

Cherryvale, Sterling and Udall Receive KAN STEP Awards to Rehabilitate Community Buildings



The existing community center in Udall will be renovated, thanks to a \$300,000 KAN STEP grant. It is an L-shaped building measuring 61 feet x 108 feet.

The KAN STEP Program – the self-help program that constructs water systems, community facilities and fire stations – is still going strong. There have been more than seventy projects funded by the Kansas Department of Commerce since 2000 for the KAN STEP program. Recently announced awards include projects at Cherryvale, Sterling and Udall. Those projects involve rehabilitation of existing buildings. Rehabilitation projects often present numerous challenges.

There are always some unknowns that occur when undertaking a rehabilitation of an existing building. In a KAN STEP project completed in 2003 in Whiting in northeast Kansas, the entire south wall of the old school needed to be replaced because moisture had entered the masonry wall through the window jamb. The problem was not discovered until workers were preparing to pour new floors inside the building. The window had been removed; I discovered the wall would move by simply pushing on it; the brick and mortar were crumbling.

A total of six building rehabilitation projects have been awarded through the KAN STEP program.

A total of six building rehabilitation projects have been awarded through the KAN STEP program. Three of such projects have been completed. Those completed are the Melvern Community Center, the Morris County Community Center at Delevan, and the Whiting Community Center. Project volunteers in each community are all justifiably proud of their work as they saved an existing building and ensured that each facility will provide good service to citizens for decades to come.

Recent awards

The city of Udall has been awarded a \$300,000 KAN STEP grant to improve the city's existing community building. Volunteers will contribute approximately \$203,000 in donated services to the project. Udall is located in Cowley County in extreme south-central Kansas.

Udall's present one story, L-shaped building measures 61 feet x 108 feet; it was reconstructed following the 1955 tornado that completely destroyed the city.

Exterior walls are 8-inch concrete block; painted concrete block is generally the interior surface. Interior space includes a foyer, a clubroom, a main hall with stage, a kitchen and restrooms. There is a utility room and also two storage spaces. The building has been well maintained. This KAN STEP project will improve the

building, mainly with the focus on energy efficiency and accessibility.

Structurally, the building appears to be sound except the concrete floor slab in the main hall. The KAN STEP project will also fund testing services by a soils engineer to verify the conditions under this area prior to finalizing plans for the improvements. Drainage problems will also be corrected prior to replacement of the slab floor.

The windows will be replaced with insulated units. New insulated metal doors will be installed. The concrete block walls will be lined with new wood framed walls on the interior. The present ceiling tile will be replaced with acoustical tile. Other improvements will include the installation of energy efficient lighting, all new plumbing and new vinyl flooring. New guttering will be installed and a new fireproof stage curtain will be hung.

The architect is Dan Hall, AIA, with BG Consultants, Inc., Manhattan, KS. The Kansas Rural Water Association will provide inspection services and technical assistance, with grant administration by Ranson Financial Consultants, LLC, Wichita.

Old armory at Cherryvale to get new life

The armory at Cherryvale was one of the projects decommissioned by the State of Kansas in late 2010. The city was enthusiastic to acquire the building and to remodel it into a modern, multi-purpose community center. The Cherryvale Armory Rehabilitation Project will receive a \$296,622 KAN STEP grant from the Kansas Department of Commerce to remodel and update the 1950's facility. Volunteers will contribute approximately \$201,000 in donated services. Cherryvale has a population of approximately 2,350; it is located in extreme southeast Kansas.

The rehabilitation project will include updating site concrete,



The Cherryvale Armory, constructed in 1950, and recently decommissioned by the State of Kansas, will be rehabilitated into a new community center for the city of Cherryvale.

replacing exterior windows and doors, furring of exterior masonry walls with insulation, and creating a plywood and dry-walled exercise room. The hall and vestibule walls will also be dry-walled. The kitchen will be reconfigured; restrooms will be modified as will the janitor's closet. The former locker room will become the new activity/meeting room. Two offices and a classroom will also be created. New plumbing, HVAC, gas and electrical upgrades will also be a part of the volunteer labor rehabilitation project. Kyle Trendel, AAIA, with Devore and Associates, Ottawa, is the project architect.

Sterling modernizes Studio 96

The Kansas Department of Commerce is providing a \$297,970 KAN STEP grant to the City of Sterling to rehabilitate Studio 96, an existing brick and stucco building in downtown Sterling. It will become a like-new community center. Local volunteers will contribute \$266,177 in labor and equipment toward the project. Sterling is a community of 2,600 persons and is located in Rice County in central Kansas.

Studio 96 was originally constructed in 1887. Encompassing 5,720 sq. feet, the project will include the following



Studio 96, an existing brick building in downtown Sterling, KS, is being remodeled into a like-new community center, thanks to a \$297,970 KAN STEP grant.

work aspects: new electrical, plumbing, heating, and air condition; a total refurbishing of the interior by installing new sheet rock, drop ceiling, and painting throughout the interior. Additional work will include installation of a kitchen and ADA-accessible bathrooms. The project requires the framing of new perimeter bearing walls and interior divide walls, plumbing, electrical and duct work installation, installing insulation for improved energy efficiency, new drywall on all interior walls, new suspended ceiling, restroom fixtures/vanities, hanging of new interior doors, installation of cabinets in the community kitchen, etc.

Workers had removed the existing concrete floor, dug in spread footings where supports were needed, and repoured the entire floor prior to the award of the KAN STEP grant.

The KAN STEP program has demonstrated that local volunteers can, with time on their side, do a great job and accomplish the various improvement projects

The project architect is Dan Hall with BG Consultants, Manhattan. Grant administration will be provided by Clelia McCrory, the city's CDBG Grant Administrator. The Kansas Rural Water Association will provide inspection services and technical assistance to the volunteers on this and other projects.

There are many challenges to a commercial project of any kind. The

KAN STEP program has demonstrated that local volunteers can, with time on their side, do a great job and accomplish the various improvement projects. KRWA is pleased to be a partner with local communities and the Kansas Department of Commerce on this program. Check the KRWA Web site at www.krwa.net and then under "Technical Assistance" and then "KAN STEP" to read about the seventy-plus projects; hundreds of photos of the ongoing and completed projects are also on the Web site.

Shane Holthaus has been a KAN STEP Tech for KRWA since November 2002. He previously worked for thirteen years for a professional contractor.



Second RWD Manager Achieves Certification in Utility Management

Scott Schultz, Administrator of Rural Water District No. 4, Douglas County, has achieved certification in Utility Management through Water University. Water University is a program available through the auspices of the National Rural Water Association, which provides training and technical assistance through its affiliates such as the Kansas Rural Water Association (KRWA). The KRWA facilitates the certification program in Kansas. Schultz is the second Kansas RWD manager who has attained this certification.

Schultz has been manager of RWD 4 since 2000. The district serves more than 1,100 customers in Douglas and Johnson counties. Schultz previously worked as a corporate tax manager for fifteen years prior to beginning work for RWD 4 for companies including Hostess Brands, Sprint/Nextel and Ernst & Young. He earned his bachelor's and master's degrees from

the University of Texas at Arlington. Schultz is a Certified Public Accountant, licensed in Kansas and is also President and owner of ComfortCare Homes in Baldwin City, provider of residential care for the memory-impaired. He has also served as adjunct faculty for Baker University and Emporia State University.

Schultz presently holds Class IV certification as a water treatment operator with the State of Kansas. He has maintained his certification by continuing to meet the training requirements established by the state. He is also a member of the American Water Works Association.

"This certification is recognition that Scott has demonstrated a thorough understanding of the water industry, attained through years of experience and hours of training," said Jim Jackson, Training Coordinator with the Kansas Rural Water Association. "Today, the water and wastewater industry is more

demanding than ever before. Economics, increased complexity in regulatory requirements and expectations of society are impacting the service provided by public water systems. As the industry changes, there is a strong need to recognize the individuals who provide leadership to the industry and create a standard for the future," Jackson said.

The Water University certification program is designed to recognize the professional educational achievements of individuals and to market their achievements and skills of today's water professionals. Water University certification requires a high level of training and completion of a specialized test. The specialized test requires the applicant to demonstrate the ability and understanding of all aspects of utility management including managerial, financial and technical capacities. Schultz is the second person in Kansas to achieve this certification level.

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