

KAN STEP Remodeling

Two 1950's-era Buildings: Cherryvale and Udall



The existing one story L-shaped building measures 108 feet x 61 feet. The building was reconstructed following the 1955 tornado that completely destroyed the city. The building is being renovated through the KAN STEP program funded by the Kansas Department of Commerce.

As readers likely know, the Kansas Rural Water Association provides inspection services and technical assistance to the KAN STEP program. KAN STEP is the self-help program that is funded through the Kansas Department of Commerce to construct community facilities using local volunteer labor services.

As of June 15, there were eight projects in various stages of construction. Three of these projects will be completed by July 1. The fire stations in Caney, Mankato and Sawyer had final inspections in late May. Two new water system projects will begin later this year. Montgomery RWD 12 will be adding approximately two miles of new pipeline and Morrowville, located in Washington County, will be doing a major replacement of their water system.

This brings me to the two projects featured in this article. Both the city of Cherryvale and the city of Udall are steadily moving forward. Both are doing remodeling projects on existing buildings. Both projects have their challenges as most remodel projects do.

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Cherryvale remodeling former armory

Cherryvale is remodeling a former National Guard armory to be a new community center. The armory was 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. As a result of their commitment to the project, 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, 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.

Cherryvale had its first workday on February 28, 2012 with demolition being the first order. Interior doors and frames were removed. Ceramic windowsills were removed to allow installation of new windows. All of the existing suspended ceilings were removed to make room for new HVAC and electrical wiring.

Block walls were removed for a new kitchen and brick walls and floors along with cast-iron sewer lines were removed to re-plumb the restrooms with schedule 40 PVC. Currently the exterior walls are being insulated and sheet rocked which will lessen the city's heating and cooling cost for the facility.

Udall updating existing community building

The city of Udall has been awarded a KAN STEP grant to improve an existing community building. The existing one story, L-shaped building measures 61 feet by 108 feet. The building 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 spaces include a foyer, clubroom, a main hall with stage, kitchen and restrooms. Other spaces include a utility room and two storage spaces. The building has been well maintained. This KAN STEP project will improve energy efficiency and accessibility.

Structurally the building appears to be sound except the concrete floor slab at the main hall. The KAN STEP project has funded testing services by a soils engineer to verify the existing conditions and it was determined that the floor is to be removed and the soils remedied. Drainage problems will also be corrected prior to replacement of the slab floor by installing perforated drain lines along with a sump pit for water collection. A concrete flume/pad will be poured to the north of the building to drain both the neighboring building and the community building's storm water out of the boxed-in alley.

Additional work items will include the following: replace 1956 windows with insulated units; replace exterior doors with insulated metal units; insulate exterior concrete block walls with new wood framed walls at the interior face; replace ceiling tile with acoustical type; install new energy efficient



Volunteer Ron Davis removes a wooden door jamb in the old Cherryvale Armory. The project involves the relocation of several doors to help with the flow of traffic in the new center. To see more photos of Cherryvale and other KAN STEP projects, go to www.krwa.net and then under "Technical Assistance".

lighting; reconfigure two existing restrooms to provide two ADA accessible restrooms with new fixtures; replace plumbing lines at the entire building; install new vinyl floor covering in the entire building; install new guttering and install a new fireproof stage curtain.

The KAN STEP grant amount is \$300,000; the local volunteers will donate \$203,503 in labor and other services.

As of June 1, the floor has been removed and one fourth of the soil has been removed. The sewer and water lines have been replaced and the floor's sub-grade is being prepared. Soon after the floors are poured the interior walls can be built and the project will begin to take shape.

Congratulations to the local leaders and volunteers in both communities for pitching in and helping sustain their communities.

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



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