

Seven Dolors Open House Early Learning Center



AGENDA

- Overview/Introduction
- Existing Conditions of Preschool
- Proposed Conceptual Plans
- Overall Budget of all Projects
- Timeline



LETTER FROM BISHOP VINCKE

- The Diocesan Art and Architecture Committee was presented with a plan with an estimated cost of \$14.5 million. The committee recommended the following next steps for the projects:
 - Conduct a Financial Feasibility Study
 - Build Consensus and Communication with Parish Committees and Councils
 - Collaborate with Manhattan Pastors Regarding Adoration Chapel Move
 - Conduct Financial Feasibility of an Early Learning Center and Consult with Experts
- Findings will be reported back to the diocese before moving forward with any construction



CATHOLIC DIOCESE
of SALINA

OFFICE OF THE BISHOP

September 22, 2025

Fr. Leo Blasi
731 Pierre Street
Manhattan, KS 66502

Dear Fr. Leo,

Thank you for meeting with the Art & Architecture Commission (the "Commission") on September 3, 2025, to review the parish's proposal for a new parish center.

The parish presented a plan, currently estimated at \$14,500,000, to construct the new center. The Commission was impressed with the proposal and appreciates the thoughtful preparation that has gone into the planning thus far.

The Commission recommends the following next steps:

- Conduct a feasibility study before further engagement with architects or contractors.
- Work with the Parish and Finance Councils, as well as the Building Committee and its chairs, to build consensus on the direction of the project. In addition, develop a plan to communicate project updates more openly and regularly with parishioners.
- Collaborate with the other pastors in Manhattan to develop a coordinated plan for the city-wide adoration chapel. This should be completed before launching any campaign related to the chapel.
- Study the financial feasibility of establishing an Early Learning Center. Consult with the county government to determine how the center would be classified for purposes of collecting income from provided services.

The Commission recommends implementing these actions before moving forward with the project. Once you have done so, please inform the Commission of your findings and conclusions based on their recommendations.

I concur with the Commission's assessment. Once these recommendations are completed, report your findings back to the Commission. If you have any questions, please contact Jeff Easter at jeff.easter@salinadiocese.org for assistance.

Thank you for your hard work and stewardship of the parish throughout this project.
In Christ's service,

Most Reverend Gerald L. Vincke
Bishop of Salina

CC: Jeff Easter, Facilities Director

THE WHY AND THEN HOW



CATHOLIC DIOCESE
of SALINA
KSDE LICENSE



ST. ISIDORE'S
CATHOLIC STUDENT CENTER

ST. THOMAS MORE
Catholic Church · Manhattan · KS

.....
KDHE LICENSE



PRESCHOOL
PROGRAM

ADMINISTRATOR



PRESCHOOL PROGRAM



CATHOLIC DIOCESE
of SALINA

KSDE LICENSE



ST. ISIDORE'S
CATHOLIC STUDENT CENTER

ST. THOMAS MORE

Catholic Church · Manhattan · KS

.....
KDHE LICENSE

ADMINISTRATOR



PRESCHOOL
PROGRAM



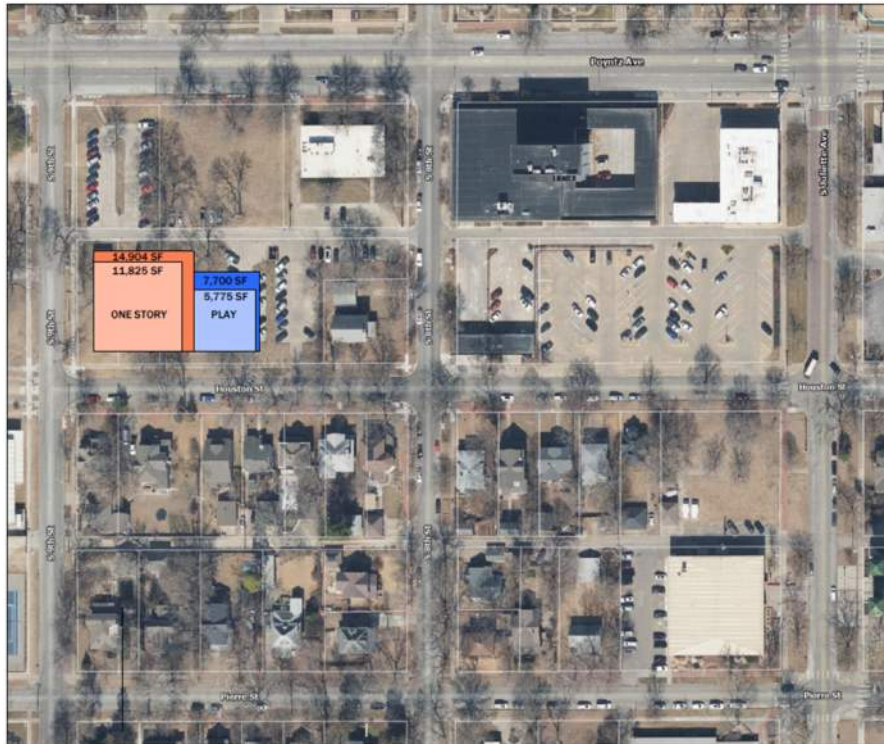
EXISTING PRESCHOOL



EXISTING PRESCHOOL



HOUSTON STREET LOCATION



ONE STORY OPTION

PARKING REQUIREMENTS
 KDHE MINIMUM - 24
 QUALITY RECOMMENDATION - 30

- LEGEND**
- KDHE MINIMUM BUILDING SF
 - QUALITY RECOMMENDATION BUILDING SF
 - KDHE MINIMUM PLAY AREA SF
 - QUALITY RECOMMENDED PLAY AREA SF

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



TWO STORY OPTION

PARKING REQUIREMENTS
 MINIMUM - 28
 QUALITY - 37

- LEGEND**
- KDHE MINIMUM BUILDING SF
 - QUALITY RECOMMENDATION BUILDING SF
 - KDHE MINIMUM PLAY AREA SF
 - QUALITY RECOMMENDED PLAY AREA SF

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



ONE STORY OPTIONS



LOCATION A

LOCATION B

ONE STORY OPTIONS

- LEGEND**
■ BUILDING
■ PLAY AREA

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

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	0 to 16 / Max 32	1676		0 Milwork 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	2 Milwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	2	1 to 15	96	182	2 Children only / 2 sinks and 2 toilets
	Storage	2		64		2 Sleeping cots / art and activity supply storage
Toddler Unit A	Toddler Room 2-3 yo	2	1 to 7 / Max 14	776	1552	2 Milwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	2	1 to 15	96	182	2 sinks / 2 toilets / diapering
	Storage	2		64		2 Sleeping cots / art and activity supply storage
Toddler Unit B	Toddler Room 1-2 yo	1	1 to 5 / Max 10	776	776	1 Kept same size as 2-3 yo for versatility
	Child Restrooms	1	1 to 15	96	96	1 sinks / 2 toilets / diapering
	Storage	1		64		1 Sleeping cots / art and activity supply storage
Infant Unit	Infant	1	1 to 3 / Max 9	326	326	1 Milwork 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 Restrooms	1		64	64	Single ADA restroom
	Sex Child Pick Up	0		0	0	0 Not required for KIDC
	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				6896		

Grossing Factor 30% (Circulation / Walks):

2096.8

Total

8992.8

Outside Space*

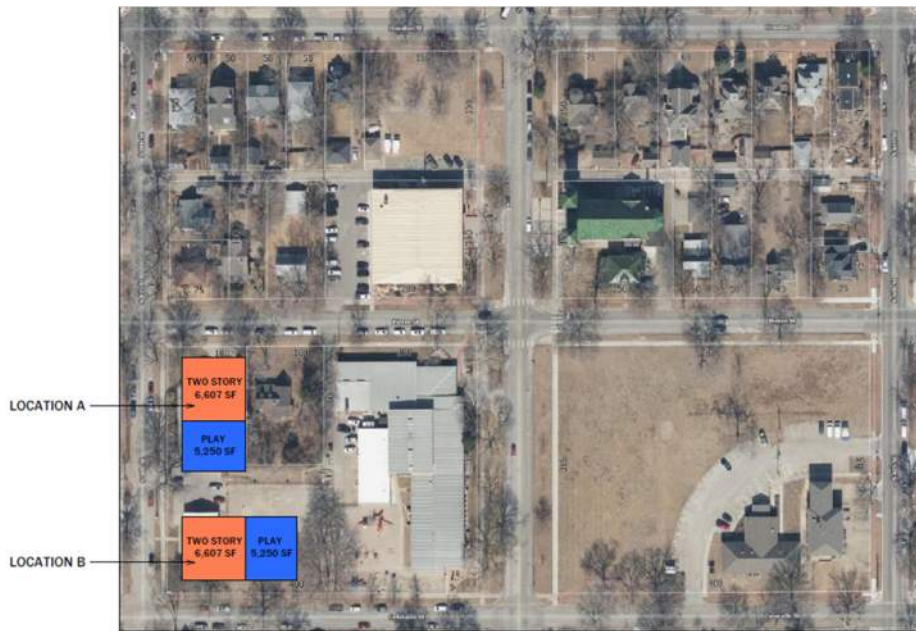
Licensed for 81 children

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



TWO STORY OPTIONS



TWO STORY OPTIONS

LEGEND
 BUILDING
 PLAY AREA

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

Manhattan Catholic School Early Child Development Center 4.25.24

Quality Recommendations / Two Story

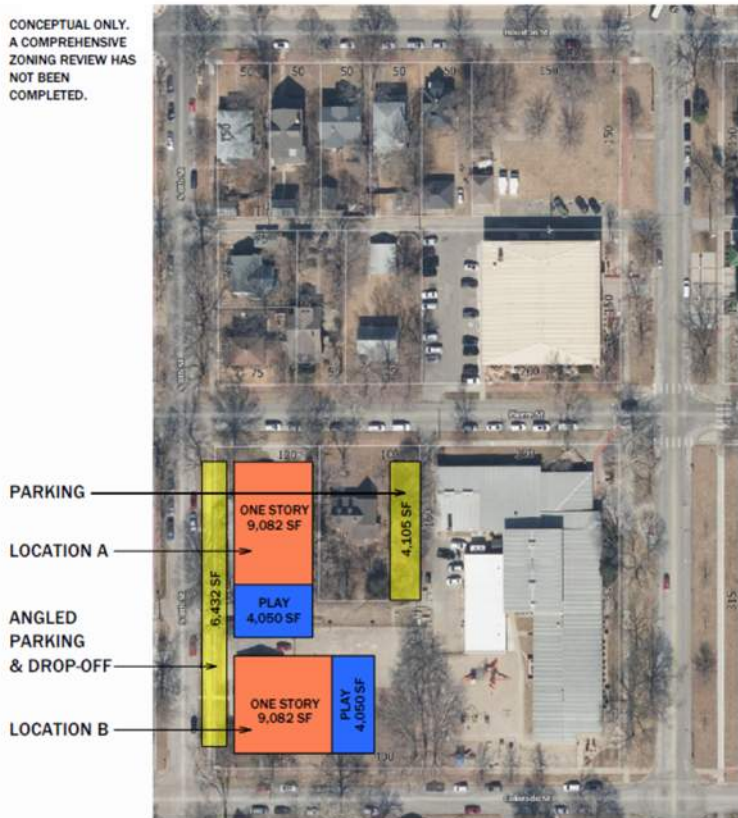
(No classrooms with children under age 2.5 years old can be on second floor)

Unit	Area	Quantity	Child Ratio (Staff to Child / Max Children per Room)	SqFt	Total Square Feet	Notes
Second Floor						
Infant Unit	School Age Rooms 5-11 yr	0	0:1 to 16 / Max 32	1876		0
Storage		0		64		0
Child Restrooms		0	1:16 to 15	294		0
Pre-School Unit	Pre-School Rooms 2.5-5 yr	0	0:1 to 12 / Max 24	1276		3820
Child Restrooms		0	1:12 to 23	96		480
Storage		1		64		64
Building Support Spaces	Adult Restrooms	1		64		64
Elevator		1		60		60
Stairs		2		272		544
Summit						104
First Floor						
Toddler Unit A	Toddler Rooms 2-3 yr	1	1:1 to 7 / Max 14	776		776
Child Restrooms		1	1:16 to 15	96		96
Storage		1		64		64
Toddler Unit B	Toddler Rooms 1-2 yr	1	1:1 to 5 / Max 10	776		776
Child Restrooms		1	1:16 to 15	96		96
Storage		1		64		64
Infant Unit	Infant	1	1:1 to 3 / Max 6	526		526
Infant - Crib Space		2	Max 6	263		263
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 room		1		200		200
Children's Chapel / Incentive Weather Activity		1				
Room		0		900		0
Support Spaces	Jan / Child Pick Up	0		64		0
Master's Room		1		64		64
Staff Restroom		1		64		64
Single Family Restroom		1		64		64
Laundry / Changing		1		100		100
Warming / Prep Kitchen		1		225		225
Mechanical		1		100		100
Elevator		1		60		60
Stairs		2		272		544
First Floor Subtotal						5082
Building Subtotal (1st)						10122
Grossing Factor (30%)						3036.6
Total Square Feet						13158.6

Outside Space* Licensed for 185 children 100 5250 Max 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

ONE STORY OPTIONS

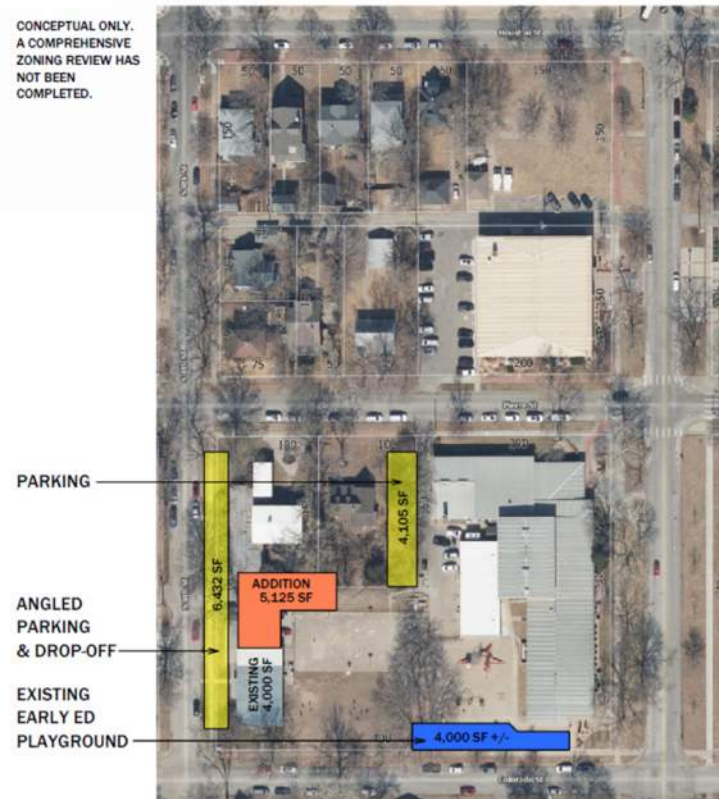
CONCEPTUAL ONLY.
A COMPREHENSIVE
ZONING REVIEW HAS
NOT BEEN
COMPLETED.



ONE STORY OPTIONS

- LEGEND**
- BUILDING
 - PLAY AREA
 - PARKING

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



OPTION C - SINGLE STORY

- LEGEND**
- BUILDING
 - PLAY AREA
 - PARKING



TWO STORY OPTIONS

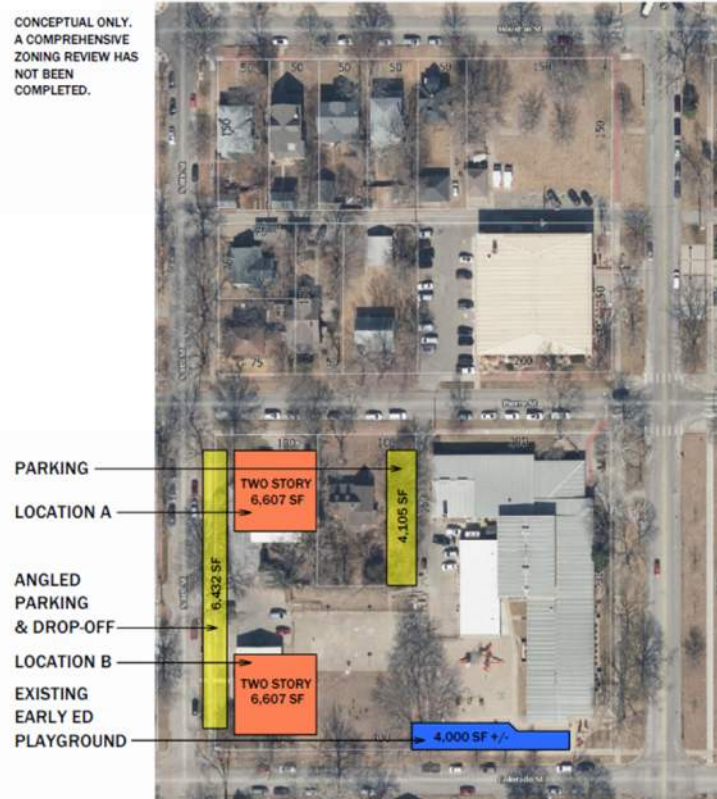
CONCEPTUAL ONLY.
A COMPREHENSIVE
ZONING REVIEW HAS
NOT BEEN
COMPLETED.



TWO STORY OPTIONS

- LEGEND**
- BUILDING
 - PLAY AREA
 - PARKING

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



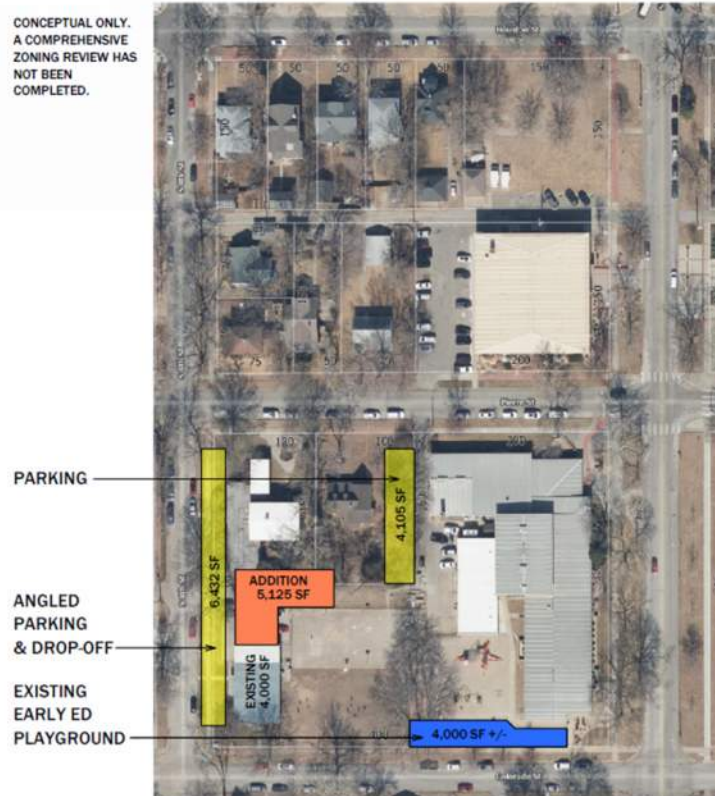
TWO STORY OPTIONS

- LEGEND**
- BUILDING
 - PLAY AREA
 - PARKING



OPTION C - SINGLE STORY

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



OPTION C - SINGLE STORY

- LEGEND
- BUILDING
 - PLAY AREA
 - PARKING



SINGLE STORY REQUIREMENTS VS. RECOMMENDATIONS

Manhattan Catholic School Early Child Development Center

2/13/2025

KDHE Requirements / Single Story

(35 sqft per child in classroom and does not account for furniture/storage/ or support spaces in that number)

Unit	Area	Quantity	Child Ratio (Staff to Room)	SqFt	Total Square Feet	Notes
Pre-School Unit	Pre-School Room 2.5-5 yo	1	1 to 12 / Max 24	916	4580	Mitwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	2	1 to 15	96	480	Children only / 2 sinks and 2 toilets
	Storage	2	1 to 15	64	190	Sleeping cots / art and activity supply storage
Toddler Unit A	Toddler Room 2-3 yr	1	1 to 7 / Max 14	568	0	Mitwork with adult and child sinks / furniture cubbies (76 sqft added)
	Child Restrooms	0	1 to 15	96	0	2 sinks / 2 toilets / diapering
	Storage	0	1 to 15	64	0	Sleeping cots / art and activity supply storage
Toddler Unit B	Toddler Room 1-2 yr	1	1 to 5 / Max 10	666	0	Kept same size as 2-3 yr for versatility
	Child Restrooms	0	1 to 15	96	0	2 sinks / 2 toilets / diapering
	Storage	0	1 to 15	64	0	Sleeping cots / art and activity supply storage
Infant Unit	Infant	0	1 to 3 / Max 6	293	0	Mitwork with adult sink and small fridge / furniture cubbies / diapering (76 sqft added)
	Infant - Crib Space	0	Max 9	293	0	3 feet between each crib + cribs
Building Spaces	Secured Entry	1		50	50	
	Lobby	1		150	150	
	Director Office	1		150	150	
	Second Office	0		100	0	
	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	1		64	64	Not required for KDHE
	Mother's Room	0		100	0	Includes sink, layout space for equipment, chair for mom, changing table for child
	Single Family Restroom	0		64	0	
	Laundry / Cleaning	0		120	0	
Warming / Prep Kitchen	0		225	0		
Mechanical	1		100	100		
Subtotal					6134	
Grossing Factor 30% (Circulation / Walls):					1840.2	
Total					7974.2	

Outside Space* Licensed for 120 children

60 x 75 = 4500

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

2/13/2025

Quality Recommendations / Single Story

Area	Quantity	Child Ratio (Staff to Child / Max Children per Room)	SqFt	Total Square Feet	Notes	
Pre-School Room 2.5-5 yo	1	1 to 12 / Max 24	1276	6380	Mitwork with adult and child sinks / furniture cubbies (76 sqft added)	
Child Restrooms	1	1 to 15	96	480	Children only / 2 sinks and 2 toilets	
Storage	2	1 to 15	64	190	Sleeping cots / art and activity supply storage	
Toddler Room 2-3 yr	0	1 to 7 / Max 14	776	0	Mitwork with adult and child sinks / furniture cubbies (76 sqft added)	
Child Restrooms	0	1 to 15	96	0	2 sinks / 2 toilets / diapering	
Storage	0	1 to 15	64	0	Sleeping cots / art and activity supply storage	
Toddler Room 1-2 yr	0	1 to 5 / Max 10	776	0	Kept same size as 2-3 yr for versatility	
Child Restrooms	0	1 to 15	96	0	2 sinks / 2 toilets / diapering	
Storage	0	1 to 15	64	0	Sleeping cots / art and activity supply storage	
Infant	0	1 to 3 / Max 6	526	0	Mitwork with adult sink and small fridge / furniture cubbies / diapering (76 sqft added)	
Infant - Crib Space	0	Max 9	293	0	3 feet between each crib + cribs	
Secured Entry	1		50	50		
Lobby	1		150	150		
Director Office	1		150	150		
Second Office	0		100	0		
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	1		64	64	Not required for KDHE	
Mother's Room	0		64	0	Includes sink, layout space for equipment, chair for mom, changing table for child	
Single Family Restroom	0		64	0		
Laundry / Cleaning	0		120	0		
Warming / Prep Kitchen	0		225	0		
Janitor/Mechanical/Electrical	1		100	100	in basement	
Subtotal					7966	
Grossing Factor 30% (Circulation / Walls):					2396.4	
Total					10362.4	

Outside Space* Licensed for 120 children

60 x 75 = 4500

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






EARLY LEARNING CONCEPTUAL SITE PLAN



EARLY LEARNING CENTER CONCEPTUAL SITE PLAN



LEGEND

-  RELOCATED HOUSE
-  NEW BUILDING
-  PLAYGROUND



EARLY CHILD DEVELOPMENT CENTER PROGRAM

Seven Dolors Early Child Development Center Program of Spaces

7/10/2025

Unit	Area	Quantity	Child Ratio (Staff to Child / Max Children per Room)	SqFt	Total Square Feet	Notes
Pre-School Unit	Pre-School Room 2.5-5 yo	5	1 to 12 / Max 24	750	3750	Millwork with adult and child sinks / cubbies
	Child Restrooms	5	1 to 15	96	480	Children only / 2 sinks and 2 toilets (child size)
	Storage	5		80	400	Shared by 2 classrooms, teacher workstation, storm shelter, perimeter shelving
	Mechanical closet	5		20	100	
White House	Secured Entry	1		50	50	
	Lobby	1		150	150	
	Director Office	1		150	150	
	Conference Room	1		144	144	Possible future office?
	Sick Child Pick Up	1		0	0	Can use conference room
	Public Restroom	1		64	64	Single ADA restroom
	Laundry	0		0	0	In basement
Building Support Spaces	Janitor/Mechanical/Electrical/IT	1		120	120	
	Teacher Break Room	1		200	200	
	Staff Restroom	1		64	64	Single ADA restroom
Subtotal					5408	
Grossing Factor 35% (Circulation / Walls):					1892.8	
Total					7300.8	
Existing first floor of white house					718	
Total new construction					6582.8	
Outside Space*			Licensed for 120 children (24 max per room x 5)	60 x 60 = 3600 sf	Min 60 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	



MATTERPORT - THE WHITE HOUSE



CURRENT EARLY LEARNING SITE PLAN



 **1 CONCEPTUAL SITE PLAN**
1 of 2



FLOOR PLAN



BUDGET

OVERALL PROJECT FINANCING

- Parish Center – 59% of tOTAL
 - ELC – 33% OF TOTAL
 - ELEVATOR – 8% OF TOTAL

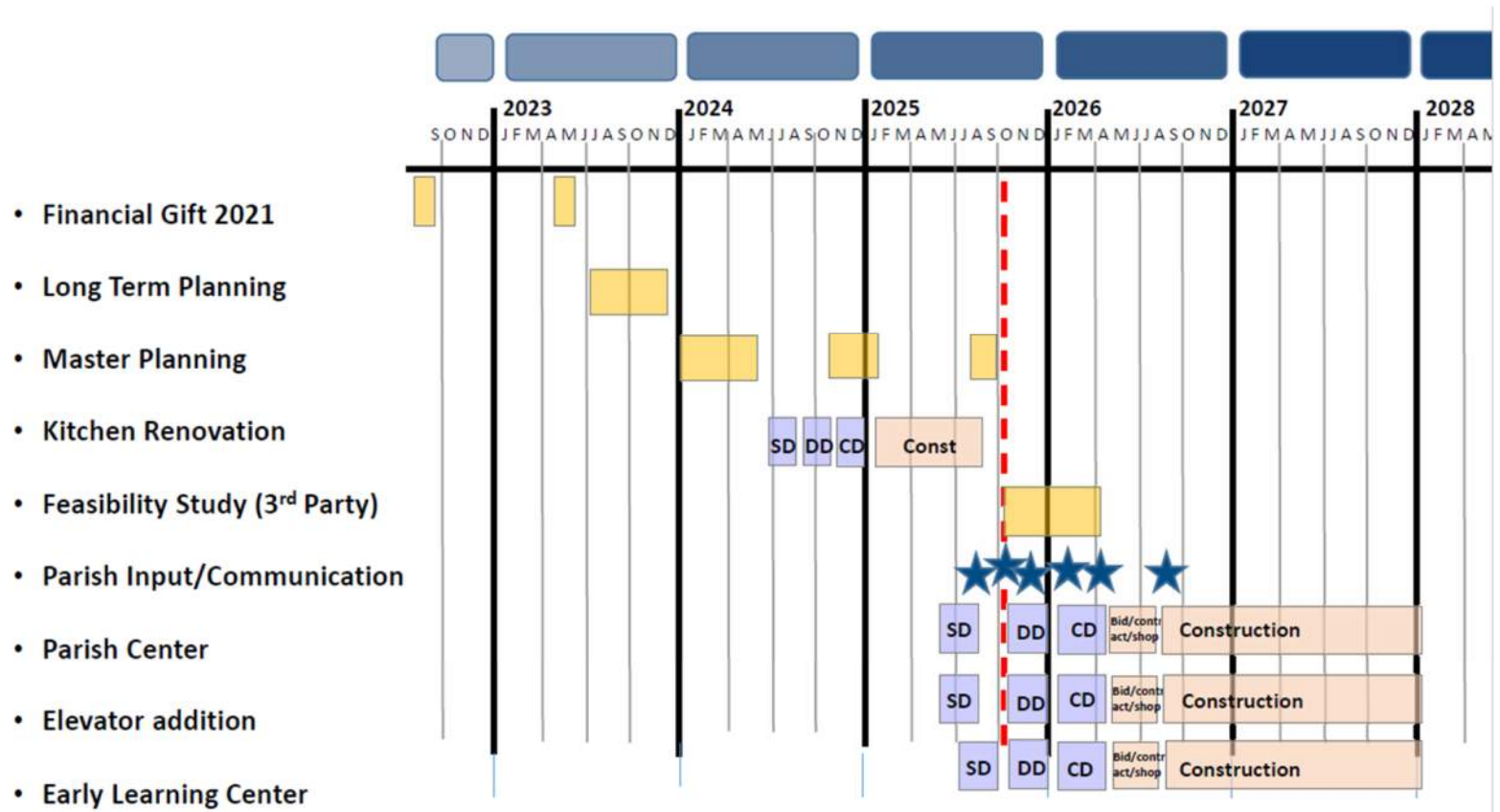
TARGET AMOUNT FOR MAINTENANCE – 15% OF TOTAL COSTS

CURRENT FUNDS AVAILABLE* = 97% OF ESTIMATED COSTS

*ALL EXISTING FUNDS ALLOCATED FOR CURRENT/PLANNED CONSTRUCTION
PROJECTS

REMAINING FUNDS AVAILABLE - 82% OF ESTIMATED COSTS

SCHEDULE



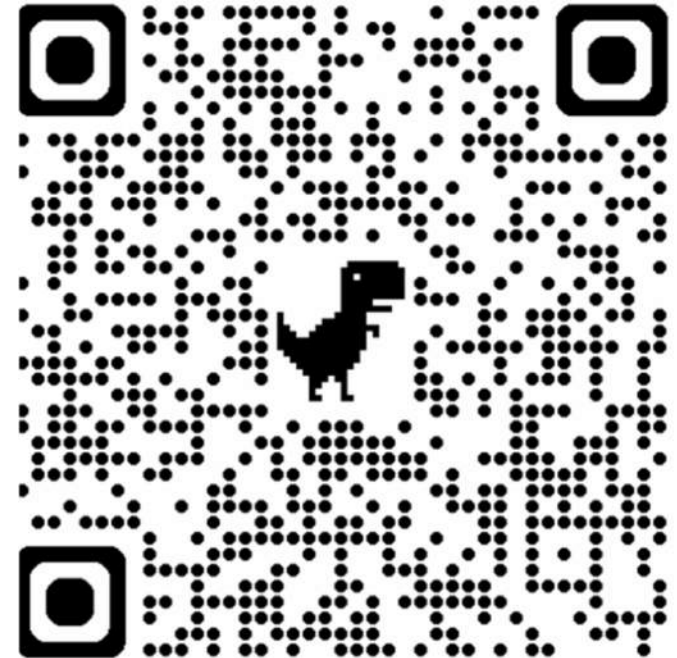
Team ■ Owner ■ Architect / Engineers ■ Contractor



QUESTION/COMMENTS/CONCERNS

Contact Building Committee Members

- Fr. Leo (Ex Officio)
- Brayson Benne, PE (Chair)
- Craig Ronnebaum (Secretary)
- Dale Anderson (Historian)
- Oscar Bonilla (Hispanic Community Liaison)
- Diane Noll (Finance Council Liaison)
- Maria McAnerney (Parish Staff Liaison)
- Ray Buyle, DBIA (At-large, Construction Science)
- Lisa Johnson, AIA (At-large, Architect)
- John Strawbrich (Young Families/New Parishioners Liaison)
- Ulises Martinez (Ex-Officio Maintenance)



**PARISH COUNCIL MEETINGS HELD
3RD MONDAY
OF EACH MONTH AT 7 PM**

PLEASE CONTACT PARISH OFFICE IF YOU PLAN TO ATTEND