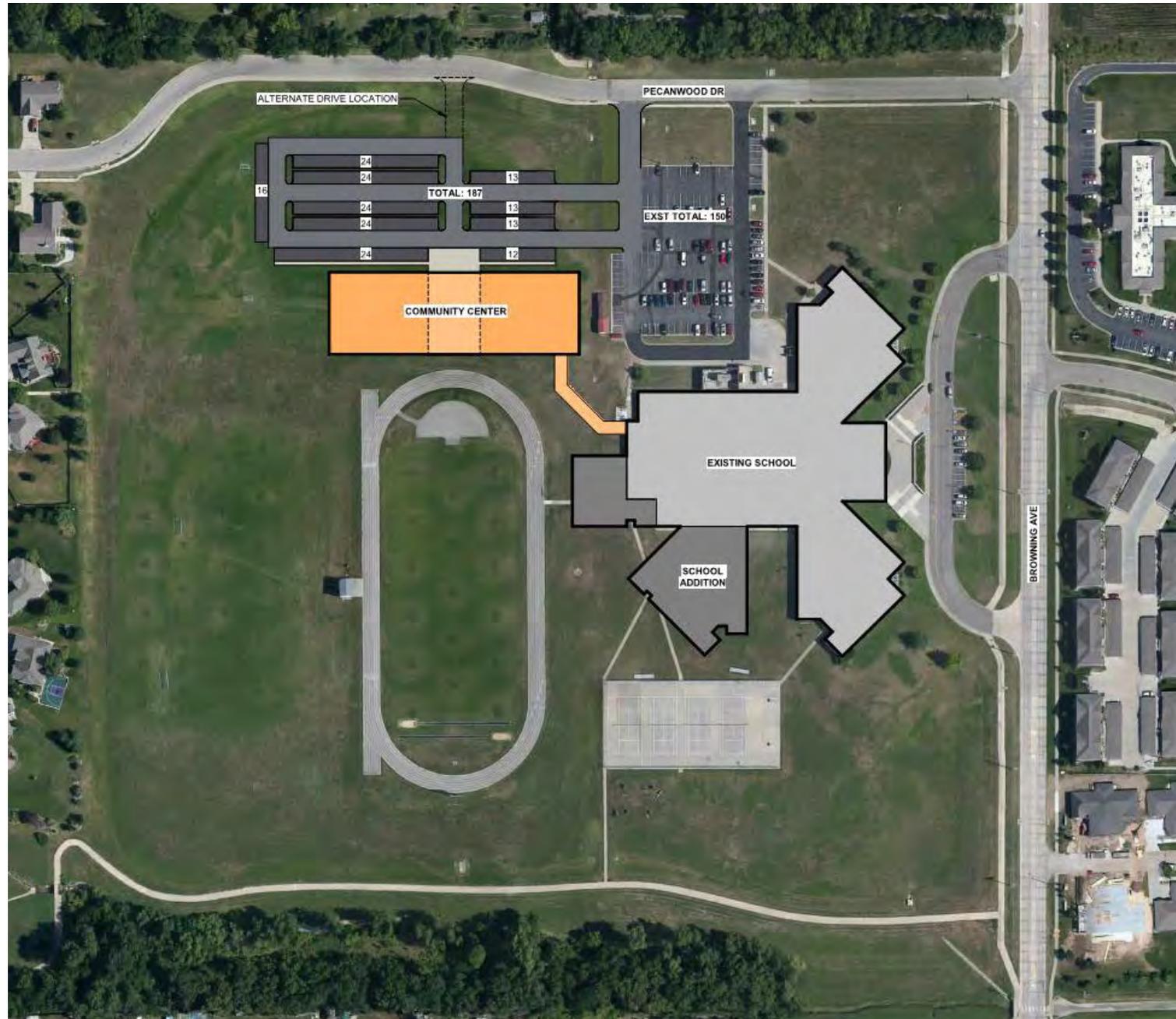
A

SITE CONCEPTS | ANTHONY MS

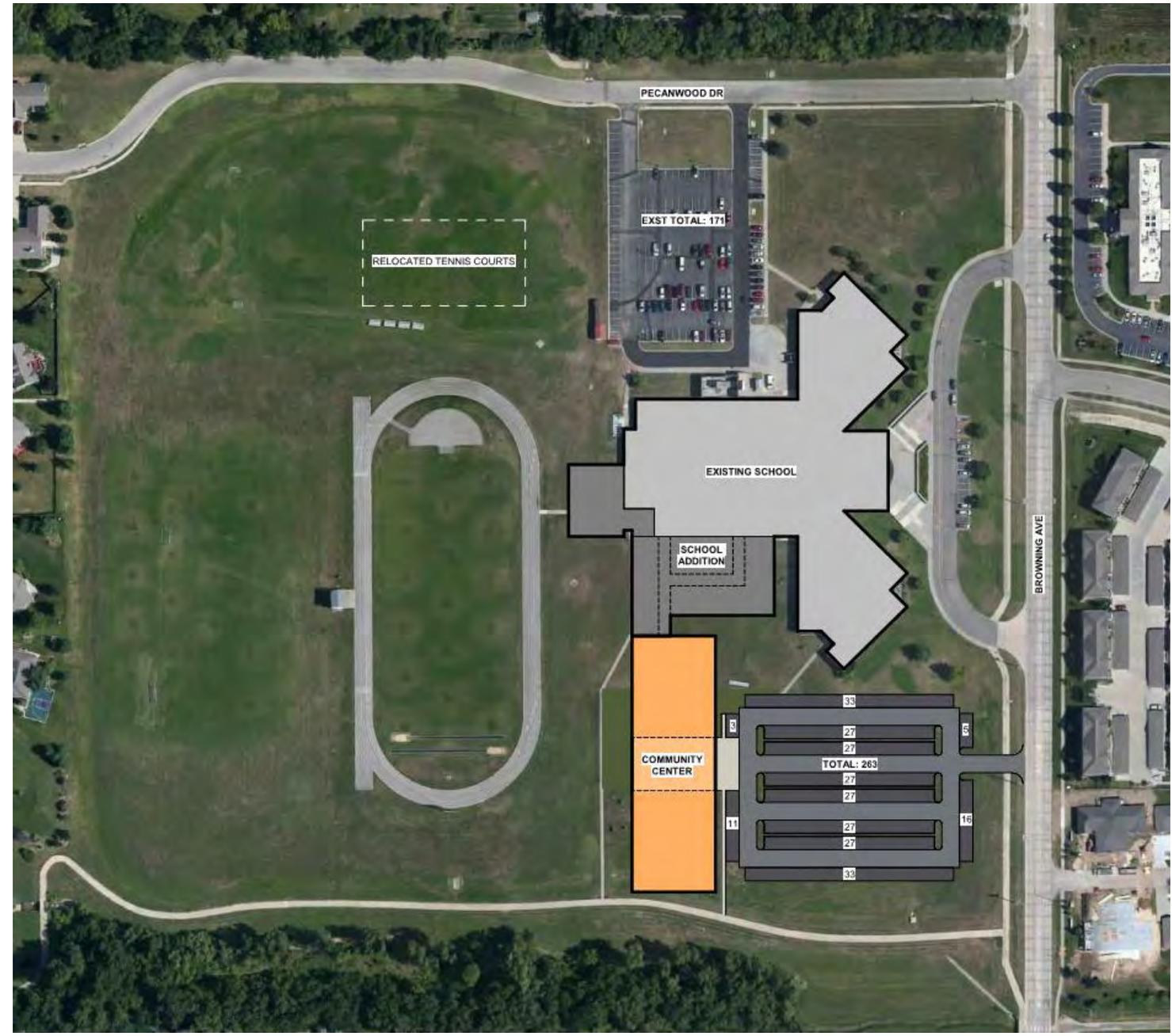


B

SITE CONCEPTS | ANTHONY MS



A



B

MASTER BUDGET REVIEW

Total funding amount available:

\$17,000,000

Owner FFE and Art **\$255,000**

Testing and Inspections **\$45,000**

Site Costs for Two Facilities **\$2,000,000**

Remaining Budget for
Design & Construction **\$14,700,000**

BREAKOUT SESSION #1 - SITE

1. What is the preferred site layout for Eisenhower?

2. What is the preferred site layout for Anthony?

GROUP REPORT OUT #1

PROGRAM AND BUDGET REVIEW

Manhattan KS Community Centers Preliminary Building Program

September 10, 2018



1.25 Net-to-Gross Multiplier

		Net Area	Gross Area	Cost	
8,488 SF	Facility Administration Spaces	870	1,088 SF	\$201,188	private office: Rec Supervisor private office: Rec Supervisor (4) workstations at 50 s.f. each 6 x 10 area; small kitchenette space 6 x 10 6 x 10; secured for safe/till Control desk; (2) seasonal / part-time staff; adjacent to Admin Space
	 <ul style="list-style-type: none"> Office 120 Office 120 Open Office Workstations 200 Work/Copy Area 60 Computer Server Closet 60 Storage 60 Control Desk 250 				
8,488 SF	Building Support Spaces	5,920	7,400 SF	\$1,443,000	Assumption: 100 lin ft x 10 ft wide connection Outside of court areas in common space for tables/chairs no showers; lockers in public space; separate fixtures for student vs public no showers; lockers in public space; separate fixtures for student vs public no showers; provide bench, toilet, urinal, and lavatory in each 80 sf RR 5 x 10 area For temporary security division of school and public use spaces Portable turf storage not included
	<ul style="list-style-type: none"> Lobby 350 Middle School Link 1,000 Open Seating 1,200 Men's Locker/Toilet Rooms 600 Women's Locker/Toilet Rooms 600 (2) Family RRs 160 Vending Area 50 Security Provisions 250 General Building Storage 750 				
29,287 SF	4 - Single HS Basketball Courts (5% Grossing Factor)	27,892	29,287 SF	\$4,706,357	(4) 50 x 84 athletic surface courts - 10 ft safety area at perimeter, 12 ft between each court; Cubbies or Lockers associated with each half; visually connected (2) changing rooms with shower, toilet, and a bench; inconspicuous location or near admin; open to public when not in tournament use Overhead gymnasium equipment; portable for double vball crosscourt
	<ul style="list-style-type: none"> Gymnasium 26,992 Officials' Room/Lounge 300 Storage 600 				
Base Program			Subtotal 37,774 SF	\$6,350,544	

MASTER BUDGET REVIEW

Total funding amount available:

\$17,000,000

Owner FFE and Art **\$255,000**

Testing and Inspections **\$45,000**

Site Costs for Two Facilities **\$2,000,000**

Facility Cost Eisenhower **\$6,350,000**

Facility Cost Anthony **\$6,350,000**

Remaining Design &
Construction Budget: **\$2,000,000**

Options

- \$1,000,000 per facility can be spent on options
- Value of options is for 1 building only
- Options can be different on each building if desired.

Options

1. Additional Spectator Area Courtside
 2. Portable Turf
 3. High-Velocity Sports
 4. On-Grade Track
-
5. Two-Story Provisions
 6. Short Track
 7. Long Track
 8. Additional Spectator Area on Mezz
 9. Concessions/Catering Kitchen
 10. Multi-Purpose Rooms

Option#1: Additional Spectator Area on Court Level



\$53,830

Option 2: Portable Turf



\$204,500

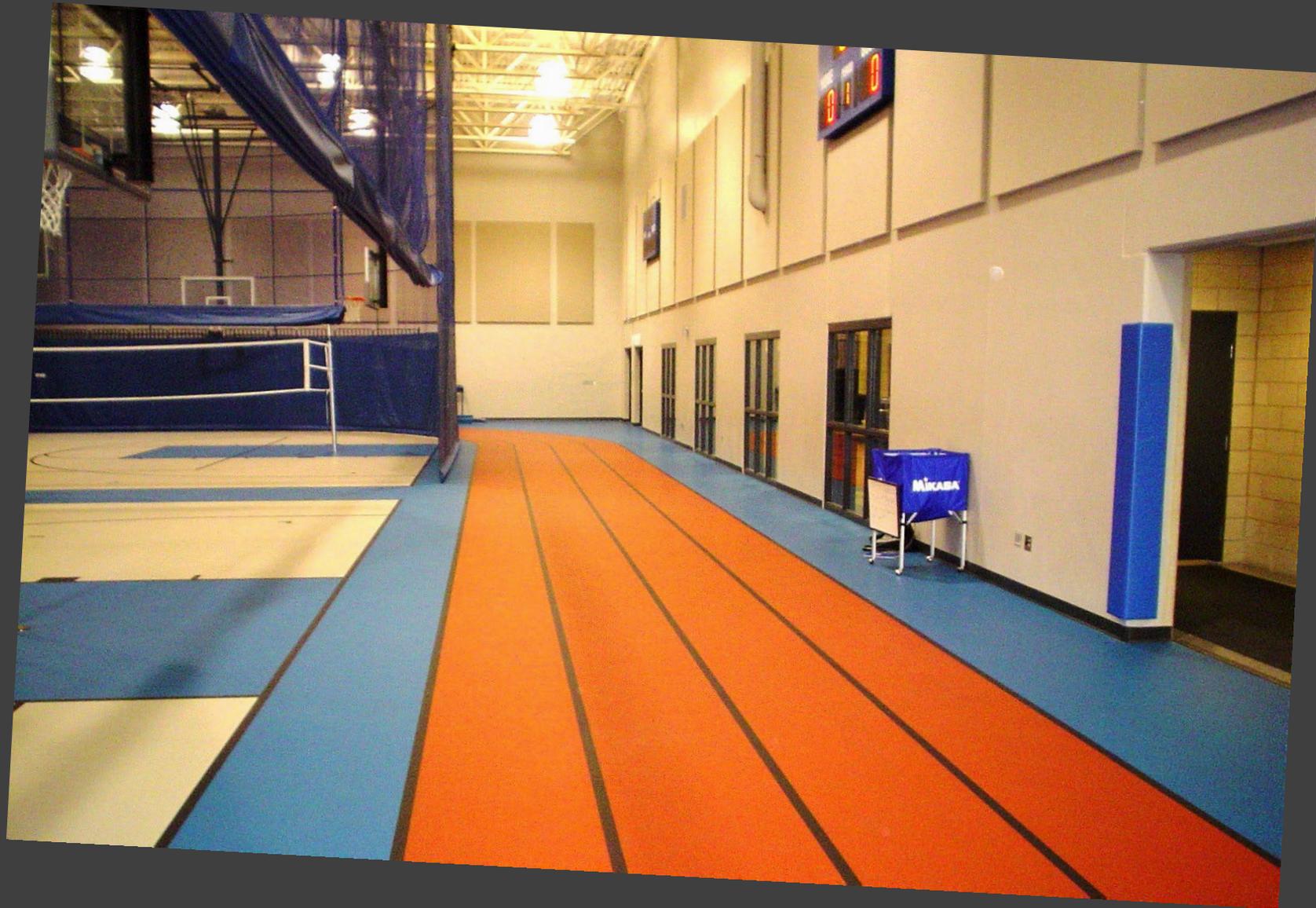
Option 3: High-velocity Sports Provisions



\$90,400

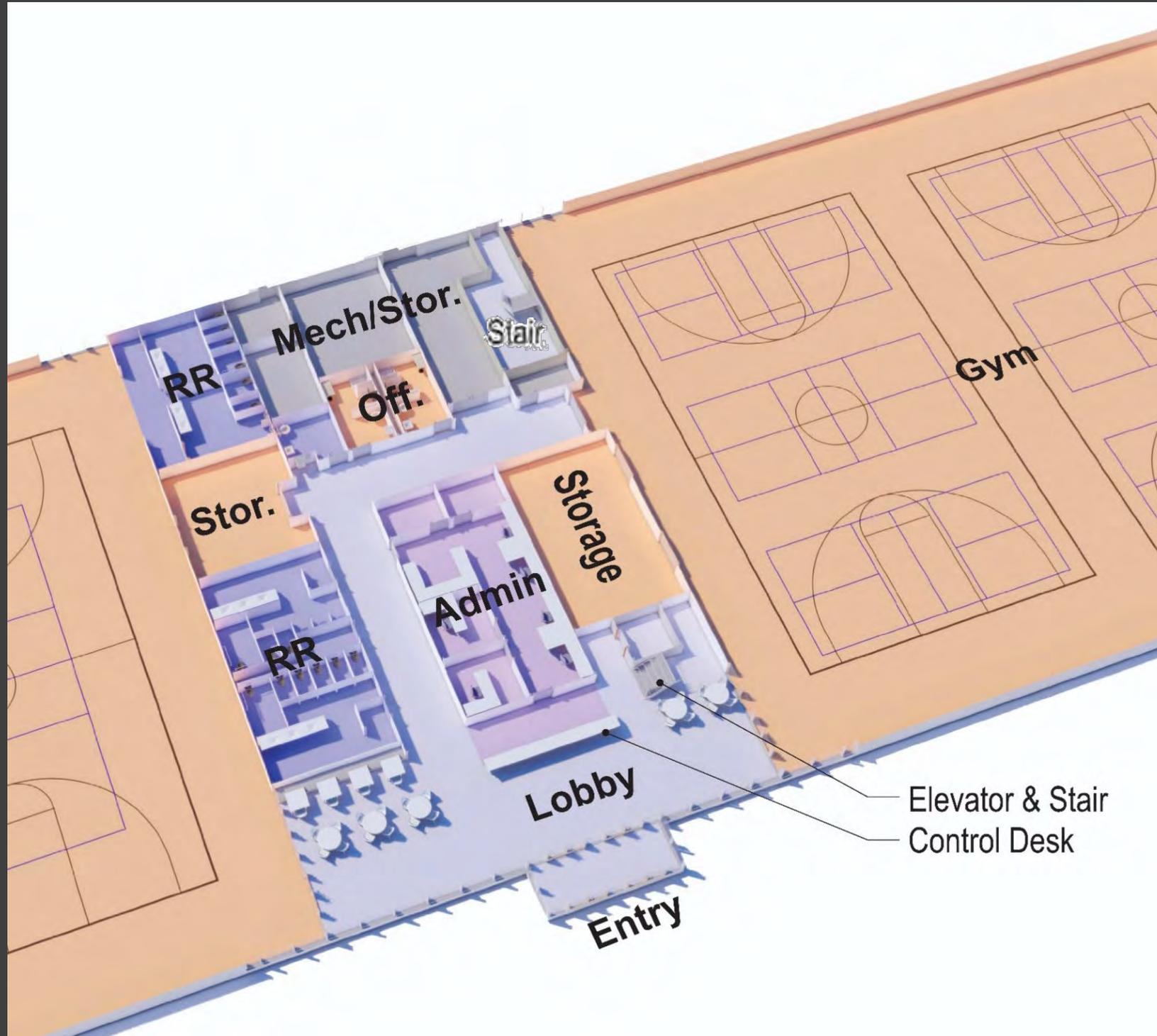
Option 4: On-Grade Walking/Jog Track

\$71,400



*mutually exclusive of other track options and seating space

Option 5: Two Story Provisions



\$200,000

Option 6: Short Walk/Jog Track

15 Laps per Mile

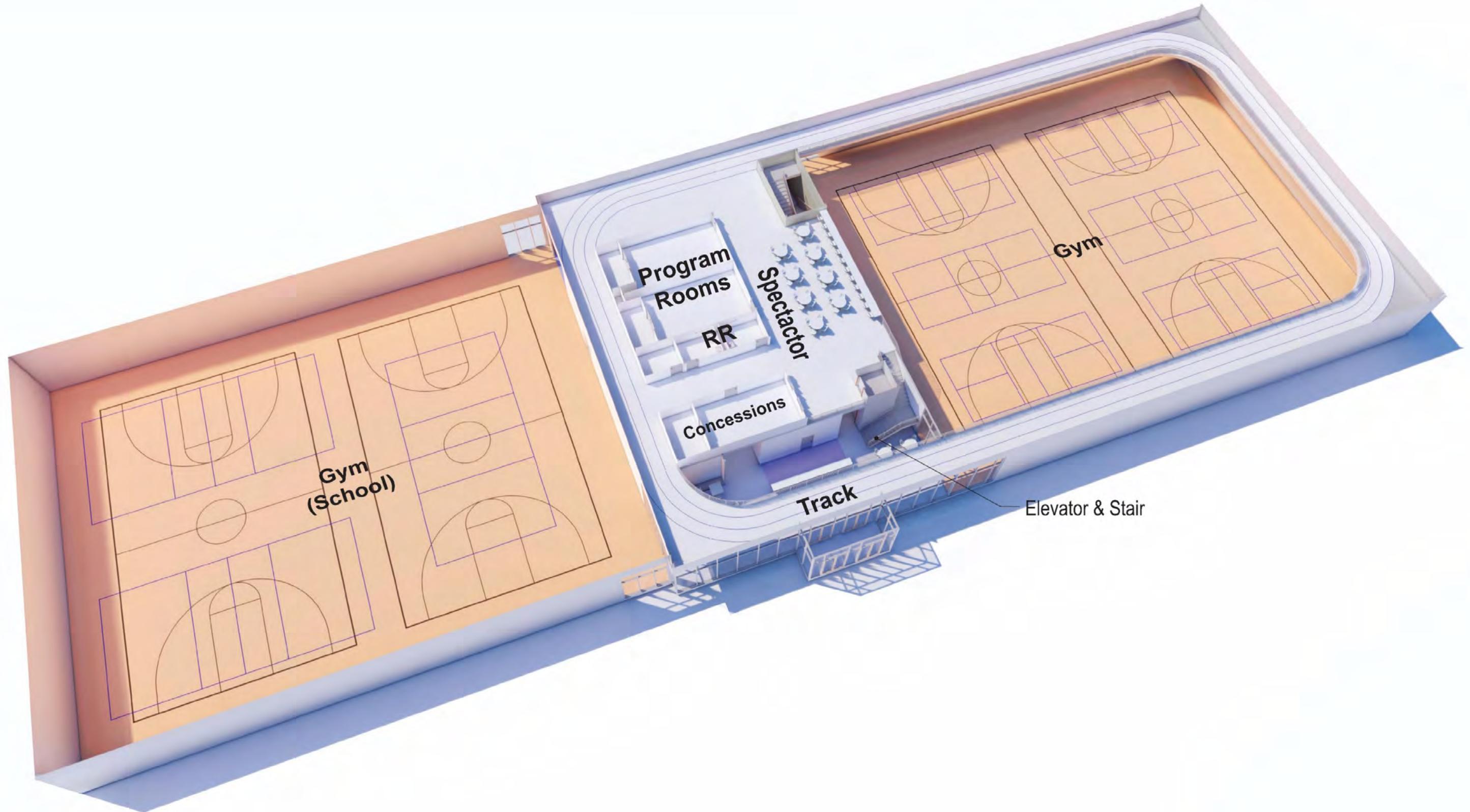


\$325,789

*mutually exclusive of other track options

Option 6: Short Walk/Jog Track

15 Laps per Mile



Option 7: Long Walk/Jog Track

7 Laps per Mile

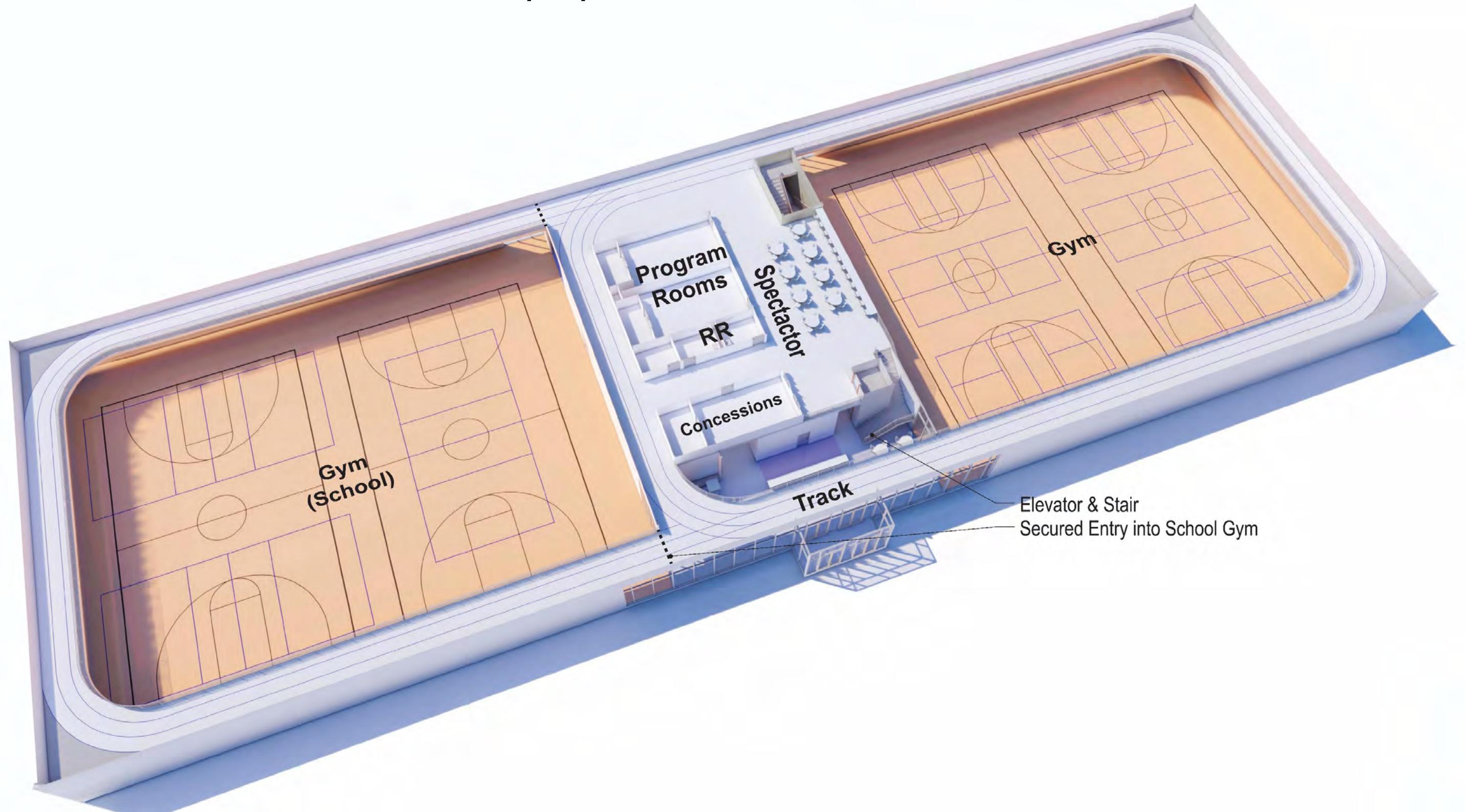


\$555,660

*mutually exclusive of other track options

Option 7: Long Walk/Jog Track

7 Laps per Mile



Option 8: Additional Spectator Seating Area



\$40,000

Option 9: Concessions &/or Catering Kitchen



\$78,750

Option 10: Multi-Purpose Rooms

~50 person Capacity

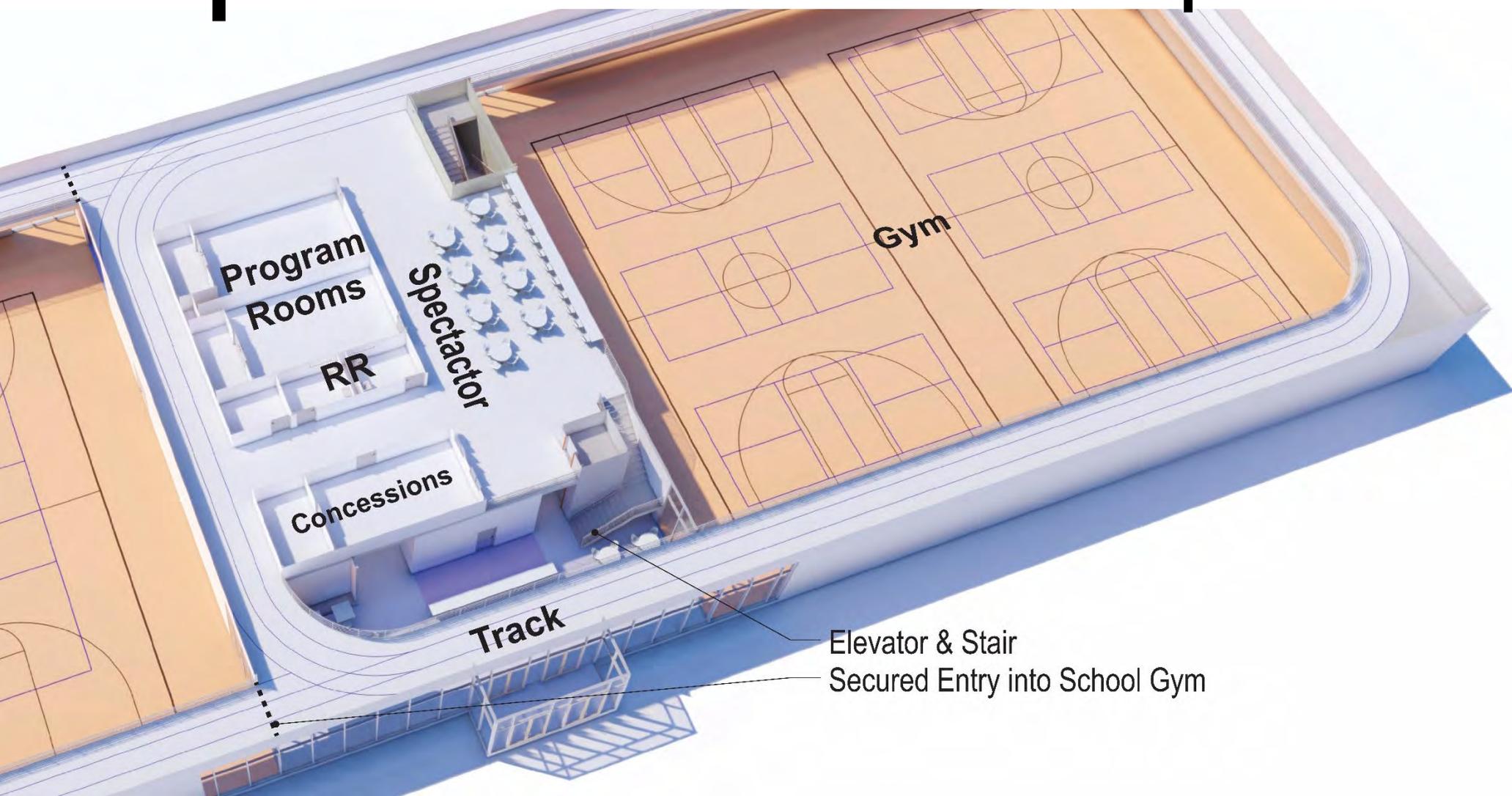


\$78,750

Option 8: Additional Spectator Seating Area
\$40,000

Option 9: Concessions &/or Catering Kitchen
\$78,750

Option 10: Multi-Purpose Rooms (~50 capacity)
\$78,750



BREAKOUT SESSION #2 - OPTIONS

1. We heard the 2 facilities were to have the same amenities. Should the options for each building be identical?

BREAKOUT SESSION #2 - OPTIONS

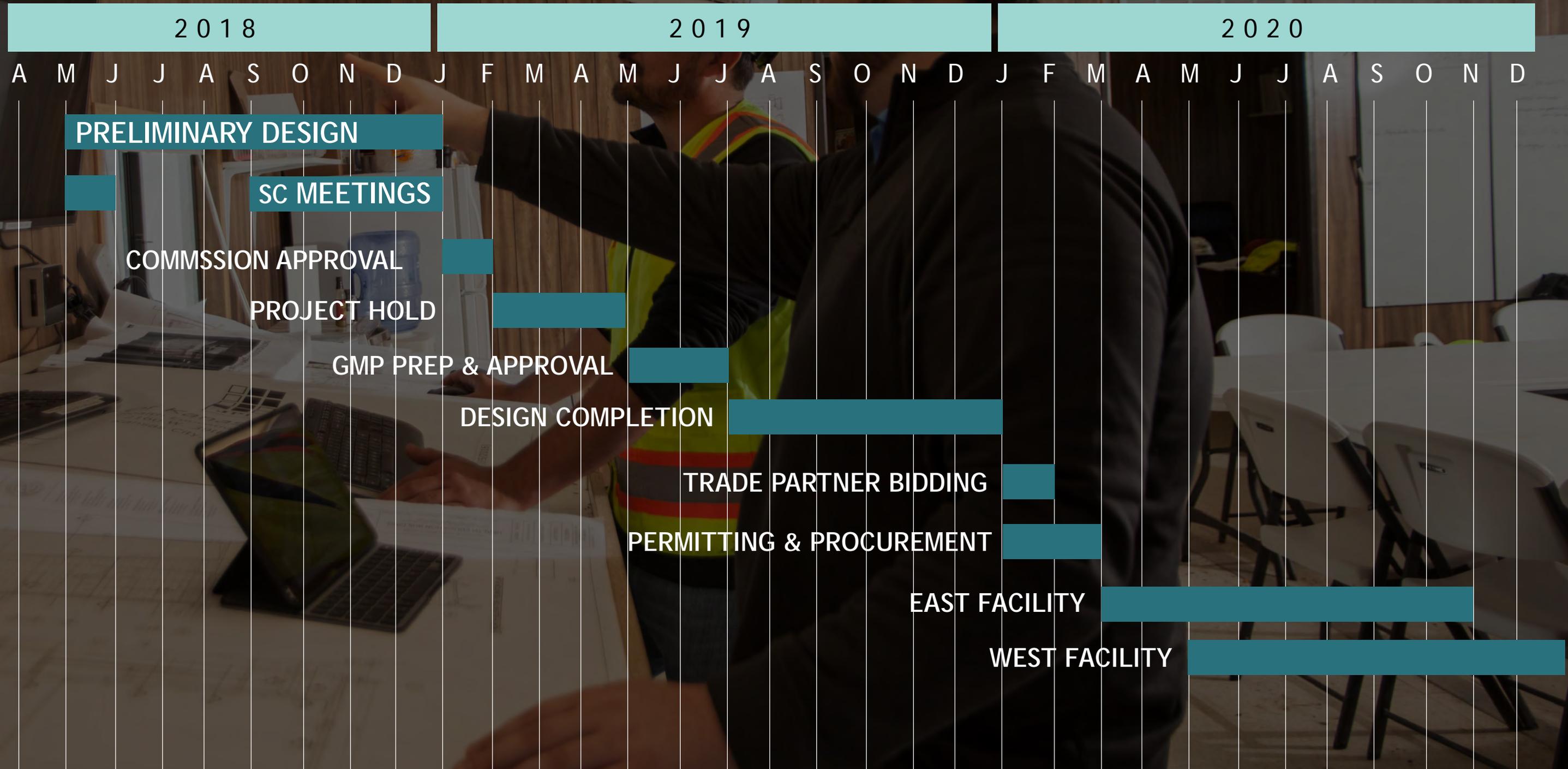
2. What options should be incorporated to maximize the budget?

GROUP REPORT OUT #2

Options Breakdown

x	Additional Spectator Area (5% Grossing Factor) Seating for 90 on court level Bleachers for 90	540	567 SF	\$51,030	
		540	1 LS	\$2,800	
x	Portable Turf (5% Grossing Factor) Turf Storage Equipment Storage Turf / Support Equipment	1,100	1,155 SF	\$57,750	Turf for the full extent of two courts and court nets
		900	1 LS	\$146,750	
		200			
x	High-Velocity Sports Provisions (5% Grossing Factor) Storage Equipment	800	840 SF	\$50,400	Retractable batting and golf tunnels
		800	1 LS	\$40,000	
x	On-Grade Walk/Jog Track (5% Grossing Factor) Additional Gym Space mutually exclusive of other track options	544	571 SF	\$71,400	For required clearances of structure and court lines
		544			
x	Two-Story Provisions (Required to select any below) Vertical Circulation (stairs, elevator) Structure		1 LS	\$200,000	Required if adding any options on second level.
x	Short Walk / Jog Track (5% Grossing Factor) 3-lane, 9'-0" wide track Additional Gym Space Below mutually exclusive of other track options	5,910	6,206 SF	\$325,789	Pad-and-Pour Surface if elevated above courts (Robbins Pulastic or equal) 12ft clearance around court layouts to allow for track above ~14-15 laps per mile
		5,050			
		860			
x	Long Walk / Jog Track (5% Grossing Factor) 3-lane, 9'-0" wide track Additional Gym Space Below mutually exclusive of other track options	10,080	10,584 SF	\$555,660	Pad-and-Pour Surface if elevated above courts (Robbins Pulastic or equal) ~7 laps per mile at full length; ~14-15 laps per mile
		8,360			
		1,720			
x	Additional Spectator Area - Unconcentrated Seating for 100	800	1,000 SF	\$40,000	7sf / person (unconcentrated tables and chairs) Cost of furnishings in FFE
		800			
x	Concessions / Catering Kitchen Work/Prep Area Storage	450	563 SF	\$78,750	Concessions or Hospitality Space
		350			
		100			
x	2 - 25 Person Multi-Purpose Rooms MP Room Storage	1,050	1,313 SF	\$78,750	Uses: Parties, Meetings, Fitness, Team Rooms, Etc Divisible in half with Acoustic Operable Partition.
		950			
		100			

DESIGN BUILD PROCESS



Upcoming Meeting Schedule

Steering Committee Workshop #3: October 15, 2018

Steering Committee Workshop #4: October 29, 2018

Steering Committee Workshop #5: November 19, 2018

Steering Committee Workshop #6 December 10, 2018

City Commission Presentation January 22, 2019



CITY OF MANHATTAN, KS

MIDDLE SCHOOL IMPROVEMENT PROJECTS

STEERING COMMITTEE MEETING

