



Building and Grounds Master Plan

Updated
December 2025

PURPOSE & MISSION ALIGNMENT

This Building and Grounds Master Plan provides stewardship over the Seven Dolors buildings and grounds so that ministries, service groups, educators, and parishioners can accomplish the parish mission now and well into the future.

Parish Mission Statement: Grow God's Kingdom by fostering a sense of parish ownership in raising good Catholic to become disciples for Jesus on a Mission.

This document focuses on facilities and site stewardship, not overall parish strategy, functions, and operations. It assesses current facilities and their use, studies the infrastructure needs, and provides preliminary recommendations and next steps that will be reviewed by the pastor, Parish Council and Finance Council.

Just as the Church is living and growing, this Building and Grounds Master Plan is intended to be living and responsive—updated over time as the parish's mission needs, priorities, and opportunities are discerned.

BACKGROUND INFORMATION

Seven Dolors Parish initiated this Building and Grounds Master Plan to ensure the campus effectively supports worship, formation, fellowship, administration, education, and charitable outreach—while also addressing deferred needs and planning for growth. The parish recognizes that facilities are not an end in themselves; they are a mission-enabling tool. Therefore, the goal of this planning effort is to align physical assets with ministry priorities, improve the parishioner experience, and strengthen long-term stewardship and operational sustainability.

FRAMEWORK

The Buildings & Grounds Committee uses the following repeatable tasks to ensure the parish plans before building and stewards resources effectively. These tasks form the structure for this Building and Grounds master plan:

1. Assessment of Existing Parish Facilities
2. Study of Infrastructure Requirements based on Feedback from Parish Ministries, service groups, and parishioners
3. Provide Preliminary Recommendations to be reviewed by Parish and Finance Council

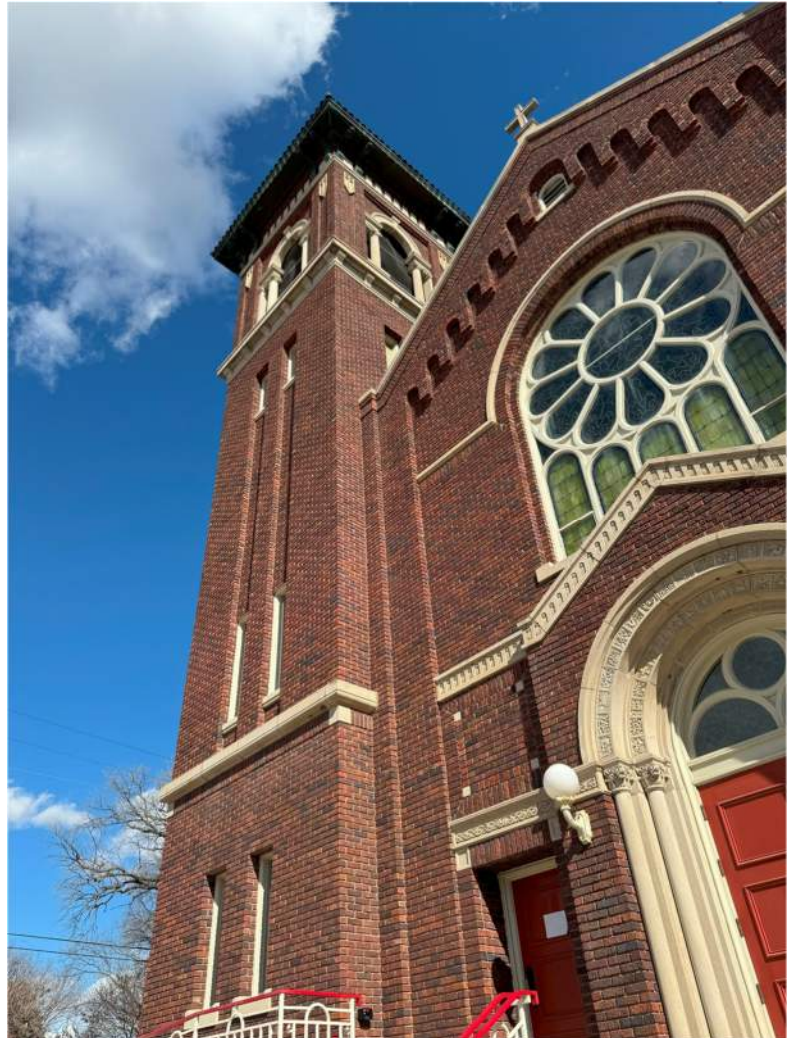
Together, these repeatable tasks create a disciplined, transparent process that ensures Seven Dolors uses and maintains its resources wisely. Along with guidance from the Parish Council and Finance Council, these will translate into responsible next steps for the parish as whole to make facility decisions that advance its mission, strengthen its community, and steward resources responsibly for decades to come.

PROFESSIONAL ASSISTANCE

Upon the recommendation by the diocese, in early 2024, Clark Architects Collaborative was contracted to assist in assessing the current campus. The engagement included several site visits to document existing facilities, stakeholder input sessions to develop needs, and development of a site diagram.

PRIMARY FOCUS AREAS IDENTIFIED AT OUTSET

Parish leadership asked the planning team to focus particularly on several emerging priorities: office quantity and upgrades; meeting rooms and classrooms (including accessibility and youth program space improvements); improved security; evaluation of an expanded or new parish center; access to the church basement; and overall campus accessibility. In addition, it was recommended that school leadership be consulted as well to ensure they were heard in this process. These topics serve as the bridge between goals and the needs described later in this document.



EXISTING CAMPUS

Seven Dolors Parish operates a multi-parcel campus composed of buildings and sites that support worship, education, administration, and ministry activity. The parish owns and operates properties at 618 Pierre Street, 718 Pierre Street, 721 Pierre Street, 730 Colorado Street, 204 S Juliette Avenue, 220 S Juliette Avenue, 306 S Juliette Avenue, and 624 Pierre Street.

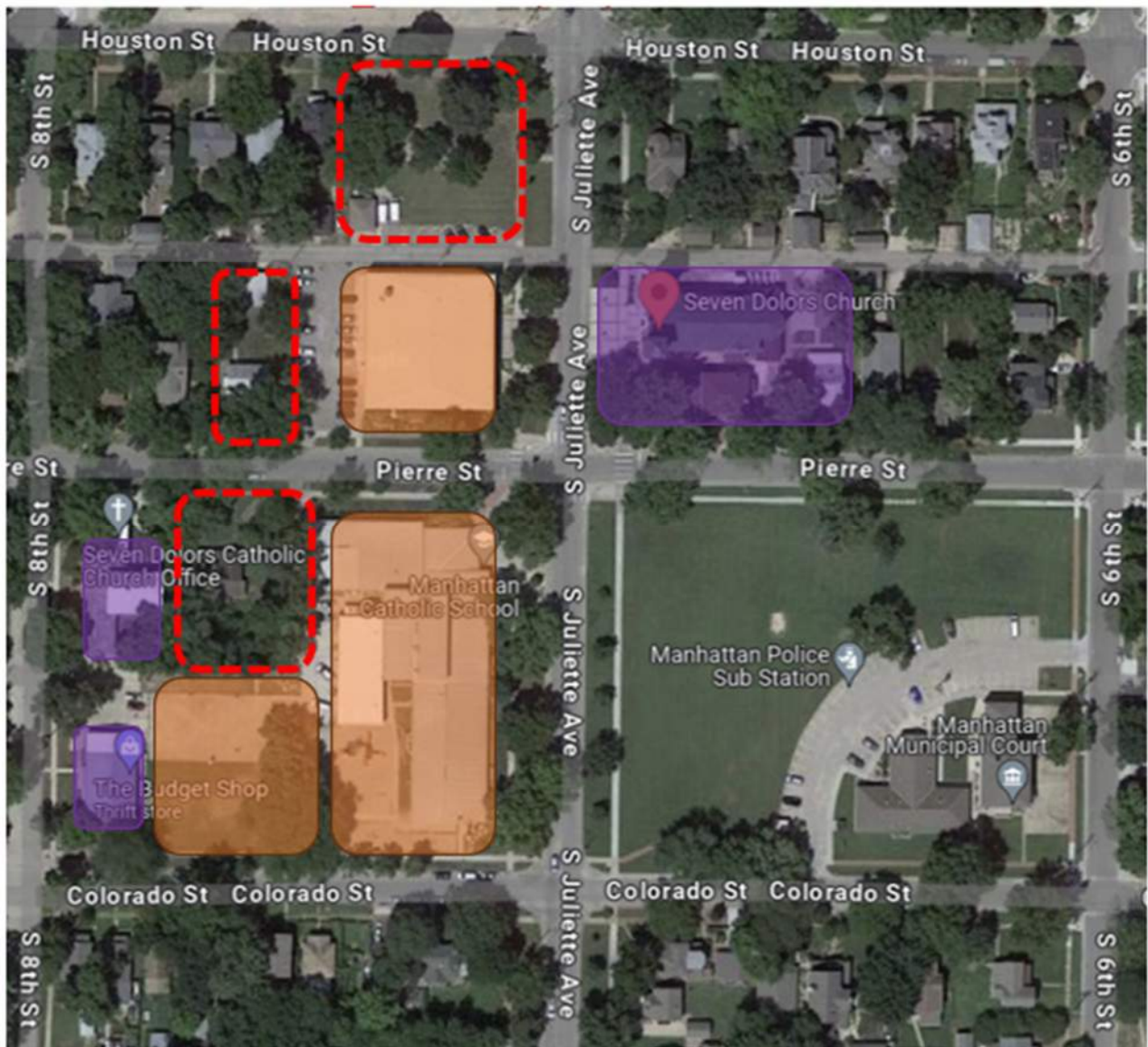





Figure 1. Existing Campus

- Church 
- Education 
- Underutilized 

HISTORIC DISTRICT CONTEXT

All listed properties are located within the Houston Pierre Street National Historical District (established in 2008). Each property is identified as at least a contributing member of the historic district, meaning future improvements must adhere to applicable preservation expectations, including the standards Secretary of the Interior Standards.

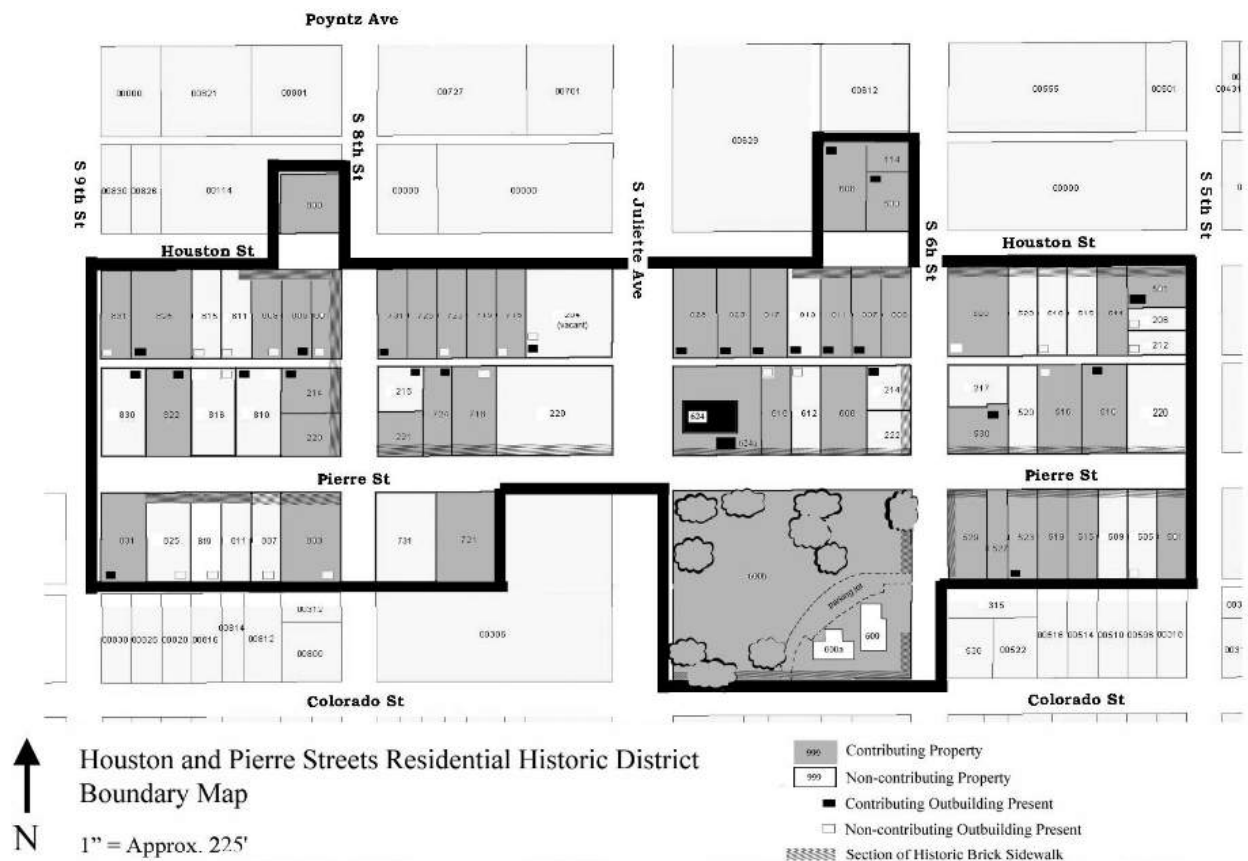


Figure 2. Houston Pierre Street Historic District

Because the Seven Dolores campus is situated within the Houston Pierre Street National Historical District, this plan is guided by a commitment to protect the historic character of the neighborhood and to ensure that any improvements strengthen—rather than diminish—the architectural integrity and sense of place that make this area distinctive. The Catholic Church has long understood sacred places as an inheritance received and entrusted to future generations; therefore, facility planning at Seven Dolores is approached as an act of stewardship that honors what has been built before while responsibly meeting today’s pastoral and community needs. In practice, this means renovations and new work should be carefully integrated with existing forms, materials, and streetscape patterns; character-defining elements should be preserved wherever possible; and any additions should be compatible in scale and appearance so that the campus remains a respectful contributor to the historic district. This posture of continuity—valuing history while planning prudently for mission and access—supports both the parish’s identity and the broader community’s enduring relationship with the neighborhood and its heritage.

Each action taken on historic property is judged by its scale and historic impact of the project. The matrix below is how the Historic Resources Board determines the category of the project. Large-scale or high-impact proposals, especially new principal construction or work affecting contributing or listed resources, typically require a major review. **As a result, any improvement to Seven Dolors Parish’s facilities will require coordinated planning with the City of Manhattan, especially the Historic Resources Board.**

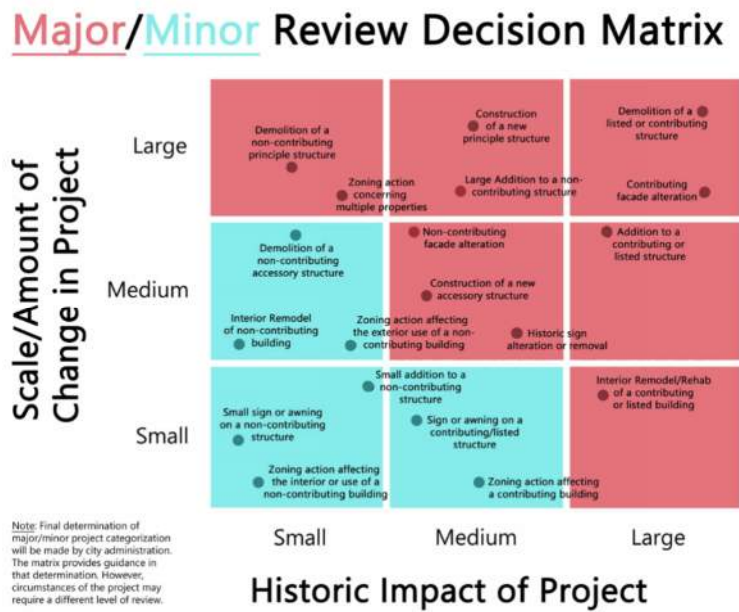


Figure 3. Historic Resources Board Project Categorization Matrix

HOW THE EXISTING CAMPUS SHAPES THE BUILDING AND GROUNDS MASTER PLAN

The existing campus context shapes how projects can be planned, approved, and implemented:

- **Multi-site operations require coordinated planning.** With multiple properties, program success depends not only on individual building conditions but also on how people move between spaces, how ministries share facilities, and how the campus is experienced as a whole.
- **Historic district requirements influence design and feasibility.** Building massing, exterior changes, demolition decisions, and streetscape improvements must be developed with sensitivity to historic character and likely review processes.
- **Space limitations reinforce the need for strategic prioritization.** The campus footprint and historic context elevate the importance of right-sizing existing facilities, using space efficiently, and considering off-site solutions for space-intensive outreach functions where appropriate.
- **Accessibility, safety, and campus cohesion are system-level issues.** Improving accessibility (vertical circulation, routes, lighting, navigation) creates compounding benefits because it improves participation across worship, formation, events, and outreach.

This campus baseline provides the context for the research findings and preliminary recommendations that follow.

ASSESSMENT OF EXISTING FACILITIES

The Building and Grounds Master Plan’s recommendations are grounded in direct stakeholder input. As part of the planning process, all parish ministries and organizations were interviewed, and needs were documented across programs, users, and facility types. The research phase clarified what is working well, what is limiting mission effectiveness, and what improvements are most likely to strengthen parish life, school operations, and charitable service.

Each assessment describes the existing facility, documents infrastructure requirements derived from stakeholder input, and articulates the implications for the Building and Grounds Master Plan.

CHURCH ELEVATOR

The existing elevator is small, unreliable, and has maintenance issues; it was originally used as a service elevator and is too small for modern wheelchairs. The identified need is a full-service elevator serving the ADA parking area, main sanctuary, and basement.

MASTER PLAN IMPLICATION

Accessibility is a mission issue as well as a facility issue—barrier-free access supports full participation in sacramental life, parish events, and hospitality functions.



Figure 4. Existing Access Elevator Entrance

PARISH CENTER (731 PIERRE ST)

The Parish Center is the central hub for parish administration and ministry coordination, serving as the primary workspace for staff and clergy. It is where essential functions such as pastoral care, program planning, and community outreach are organized—making it critical to the parish’s ability to fulfill its mission of worship, formation, and service. A well-designed parish center is more than an office building; it is a welcoming point of connection for parishioners, a resource for ministries, and a symbol of hospitality and evangelization. Its effectiveness directly impacts how the parish engages with its members and the broader community, ensuring that programs run smoothly and that staff can work efficiently in support of the parish’s spiritual and operational goals.



Figure 5. Existing Parish Center Conditions



Figure 6. Parish Center Conference Room

The Parish Center was built as a convent in the 1950s and was not designed to serve as a parish center. It is described as too small, worn out, lacking offices/classrooms, not inviting, and constrained by CMU block walls that limit renovation potential; new parishioners often do not understand where it is.

Needs include appropriate office and reception space, improved security (including for the Adoration Chapel), better lighting and accessibility, meeting rooms and limited classrooms, reduced scheduling conflict and classroom sharing with the school, easier access from the church, and improved handicap access.

MASTER PLAN IMPLICATION

This is a core “hub” deficiency—without an adequate parish center, offices, formation, and ministry coordination remain constrained, which affects hospitality, evangelization, staff effectiveness, and program growth.

MANHATTAN CATHOLIC SCHOOLS (MCS)



Figure 7. Existing Teacher Office/Break Room/Nurse Station

Although Manhattan Catholic Schools operates as a separate entity from Seven Dolores Parish, its mission is deeply intertwined with that of the parish. Both organizations share a common commitment to faith formation, education, and service, and their physical proximity on the same campus forces this partnership.

The integration of parish life and school activity creates a dynamic environment where ministries and academic programs complement one another, fostering a vibrant Catholic community. Because of this shared mission and co-location, the parish and school cannot—and should not—be easily separated in planning efforts.

Decisions regarding facilities, accessibility, and campus improvements must account for the operational realities and growth needs of both entities to ensure that the campus functions as a cohesive whole and continues to advance the spiritual and educational goals of the community.

For that reason, it is important to point out that MCS performed a feasibility study in 2024 to increase preschool capacity and provide additional grade school space, particularly as existing space has become limited with the addition of the After School Program (ASP). This is provided in Appendix A.

The school provided the parish with their following needs:

- Increase enrollment capacity (K–8).
- Increase PreK, ASP, and Summer Break capacity.
- Increase positive public exposure and community relations.

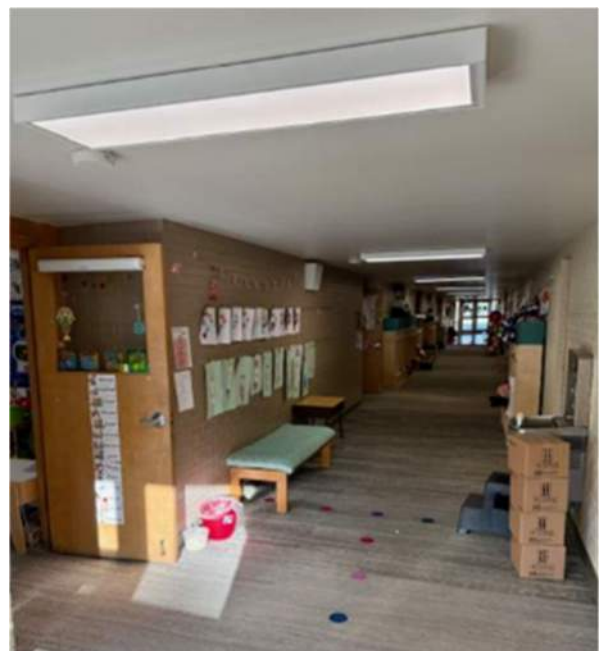


Figure 8. Existing Preschool Hallway

- Increase school amenities, including more conference room space, a teacher lounge, and moving ASP out of teacher classrooms.
- Recognize community need for services; childcare is a key federal, state, and local priority, potentially increasing grant funding opportunities.

MASTER PLAN IMPLICATION

School growth pressures are not solely classroom issues; they involve support spaces, operational separation of programs (ASP vs. academic classrooms), and campus logistics that improve the daily experience for students, families, and staff.

FOOD PANTRY (PARISH CENTER)

The Food Pantry operates out of the Parish Center currently and represents a vital expression of Seven Dolors Parish’s mission to serve those in need and uphold the values of charity and compassion central to Catholic life. As a public-facing ministry, it provides essential support to individuals and families experiencing food insecurity, reinforcing the parish’s commitment to social justice and community outreach. Beyond meeting physical needs, the pantry fosters dignity and hospitality, creating an environment where guests feel respected and cared for. Its operations are not merely logistical—they are a tangible embodiment of the parish’s call to live the Gospel through service. For this reason, the design and functionality of the pantry are critical to sustaining and expanding its impact within the broader mission of the parish.

The Food Pantry is supported through Bread Basket and local grocery store stock and is operated by about ten volunteers on Thursday morning distribution days. Identified infrastructure requirements include:

- Check-in area
- Pre- and post-order waiting areas
- Individual selection and free-choice areas.
- Guest toilet
- Storage with shelving, Refrigerators, and Freezers
- Pantry layout with center island, shelving, and a sink.
- Custodial room
- Office area for administration (desk, printer, storage).

MASTER PLAN IMPLICATION

Food pantry service is a public-facing ministry that requires space designed for dignity, clear flow, adequate storage and cold capacity, and volunteer efficiency.

BUDGET SHOP (730 COLORADO ST)

The Budget Shop is a cornerstone of Seven Dolors Parish's commitment to stewardship and community service. While its primary function is to provide affordable goods to the public, its deeper purpose lies in supporting the parish and school financially and fostering a spirit of volunteerism. Operated by approximately 80 dedicated volunteers and staffed by two individuals in its retail area, the shop exemplifies the parish's mission to combine charity with sustainability. Beyond generating revenue, the Budget Shop creates opportunities for parishioners to serve others, strengthens community ties, and reflects the values of simplicity and generosity. As such, its physical environment is not merely a retail space—it is a ministry hub that enables both outreach and financial stewardship. Ensuring adequate space and functionality is essential to sustaining this dual role and expanding its impact in alignment with parish goals.



Figure 9. Budget Shop

- The Budget Shop identified a need for 50–100% growth in all spaces.

MASTER PLAN IMPLICATION

Because it is both mission-oriented and revenue-supporting, the Budget Shop's facility needs significantly affect stewardship outcomes—improved space can strengthen volunteer effectiveness and long-term sustainability.

PARKING (ACROSS CAMPUS)

Parking across the Seven Dolors campus is predominantly on-street, supplemented by limited alley access and shared school parking that can be very constrained during school hours or when events are underway at Manhattan Catholic Schools. As a multi-parcel campus, parking functions as a system-level issue that affects how parishioners, families, and volunteers move between worship, school, and ministry spaces and shapes overall campus cohesion.

MASTER PLAN IMPLICATION

Proximity to entrances, barrier-free routes, and adequate ADA spaces directly enable full participation in sacramental life and parish events for all ages and abilities.

YOUTH MINISTRY (730 COLORADO ST/MCS)



Figure 10. 730 Basement (Youth Group Space)

Youth ministry is a vital component of Seven Dolores Parish’s mission to form disciples and nurture the next generation of Catholic leaders. By providing opportunities for spiritual growth, fellowship, and service, this ministry helps young people develop a strong foundation of faith and a sense of belonging within the parish community.

Creating spaces that are safe, welcoming, and conducive to meaningful interaction is essential for fostering engagement and participation. Facilities that support outdoor activities, small-group gatherings, and accessible, well-lit environments not only enhance program effectiveness but also communicate the parish’s commitment to youth formation. Investing in these improvements ensures that the parish continues to offer vibrant, life-giving experiences that strengthen both individual faith journeys and the collective mission of the Church.

Needs identified for youth ministry include outdoor activity space; small-group spaces near the high school space; additional site lighting to improve safety; and facilities that support growth—especially improvements to natural light and accessibility.

MASTER PLAN IMPLICATION

Youth ministry participation is directly influenced by perceptions of safety and the quality of gathering environments. Lighting, accessibility, and program adjacency are essential to building a formation culture that feels welcoming and secure.

PRELIMINARY RECOMMENDATIONS

The preliminary recommendations below integrate the parish’s mission statement, the historic-district campus context, and the needs identified through research. Collectively, they prioritize improvements that strengthen mission effectiveness, increase accessibility and safety, expand formation and administrative capacity, and support sustainable operations.

1. FULL SERVICE ELEVATOR ADDITION

The existing elevator is small, unreliable, and has maintenance issues, and it is too small for modern wheelchairs.

NEXT STEPS

Consider the installation of a full-service elevator with access to the ADA parking area, main sanctuary, and basement.



Figure 11. Proposed Elevator Addition

This recommendation directly supports enabling sacramental life, retaining and welcoming families, improving campus accessibility, and strengthening safety and inclusivity for all parishioners and visitors. Since the addition would adjoin the main sanctuary, a structure that is listed on the National Register of Historic Places, major coordination with the local and state historic boards will be required.

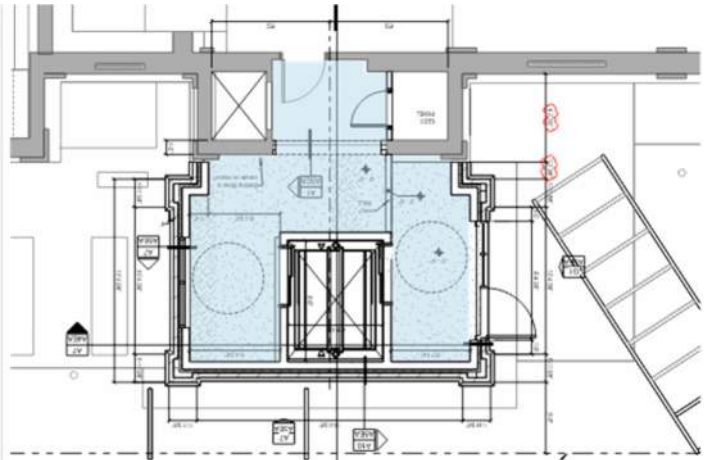


Figure 12. Proposed Elevator Addition Conceptual Plan

2. NEW PARISH CENTER

The existing Parish Center is too small, worn out, and lacks classrooms and offices to support essential parish life.

NEXT STEPS

Consider constructing a new Parish Center building on the Houston and Juliette lot to improve accessibility, visibility, and connection to the church. Proposed goals of the new building should include:

- Larger building with modern, energy-efficient systems.
- New parish offices, potentially a new Adoration Chapel, and classrooms to the new building.
- Ensure the building blends with the Church, Luckey building, and neighborhood aesthetics (historic district context).

ADORATION CHAPEL

Pros and cons were identified about the relocation of the Adoration Chapel with the Parish Center. These include improved accessibility, safety, visibility, and energy efficiency versus the significance and existing investment in the current chapel and coordination complexity with all three parishes.



Figure 13. Parish Center and Adoration Chapel Concept

A new Parish Center would support: a great place to work (adequate offices/reception), vibrant parish family and active parish life (meeting/classroom capacity), sacramental life (accessible devotion space), and stewardship through modern systems and operational efficiency—while also improving parish welcome and campus visibility. Coordination with all parish commissions, ministries, service groups and parishioners impacted by this move is recommended.



Figure 14. New location would capitalize on connection to Church

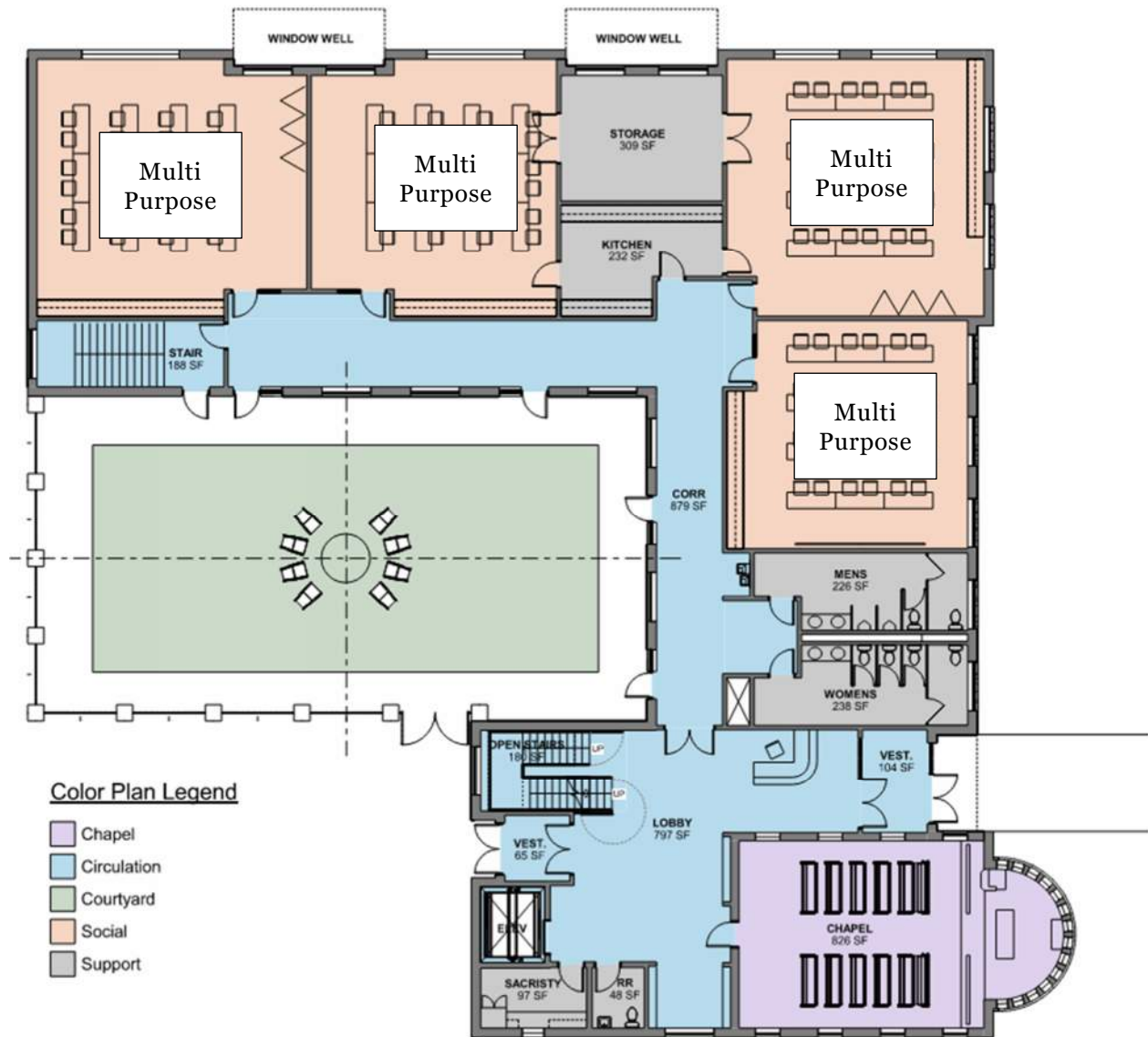


Figure 15. Conceptual Plan of Parish Center

4. POTENTIAL EARLY LEARNING CENTER

MCS enrollment is increasing and more space is needed for larger class sizes and teacher support spaces in the main MCS building.

NEXT STEPS

Consider consulting with professionals in the early learning field to understand the need and requirements of an early learning center.

Collaborate with school, other parishes in the community, and the diocese to determine future needs.

The historic white house at 721 Pierre should be preserved in all cases, with only potential expansion behind it. Conceptual planning requires further collaboration with the school.



Figure 16. Conceptual Plan of Early Learning Center

5. FOOD PANTRY

There were many documented operational needs : check-in, waiting areas, selection/free-choice spaces, storage and cold capacity, guest restroom, custodial room, and office functions.

NEXT STEPS

Given the scope of documented operational needs and the spatial requirements they entail, the parish should undertake structured collaboration with Food Pantry leadership to delineate near-term operational adjustments and long-term facility solutions. The current accommodation is insufficient to sustain this essential, public-facing ministry at the level of dignity, efficiency, and capacity it requires, underscoring the need for a phased approach that addresses immediate constraints while planning for future growth.

6. BUDGET SHOP

The Budget Shop is staffed by volunteers and supports school/parish funding, but it requires 50–100% growth in all spaces.

NEXT STEPS

In light of the documented need for 50–100% growth in all spaces and the shop’s dual mission- and revenue-supporting role, the parish should initiate a structured, phased planning process with Budget Shop leadership. Near-term actions should improve customer flow, back-of-house efficiency, and storage/receiving capacity to support volunteer effectiveness, while the long-term program evaluates site and layout alternatives that right-size retail, sorting, donation processing, and storage in alignment with parish stewardship objectives.

7. PARKING

Parking was indicated as a problem across campus.

NEXT STEPS

Consider performing a parking study and working with the Historic Board to evaluate the potential demolition of the 718 Pierre house to support parking expansion near the Luckey building. This will require collaboration with the school and the Historic Board.



Figure 17. Potential Parking Expansion

CONCLUSION

Seven Dolours Parish’s Building and Grounds Master Plan is grounded in mission and informed by direct research with ministries, school leadership, parishioners, and stakeholders. The parish’s historic, multi-parcel campus context creates important constraints—but also an opportunity to shape a cohesive, welcoming, and future-ready campus that strengthens sacramental life, hospitality, education, formation, and charitable outreach.

The preliminary recommendations establish a balanced direction: invest in high-impact core infrastructure (elevator accessibility), develop a mission-ready parish hub (new Parish Center), support family and school growth (721 Pierre early learning center potential), and right-size outreach operations (Food Pantry and Budget Shop) to better serve the community while stewarding limited campus space.

As the parish moves forward, the next steps will include refining program requirements, developing concept-level plans and cost ranges, coordinating with historic district stakeholders, and establishing a phased implementation sequence based on priorities and funding availability. With thoughtful planning and transparent engagement, Seven Dolours Parish is positioned to make facility decisions that advance its mission, strengthen its community, and steward resources responsibly for decades to come.

ATTACHMENTS: APPENDIX A (MCS PRESCHOOL FEASIBILITY STUDY)





Manhattan Catholic Schools

Estimate of Probable Cost - Early Child Development Center
June 09, 2024



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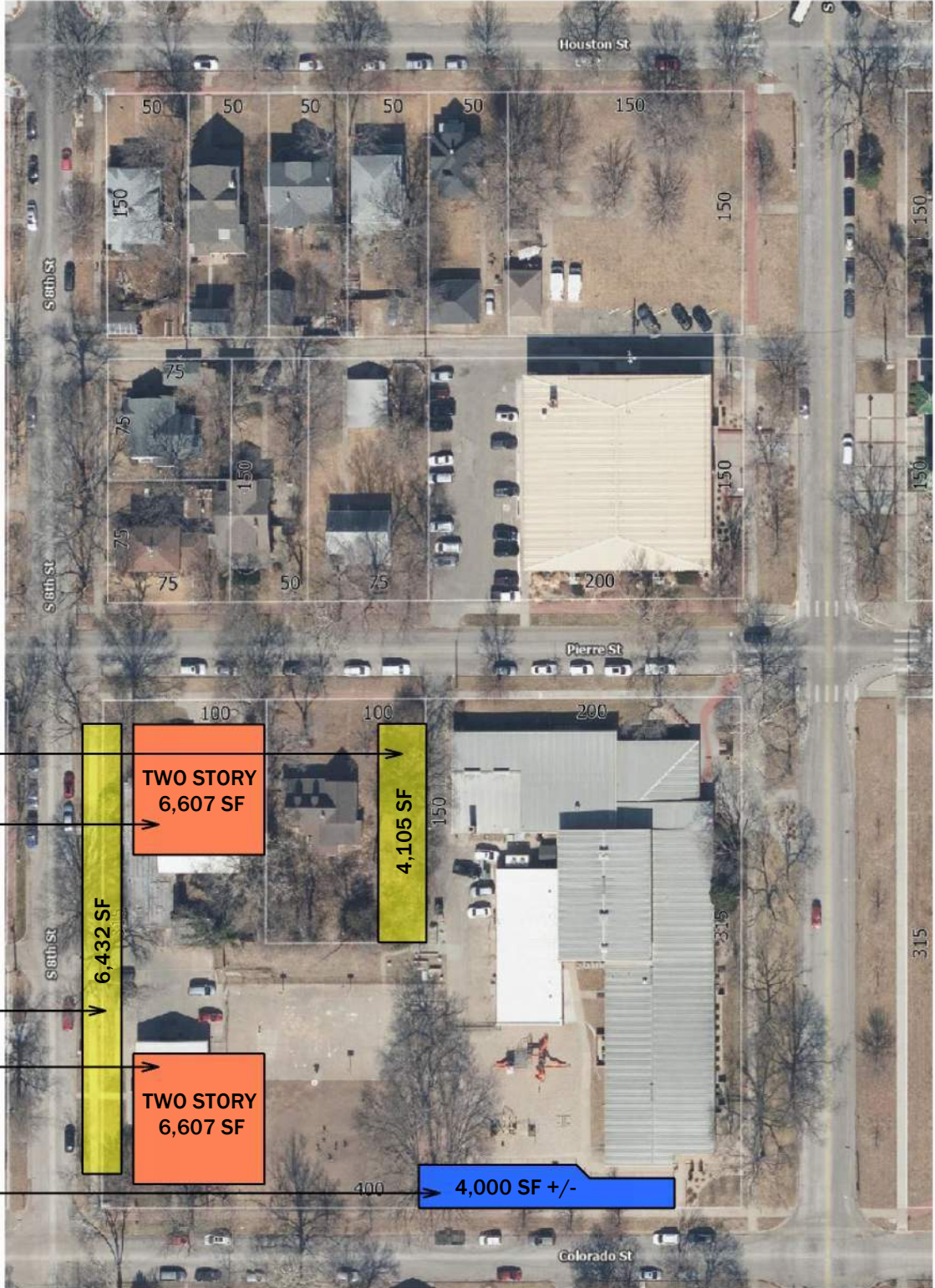
SECTION 01	Location Options
SECTION 02	Programming Information - Anderson Knight Architects
SECTION 03	Estimate Cost Breakdown

SECTION 03

Location Options



CONCEPTUAL ONLY.
A COMPREHENSIVE
ZONING REVIEW HAS
NOT BEEN
COMPLETED.



Future Parking
Not Included in
Current Budget

LOCATION A

ANGLED
PARKING
& DROP-OFF

LOCATION B

EXISTING
EARLY ED
PLAYGROUND

TWO STORY
6,607 SF

4,105 SF

TWO STORY
6,607 SF

4,000 SF +/-

7.9.24

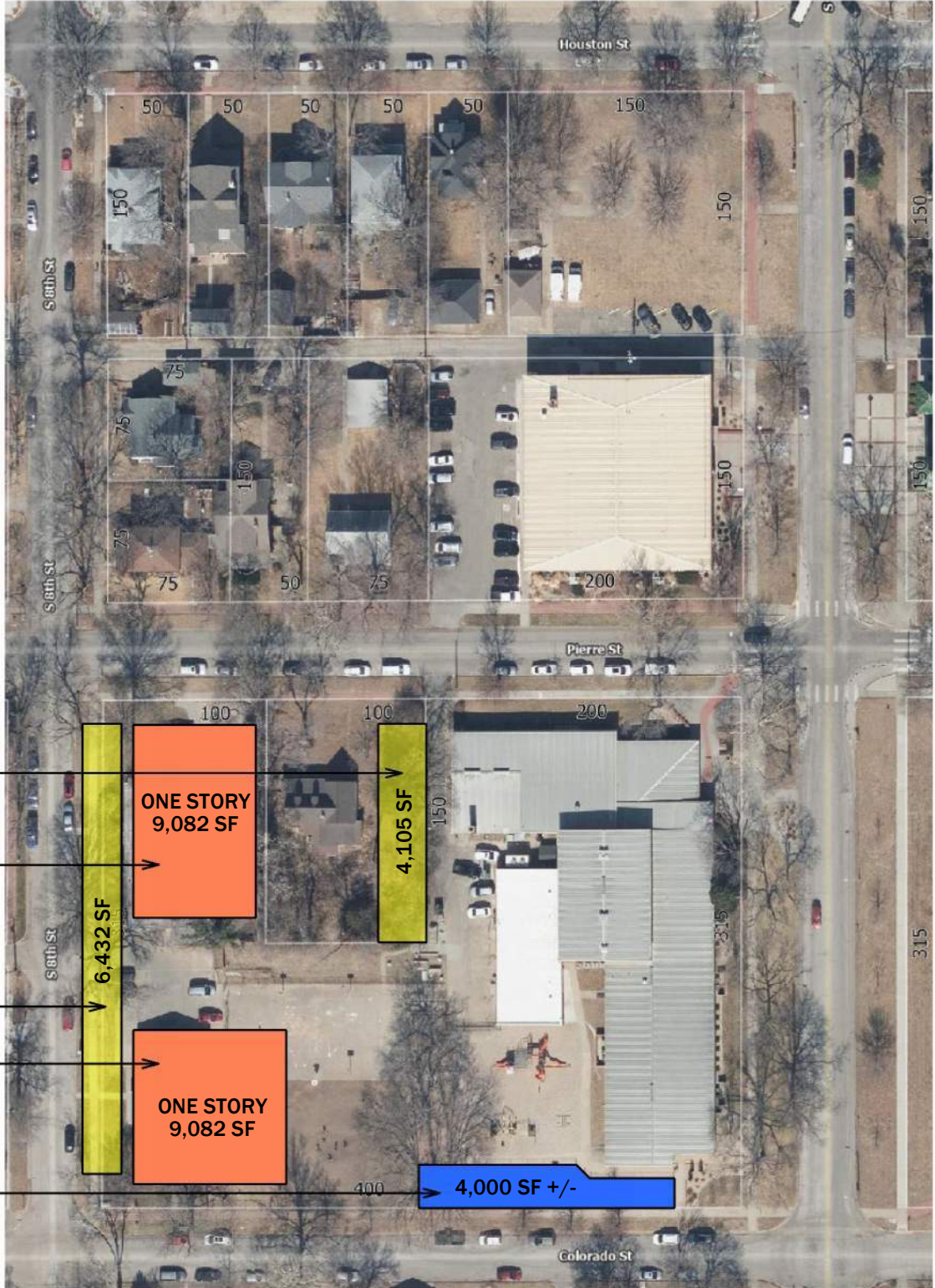
TWO STORY OPTIONS

LEGEND

- BUILDING
- PLAY AREA
- PARKING



CONCEPTUAL ONLY.
A COMPREHENSIVE
ZONING REVIEW HAS
NOT BEEN
COMPLETED.



Future Parking
Not Included in
Current Budget

LOCATION A

ANGLED
PARKING
& DROP-OFF

LOCATION B

EXISTING
EARLY ED
PLAYGROUND

ONE STORY
9,082 SF

ONE STORY
9,082 SF

4,105 SF

4,000 SF +/-

6,432 SF

7.9.24

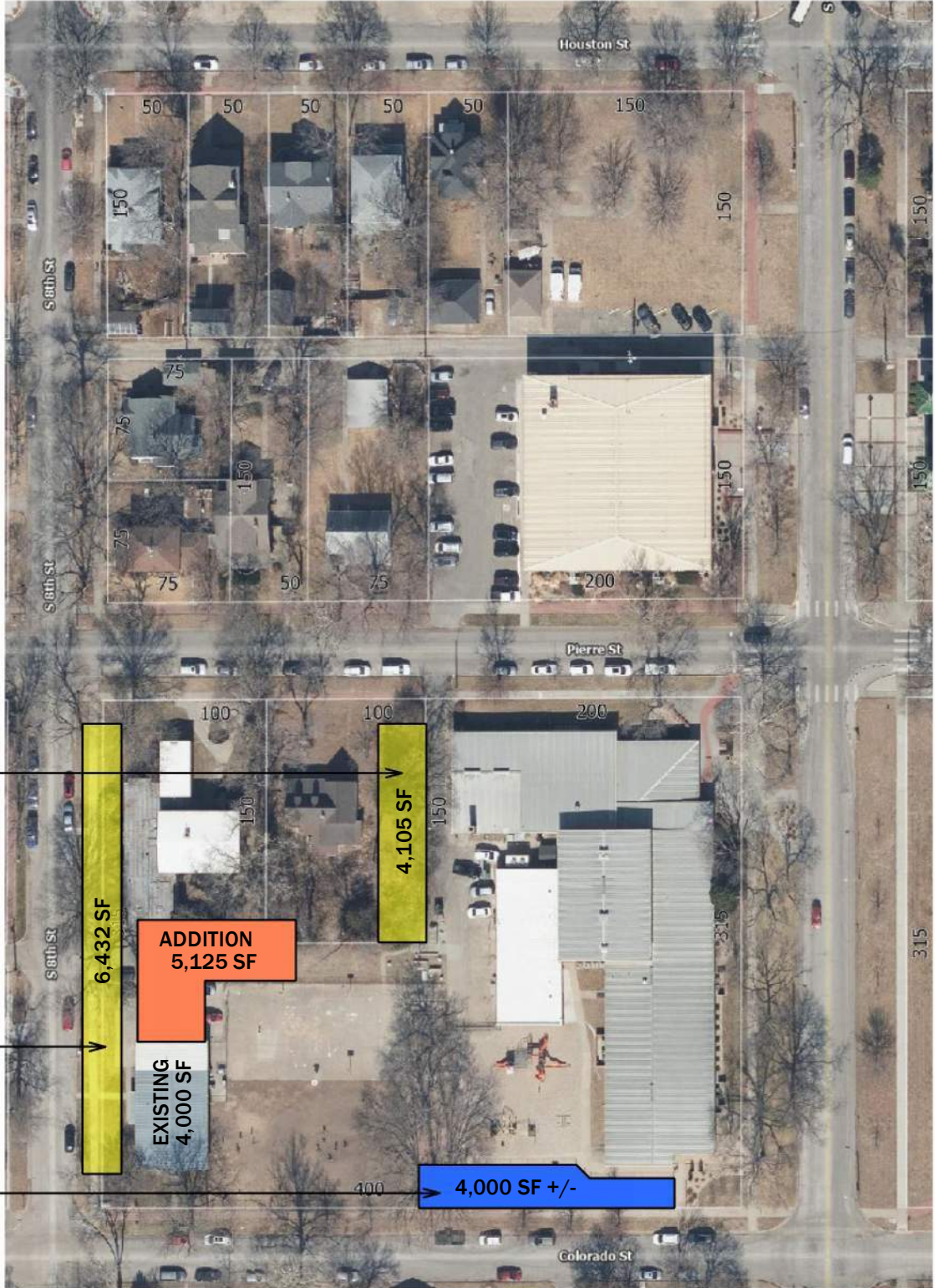
ONE STORY OPTIONS

LEGEND

- BUILDING
- PLAY AREA
- PARKING



CONCEPTUAL ONLY.
A COMPREHENSIVE
ZONING REVIEW HAS
NOT BEEN
COMPLETED.



Future Parking
Not Included in
Current Budget

ANGLED
PARKING
& DROP-OFF

EXISTING
EARLY ED
PLAYGROUND

7.9.24

OPTION C - SINGLE STORY

LEGEND

- BUILDING
- PLAY AREA
- PARKING



SECTION 02

Programming Information - Anderson Knight Architects



Manhattan Catholic School Early Child Development Center

4.15.24

Quality Recommendations / Two Story

(No classrooms with children under age 2.5 years old can be on second floor)

Unit	Area	Quantity	Child Ratio (Staff to Child / Max Children per Room)	SqFt	Total Square Feet	Notes
Second Floor						
SAP Unit	School Age Room 5-11 yo	0	1 to 16 / Max 32	1676	0	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Storage	0		64	0	Art / activity storage
	Child Restrooms	0	1 to 15	104	0	Children only / 3 sinks and 3 toilets
Pre-School Unit	Pre-School Room 2.5-5 yo	3	1 to 12 / Max 24	1276	3828	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	5	1 to 15	96	480	Children only / 2 sinks and 2 toilets
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Building Support Spaces	Adult Restrooms	1		64	64	Single ADA restroom
	Elevator	1		60	60	Single elevator
	Stairs	2		272	544	37x8 footprint (14' floor to floor, 4' wide)
	Subtotal				5040	
First Floor						
Toddler Unit A	Toddler Room 2-3 yo	1	1 to 7 / Max 14	776	776	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	1	1 to 15	96	96	2 sinks / 2 toilets / diapering
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Toddler Unit B	Toddler Room 1-2 yo	1	1 to 5 / Max 10	776	776	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	1	1 to 15	96	96	2 sinks / toilets / diapering
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Infant Unit	Infant	1	1 to 3 / Max 9	526	526	Millwork with adult sink and small fridge / furniture cubbies / diapering (76 sqft added)
	Infant - Crib Space	1	Max 9	293	293	3 feet between each crib + cribs
Building Support Spaces	Secured Entry	1		50	50	
	Lobby	1		150	150	
	Director Office	1		150	150	
	Second Office	1		100	100	
	Teacher Workroom / Breakroom	1		500	500	Storage, space for 3 computers, workroom equipment, kitchenette
	Storage spaces	1		200	200	New space to add to first floor plate to equal second floor sf
	Children's Chapel / Inclement Weather Activity Room	0		990	0	not required for KDHE - could also use as an additional childcare unit instead
	Sick Child Pick Up	0		64	0	not required for KDHE
	Mother's Room	1		64	64	Includes sink, layout space for equipment, chair for mom, changing table for child
	Staff Restroom	1		64	64	
	Single Family Restroom	1		64	64	
	Laundry / Cleaning	1		120	120	
	Warming / Prep Kitchen	1		225	225	
	Mechanical	1		100	100	
	Elevator	1		60	60	single elevator
Stairs	2		272	544	37x8 footprint (14' floor to floor, 4' wide)	
	First Floor Subtotal				5082	
	Building Subtotal SqFt				10122	
	Grossing Factor (30%)				3036.6	
	Total Square Foot				13158.6	
	Outside Space*		Licensed for 105 children	100		5250 Min 75 sqft per child using space at a given time. Must accommodate at least one half of licensed capacity or minimum of 750 sqft whichever is greater

Manhattan Catholic School Early Child Development Center

4.15.24

Quality Recommendations / Single Story

Unit	Area	Quantity	Child Ratio (Staff to Child / Max Children per Room)	SqFt	Total Square Feet	Notes
SAP Unit	School Age Room 5-11 yo	0	1 to 16 / Max 32	1676	0	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Storage	0		64	0	Art / activity storage
	Child Restrooms	0	1 to 15	104	0	Children only / 3 sinks and 3 toilets
Pre-School Unit	Pre-School Room 2.5-5 yo	2	1 to 12 / Max 24	1276	2552	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	2	1 to 15	96	192	Children only / 2 sinks and 2 toilets
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Toddler Unit A	Toddler Room 2-3 yo	1	1 to 7 / Max 14	776	776	Millwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	1	1 to 15	96	96	2 sinks / 2 toilets / diapering
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Toddler Unit B	Toddler Room 1-2 yo	1	1 to 5 / Max 10	776	776	Kept same size as 2-3 yo for versatility
	Child Restrooms	1	1 to 15	96	96	2 sinks / 2 toilets / diapering
	Storage	1		64	64	Sleeping cots / art and activity supply storage
Infant Unit	Infant	1	1 to 3 / Max 9	526	526	Millwork with adult sink and small fridge / furniture cubbies / diapering (76 sqft added)
	Infant - Crib Space	1	Max 9	293	293	3 feet between each crib + cribs
Building Support Spaces	Secured Entry	1		50	50	
	Lobby	1		150	150	
	Director Office	1		150	150	
	Second Office	1		100	100	
	Teacher Workroom	1		400	400	Storage, space for 3 computers, workroom equipment, kitchenette
	Staff Restroom	1		64	64	Single ADA restroom
	Sick Child Pick Up	0			0	Not required for KDHE
	Mother's Room	1		64	64	Includes sink, layout space for equipment, chair for mom, changing table for child
	Single Family Restroom	1		64	64	
	Laundry / Cleaning	1		120	120	
	Warming / Prep Kitchen	1		225	225	
Mechanical	1		100	100		

Subtotal 6986

Grossing Factor 30% (Circulation / Walls): 2095.8

Total **9081.8**

Outside Space* Licensed for 81 children 100 Min 75 sqft per child using space at a given time. Must accommodate at least one half of licensed capacity or minimum of 750 sqft 4050 whichever is greater

SECTION 01

Estimate Breakdown



ESTIMATE SUMMARY

MANHATTAN CATHOLIC SCHOOLS | MANHATTAN, KS
ESTIMATE OF PROBABLE COST | 7/10/2024

PROJECT MCS Early Childhood Development Center
SUMMARY This exercise is for the conceptual budget development of new Early Childhood

DOCUMENTATION Cost estimate based on the following documentation:
1. Programing Options dated 4.15.24 from Anderson Knight Architects
2. Updated Concept Drawings Options from Anderson Knight Architects dated 7.9.24

Program Option

Two Story Location A or B				
Building Construction Items	Total Building SF	Cost /SF	Total	
Building - Two Story	13,159	\$426	\$	5,600,968
Site - Site Demo, Utilities, Parking, Sidewalks			\$	582,728
Potential Escalation for 2024		6%	\$	371,022
Total Construction Cost	13,159	\$498.12	\$	6,554,718
Master Budget Items	QTY	%	Total	
Design Fees (Based on Construction Cost)		8.5%	\$	557,151
Testing/Inspection Fees	1	LS	\$	40,000
Furnishings & Equipment	1	LS	\$	75,000
Existing Parish Center Abatement & Demo	1	LS		Excluded
Playground Surfacing & Equipment - Improvements	1	LS	\$	50,000
Low Voltage and IT	1	LS	\$	15,000
Utility Upgrades and Fees (Power, Water, Gas, Sewer)	1	LS	\$	150,000
Sewer Development Fees	1	LS	\$	50,000
Storm Water Detention Allowance (If Required by the City)	1	LS	\$	150,000
Owner Contingency (Based on Construction Cost)		3%	\$	196,642
Total Master Budget Cost			\$	1,283,793
Total Project Cost			\$	7,838,511

Single Story Location A or B				
Building Construction Items	Total Building SF	Cost /SF	Total	
Building - Single Story	9,082	\$383	\$	3,482,161
Site - Site Demo, Utilities, Parking, Sidewalks			\$	572,339
Potential Escalation for 2024		6%	\$	243,270
Total Construction Cost	9,082	\$473.22	\$	4,297,770
Master Budget Items	QTY	%	Total	
Design Fees (Based on Construction Cost)		8.5%	\$	365,310
Testing/Inspection Fees	1	LS	\$	40,000
Furnishings & Equipment	1	LS	\$	75,000
Existing Parish Center Abatement & Demo	1	LS		Excluded
Playground Surfacing & Equipment - Improvements	1	LS	\$	50,000
Low Voltage and IT	1	LS	\$	15,000
Utility Upgrades and Fees (Power, Water, Gas, Sewer)	1	LS	\$	150,000
Sewer Development Fees	1	LS	\$	50,000
Storm Water Detention Allowance (If Required by the City)	1	LS	\$	150,000
Owner Contingency (Based on Construction Cost)		3%	\$	128,933
Total Master Budget Cost			\$	1,024,244
Total Project Cost			\$	5,322,014

Single Story Location C				
Building Construction Items	Total Building SF	Cost /SF	Total	
Building - Single Story PEMB	5,125	\$399	\$	2,046,038
Remodel	4,000	\$250	\$	1,000,000
Site - Site Demo, Utilities, Parking, Sidewalks			\$	425,037
Sub-Total	9,125	\$380	\$	3,471,074
Potential Escalation for 2024-2025		6%	\$	182,762
Total Construction Cost		\$400.42	\$	3,653,836
Master Budget Items	QTY	%	Total	
Design Fees (Based on Construction Cost)		8.5%	\$	310,576
Testing/Inspection Fees	1	LS	\$	40,000
Existing Parish Center Abatement & Demo	1	LS		Excluded
Furnishings & Equipment	1	LS	\$	75,000
Playground Surfacing & Equipment - Improvements	1	LS	\$	50,000
Low Voltage and IT	1	LS	\$	15,000
Utility Upgrades and Fees (Power, Water, Gas, Sewer)	1	LS	\$	100,000
Sewer Development Fees	1	LS	\$	50,000
Storm Water Detention Allowance (If Required by the City)	1	LS	\$	150,000
Owner Contingency (Based on Construction Cost)		3%	\$	109,615
Total Master Budget Cost			\$	900,191
Total Project Cost			\$	4,554,028



ESTIMATE SUMMARY

MANHATTAN CATHOLIC SCHOOLS | MANHATTAN, KS
ESTIMATE OF PROBABLE COST | 7/10/2024

INCLUSIONS - All Options

- 1 Water, fire, gas, and sewer utilities tie in to existing on or near the site
- 3 Structure: Grade beams and spot footings, Structural Steel Framing
- 4 Exterior Facade: Brick veneer, exterior storefront at entries and window locations to closely mimic current campus
- 5 Interiors: Interior metal stud partitions, casework, drywall, paint, carpet tile & LVT flooring, ACT ceilings, zoned HVAC, and standard electrical
- 6 Fire suppression included
- 7 Parking and drop-off area assumed at approx. 7,000 SF
- 8 Allowance if required - Detention system, rain leaders, or any stormwater structures/reinforced concrete pipe
- 9 Elevator and stairs are included for two story options only

EXCLUSIONS

- 1 Storm shelter provisions
- 2 Demo of existing parish center building
- 3 4,105 SF of parking between the old house and school building noted as future
- 4 Offsite improvements to utilities, street, sidewalks, etc.
- 5 Sales tax