

# Thornburg Community Center

## Master Plan

545 Hamilton Road

Pittsburgh, PA 15205

03 May 2021



THE DESIGN ALLIANCE  
ARCHITECTS

# Table of Contents

## Project Overview:

- Introduction
- Why a Master Plan?
- Project Roadmap
- Overall Site Plan
- Existing Building Plans

## Process and Findings:

- Data Gathering
- Recommendations and Concepts

## Master Plan:

- Phasing Summary
- Phases 1-7
- Potential Timeline
- Phasing Matrix

## Appendix

# Project Overview

Introduction

Why a Master Plan

Project Roadmap

Overall Site Plan

Existing Building Plans



# Introduction

In the Spring of 2020 Thornburg Borough Council engaged The Design Alliance Architects (TDA) to prepare a Master Plan for the Thornburg Community Center adjacent Park/Playground. TDA worked closely with Borough Council, their Steering Committee and a selected Building and Playground Committee and would like to thank them for their help throughout the process:

## Council Members

- Vincent Coppola
- Mary Ditmore
- Sigo Falk
- Zane Long
- Tom Mackin
- Mark Perrott
- Tony Szmul

## Building Committee

- Joan Britten
- Vince Coppola
- Ann Dimond
- Sigo Falk
- Tom Mackin
- Tony Szmul

## Park/Playground Committee

- Mary Ditmore
- Colleen Kamnikar
- Zane Long
- Tom Mackin
- Sarah Mahone
- Mark Parrot

## Steering Committee

- Sigo Falk
- Tom Mackin
- Sam Runyan



## What is the purpose of a Master Plan & why is it important?

While the plan has little direct authority, it is an expression of Hudson's intention for the future and provides guidance to accomplish that vision.

The benefits for having a plan include:

1. **Consistency in decision making:** The plan gives decision makers a steady point of reference for taking action.
2. **Ability to make informed decisions:** The plan provides facts on existing conditions and trends, enabling decision makers to better understand the impact of their decisions.
3. **Achieve predictability:** The plan describes where and what type of development the community desires. This information allows for the zoning, purchase and use of land consistent with community goals.
4. **Wise use of resources:** The plan includes information from different departments and sources. This information can be used in deciding and prioritizing which projects to undertake (such as promoting brownfield redevelopments, buying land for parks, or applying for grants for affordable housing, etc.) It also can be used to direct the location of utility extensions and road improvements.
5. **Preserving community character:** The plan describes the Town's vision for the future and establishes its existing and intended growth. It permits the community to identify what is important and how it should be protected.
6. **Produce positive economic development:** Planning for a community helps existing residences and businesses better predict the future development of an area. This prediction creates a comfort zone of knowing what to expect on neighboring properties. It also encourages new businesses and residential developments because they also know what to expect. In addition, the planning process allows a community to consider workforce, education and local infrastructure capacity, among other factors, so that appropriate economic development strategies can be developed.

## Why a Master Plan?

Master Plans are important to Communities and Projects because they align key stake holders around a common, agreed upon Vision. Supporting this Vision through informed decisions and efficient use of resources can prove an asset to a Community and help preserve desired characteristics. A Master Plan breaks projects into steps that can be addressed in an appropriate amount of time and also demonstrates to the Community a commitment to the future.

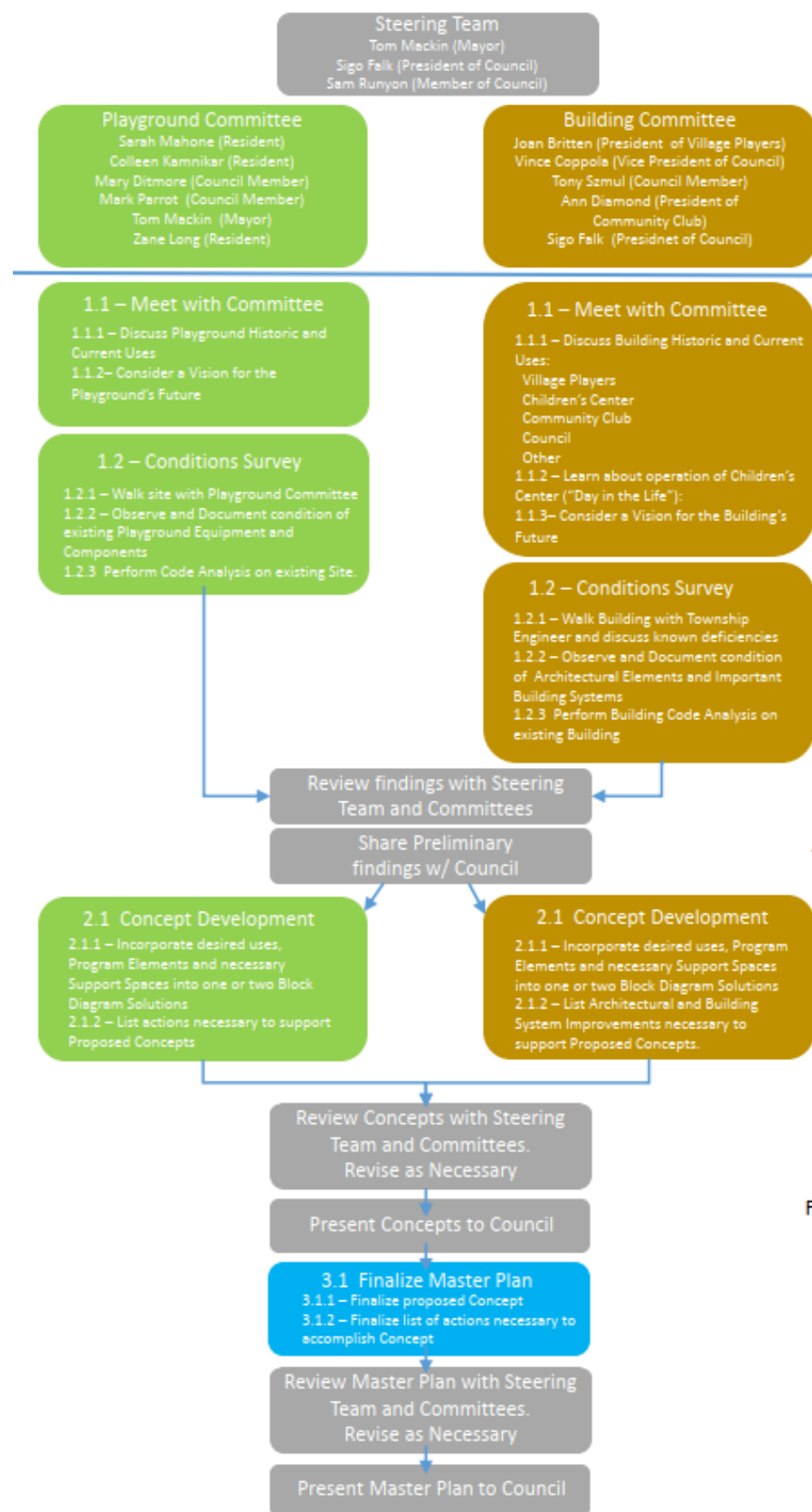
At left is an example of "why a Master Plan" is important from the community of Hudson, Massachusetts.

# Project Roadmap

The Design Alliance broke the Master Plan process into three phases:

1. Data Gathering – Survey the building and park and document existing conditions. Meet with Borough Council, Steering Committee and the Building and Park/Playground Committees to understand how the Community Center has been used in the past, how it is currently used and what the desired uses would be in the future (Shared Vision).
2. Concept Development – With an understanding of the desired uses and the physical parameters of the project, develop multiple Concepts to support the Shared Vision. Review with Council and Committees.
3. Finalize Master Plan – Use feedback from reviews to finalize a Design Concept. Draft a Master Plan for use by Council that outlines both the Shared Vision for the Community Center and also the steps necessary to achieve it as illustrated in the final Design Concept.

The diagram at left was developed to illustrate this process.



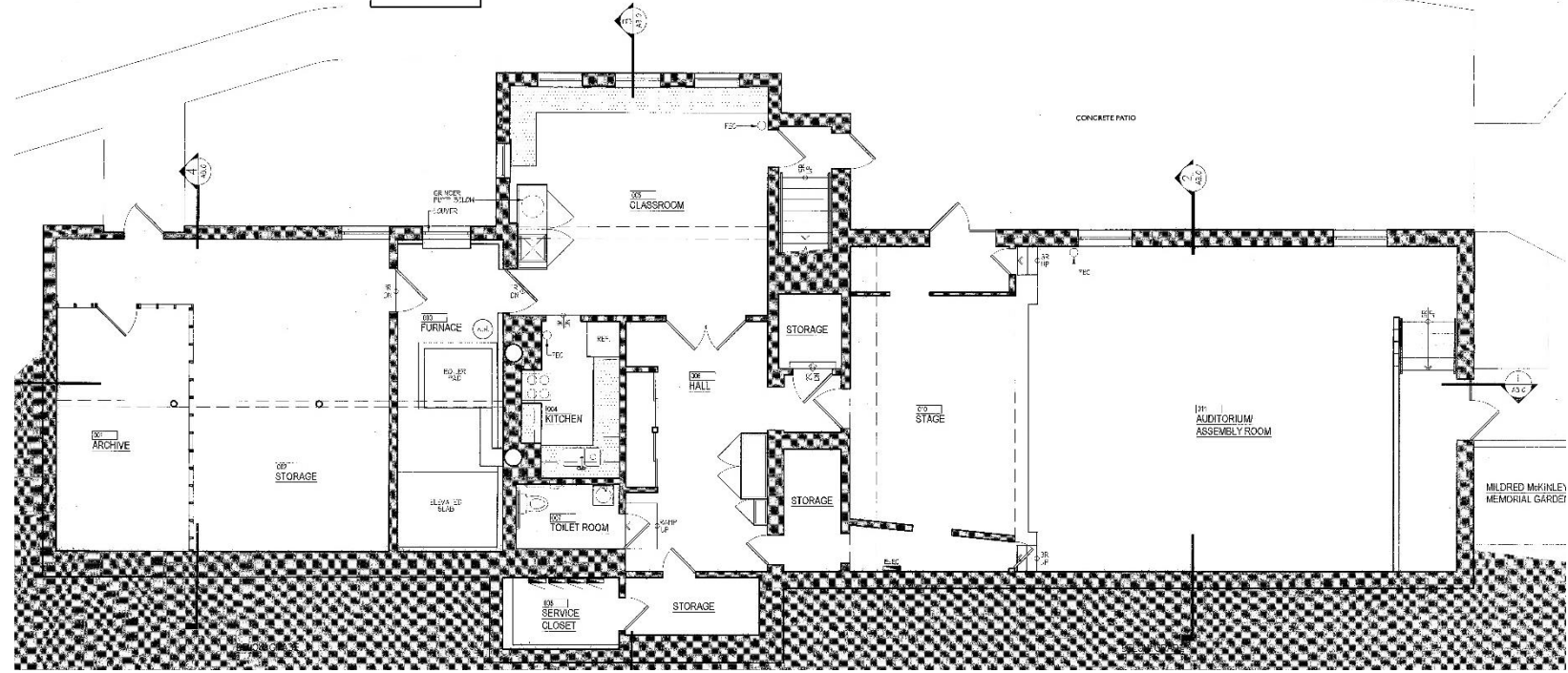
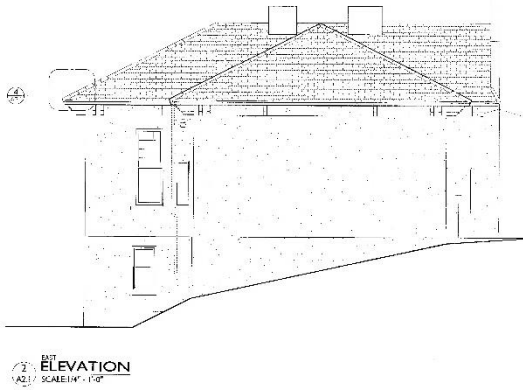
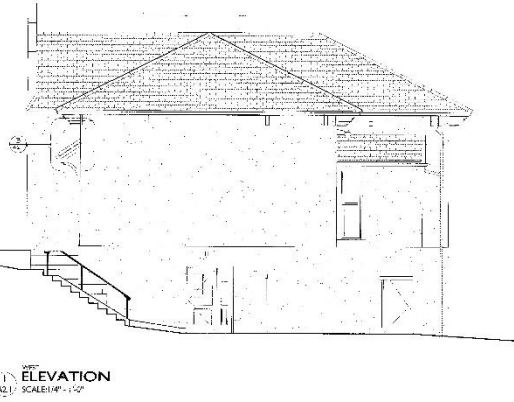
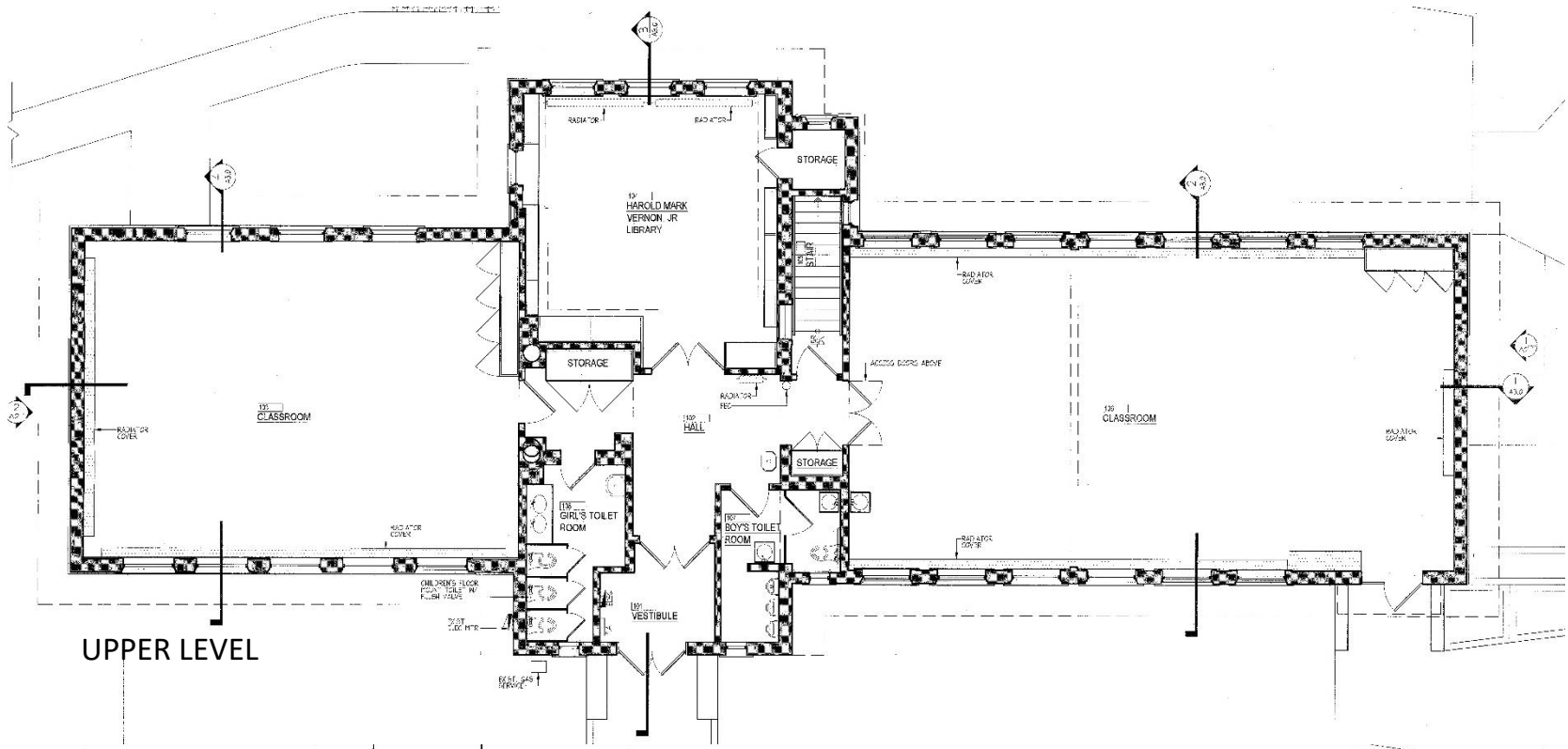


# Overall Site Plan





# Existing Building Plans



THE DESIGN ALLIANCE  
ARCHITECTS

03 May 2021



# Process and Findings

## Data Gathering:

- Site Survey
- Building Conditions
- Functional Considerations
- Park and Playground Observations

## Workshops

- Building Committee
- Playground Committee

## Recommendations and Concepts:

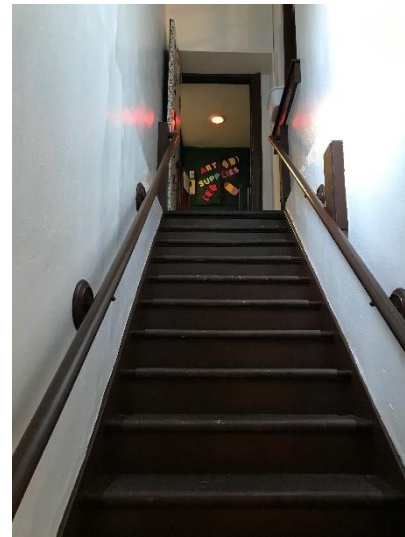
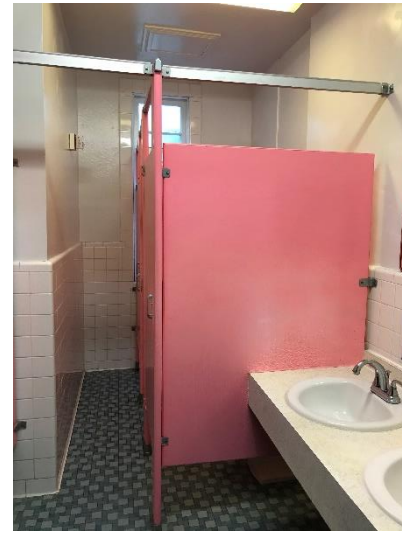
- Building
- Park and Playground

# Data Gathering – Site Survey

## Building Conditions

On January 03, 2021 The Design Alliance performed a walkthrough and site survey of the Thornburg Community Center. TDA observed conditions of the building and the park/playground and also spoke with Steering Committee members about how both are used on a day to day basis. Following are observations about the general Building Condition:

- Handicap accessibility needs improved throughout.
- Conditions, quantities and locations of Restrooms are inadequate for the proposed uses in the building.
- The electrical system is aging and disorganized and should be brought up to date as part of any improvements. The Main Service is adjacent to the main Water Service and should be relocated.
- Thermal comfort could be improved throughout the building, however central heating/cooling is impractical. Alternate strategies should be consider as part of improvements.
- Extensive Plumbing is planned and system should be upgraded. Sanitary appears to go toward Hamilton Rd and is pumped from the Lower Level.
- The Borough has applied for a Keystone Grant to replace the existing, historic windows with new, more efficient windows that maintain the character of the building.
- The building's exterior is in acceptable condition, however further investigation should be conducted together with the window replacement effort to identify any other envelope issues.







# Data Gathering – Site Survey

## Functional Considerations

On January 03, 2021 The Design Alliance performed a walkthrough and site survey of the Thornburg Community Center. TDA observed conditions of the building and the park/playground and also spoke with Steering Committee members about how both are used on a day to day basis. Following are some Functional Considerations about the building that were identified:

- The Crafton Children's Center (CCC) is currently split between the Upper and Lower Levels, with some facilities shared between the Levels as well as the Borough and the CCC.
- The Theater/Multipurpose Room is used for a variety of activities but the space is difficult to access by attendees. The back of house facilities including storage, changing areas and stage entrances are disorganized. Technical support such as lighting and sound systems need upgraded or added.
- The elevation of the building steps down from East to West presenting a challenge for accessible circulation through the Lower Level of the building.
- The Furnace Room on the Lower Level presents a physical barrier between the main portion of the level and the Storage area on the building's East Side.
- The ceiling height in the existing Storage area on the Lower Level is 7'-0" with beams and some pipes projecting downward. This limits the possible uses of the space as it is configured.





# Data Gathering – Site Survey

## Park and Playground Observations

On January 03, 2021 The Design Alliance performed a walkthrough and site survey of the Thornburg Community Center. TDA observed conditions of the building and the park/playground and also spoke with Steering Committee members about how both are used on a day to day basis. Following observations about the use and condition of the Park/Playground:

- The Park itself offers a variety of activities for different ages and is well laid out. A natural “Community Space” is formed between the Playground and Pavilion.
- Drainage is an issue at a few areas near the Tennis Courts, Playground and Pavilion where standing water was observed.
- The existing Playground equipment is out-of-date and should be replaced. A new playing surface should be considered as well.
- The Playground currently sits near two large trees – it is recommended to integrate these into a revised Playground design.



**Attendees:**

Joan Britten (Village Players)	Sigo Falk (President of Council)	Tom Mackin (Mayor)
Ann Dimond (Community Club)	Vince Coppola (VP of Council)	Mark Chachula (TDA - Architects)
	Tony Szmul (Council Member)	Marty Powell (TDA – Architects)

**Summary:**

The Masterplan for the Thornburg Community Center should put forward a design strategy that:

**Provides a sense of Continuity to the Borough through:**

- Historic uses such as the Library, Theater, School, Voting and Community Events
- Keeping the character of the building in tact
- Focusing on meeting the needs of Borough Residents and their Guests
- Providing activities for multiple generations
- Reflecting the neighborly, “small town” character of Thornburg

**Accommodates the Following Uses:**

- Community Club Events such as:
  - Chili Cook Off and Bake Sale
  - Fitness classes such as Yoga
  - Renewed Historic Events (Covered Dish Dinner, link to Theater)
  - Support for Memorial Day, Easter Egg Hunt and other Picnics in the Park
- Two or three productions per year by The Village Players
- Children’s Center (tenant) with:
  - Three Classrooms
  - Kitchen for providing Lunches
  - Access to the Exterior/Playground
- Public Meetings:
  - Political Speakers
  - Seminars/Lectures
  - Voting
- Private Events for Borough Residents:
  - Memorials
  - Birthday/Graduation Parties
  - “Vinny’s Columbus Day” Dinner

**Addresses the following deficiencies:**

- Handicap Accessibility throughout the building, including Restrooms
- Inadequate amount of Restroom facilities
- Unorganized and aging electrical distribution system
- Inefficient use of space in the Basement
- Thermal comfort in certain spaces (either too hot or too cold) using alternate, sustainable strategies (Central Cooling/Heating is not practical)
- Lack of Storage, Green Room, Stage Entrance/Exit and Lighting for the Theater
- Size, configuration and location of the Kitchen to serve the Children’s Center and to support events by the Community Club.
- Narrow and steep Stairway between the First Floor and Basement.

# Data Gathering - Workshop Building Committee

The Design Alliance conducted “virtual” workshops in December 2020 with the Building Committee and Park/Playground Committee, both of which were comprised of Borough Council Members, Residents and other Stakeholders. The Building Committee identified that the building is an important asset to the community because of its central location, character and the mix of current and historic uses it accommodates. It was agreed that a design strategy should be developed that:

- Provides a sense of Continuity to the Borough
- Accommodates uses such as:
  - Community Club Events
  - Productions by the Village Players
  - Daily operation of the Crafton Children’s Center
  - Public Meetings
  - Borough Functions such as Council meetings
  - Private events for Borough Residents
- Addresses the Building Conditions and Functional Considerations identified with the Site Survey

The summary from this meeting is illustrated at left.

**Attendees:**

Colleen Kamnikar (Resident)	Mary Ditmore (Council Member)	Mark Chachula (TDA - Architects)
Zane Long (Resident)	Mark Parrot (Council Member)	Marty Powell (TDA – Architects)
Sarah Mahone (Resident)	Tom Mackin (Mayor)	

**Summary:**

The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg, the Community Center and the Playground:**

- Quant and Charming – no “flashy” new playground equipment
- Maintains a connection to the neighborhood
- Supports Multi-Generational Families

**Provides “play for all ages”:**

- Equipment that encourages interaction between children/parents
- Different play areas accommodating different age groups
- Consider activities such as a modest “walking trail” for adults

**Encourages Interaction with Nature:**

- Play equipment that engages with the trees and topography of the site
- Potential Seasonal Garden near playground
- Interesting, fun “moments” that encourage curiosity
- Solar-powered charging stations or power (if provided at all)

**Promotes Community:**

- Accommodate multiple Community Club Activities, including but not limited to:
  - Memorial Day Picnic
  - Easter Egg Hunt
  - Ice Cream Socials
  - “Food Truck Days”
- Continue to support Monday night “Pickleball” and other activities on Tennis and Basketball Courts
- Provide places for parents to interact with each other while children are playing
- Consider enhanced connection to TCC Building, Kitchen and Multipurpose Room for Community Events

**Addresses Practical Considerations:**

- Safe playing equipment
- Replacing mulch with friendlier surface
- Access to Bathroom Facilities
- Benches for resting, reflecting or conversation
- Improve patio space outside of TCC Building
- Retaining Wall and Sidewalk Upgrades
- Work within established Budget Limitations (through Council and/or State Grants)

# Data Gathering - Workshop Playground Committee

The Design Alliance conducted “virtual” workshops in December 2020 with the Building Committee and Park/Playground Committee, both of which were comprised of Borough Council Members, Residents and other Stakeholders. The Park/Playground Committee identified that the Park and Playground play an important role in the Borough as a communal space that supports neighborhood interaction, events and a variety of activities for residents. It was agreed that a design strategy should be developed that:

- Maintains the character of the Borough, Community Center and Park
- Provides “play for all ages”
- Encourages interaction with Nature
- Promotes community
- Connects to the Community Center for support spaces such as Bathrooms for use during the day and Kitchen/Multipurpose Rooms to supplement events in the park.
- Addresses items identified in the Site Survey.

The summary from this meeting is illustrated at left.



# Recommendations and Concepts Building

Based on the findings from the Site Survey, information gathered in the Committee Workshops and conversations with the Steering Team, TDA made the following recommendations to the Steering Team and Borough Council:

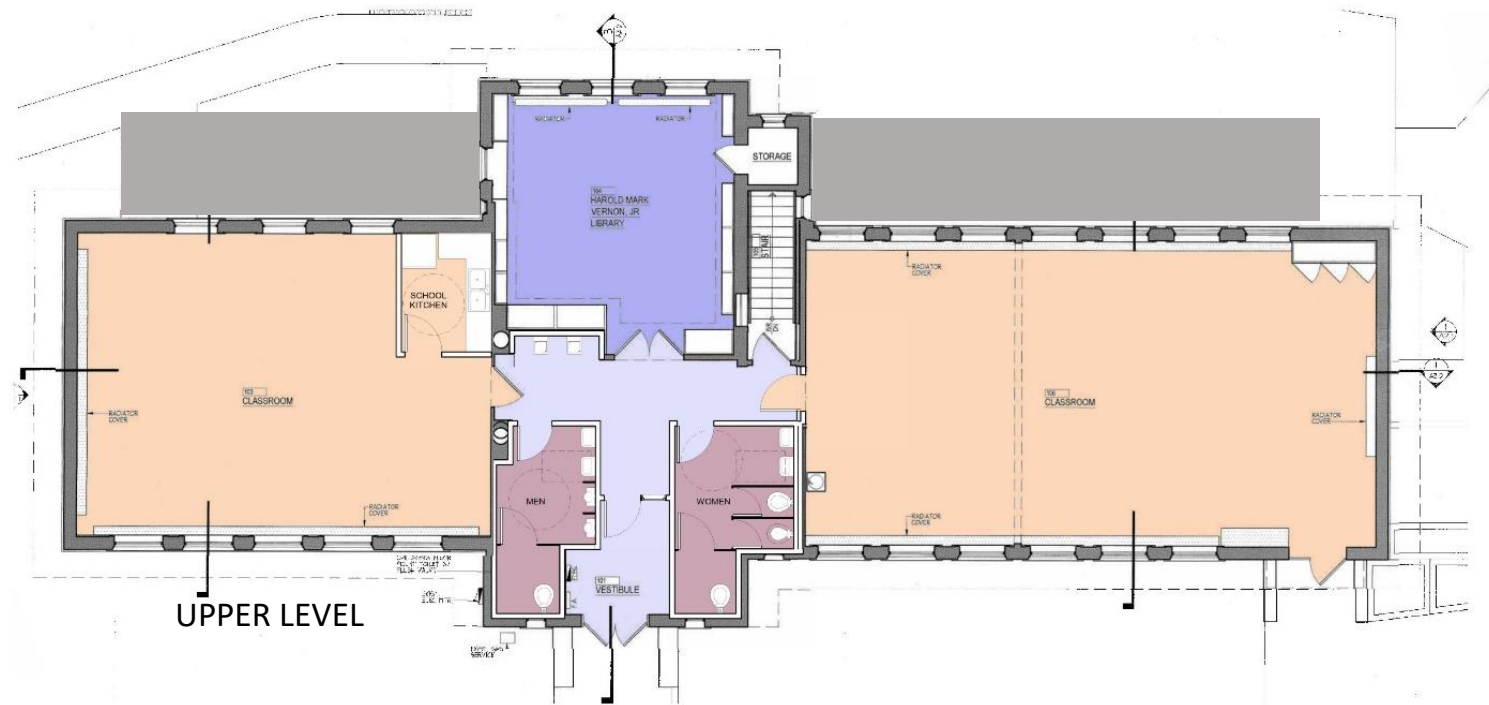
- Preserve the Library for use by the Public and Council
- Consolidate the Crafton Children's Center onto the Upper Level
- Renovate the Theater/Multipurpose Room and back of house to better accommodate productions by the Village Players, events by the Community Club and other public uses.
- Provide additional Bathrooms on Lower Level for use by the building and park/playground.
- Renovate Upper Level bathrooms to suite use by the public and the Crafton Children's Center
- Upgrade/modernize electrical system, plumbing systems and improve thermal comfort strategies in phases.
- Improve accessibility throughout the building with all phases.



# Recommendations and Concepts Building

Using the recommendations and incorporated feedback from Council, The Design Alliance developed a series of Design Concepts for the building (refer Appendix for more information). The selected Design Concept, illustrated on the left, was chosen for use in the Master Plan and includes the following:

- Renovated/updated public Lobby and Library celebrating the history of the Borough and the Community Center
- A new Kitchen and classroom configuration for the Crafton Children's Center on the Upper Level.
- Updated Theater/Multi-purpose Room to support the Village Players, Community Club and other activities on the Lower Level.
- New Bathrooms on the Lower Level for use by both the Multi-purpose room but also the Park and Playground
- A small catering Kitchen to support activities both in the Multipurpose Room and the Park/Playground "Community Space"
- A new "Connector" added to the South side of the building giving access from the Park and the Theater/Multipurpose Room to the new Bathrooms and Kitchen on the Lower Level.





# Recommendations and Concepts

## Park and Playground

Based on the findings from the Site Survey, information gathered in the Committee Workshops and conversations with the Steering Team, TDA made the following recommendations to the Steering Team and Borough Council:

- Focus on Playground and “Community Space” adjacent to Pavilion
- Replace existing playground equipment with newer equipment that is modern and provides range of play for multiple areas.
- Install surface for new Playground that is comfortable and safe instead of mulch.
- Make connection to new Bathrooms and amenities on the Lower Level of the building that will serve general use of the Park as well as support specific Community Events.
- Enhance the area between the Playground and Pavilion with amenities such as benches or a small garden to support Community Events and resident interaction.
- Mitigate any existing drainage issues near the Playground to avoid future standing water issues.

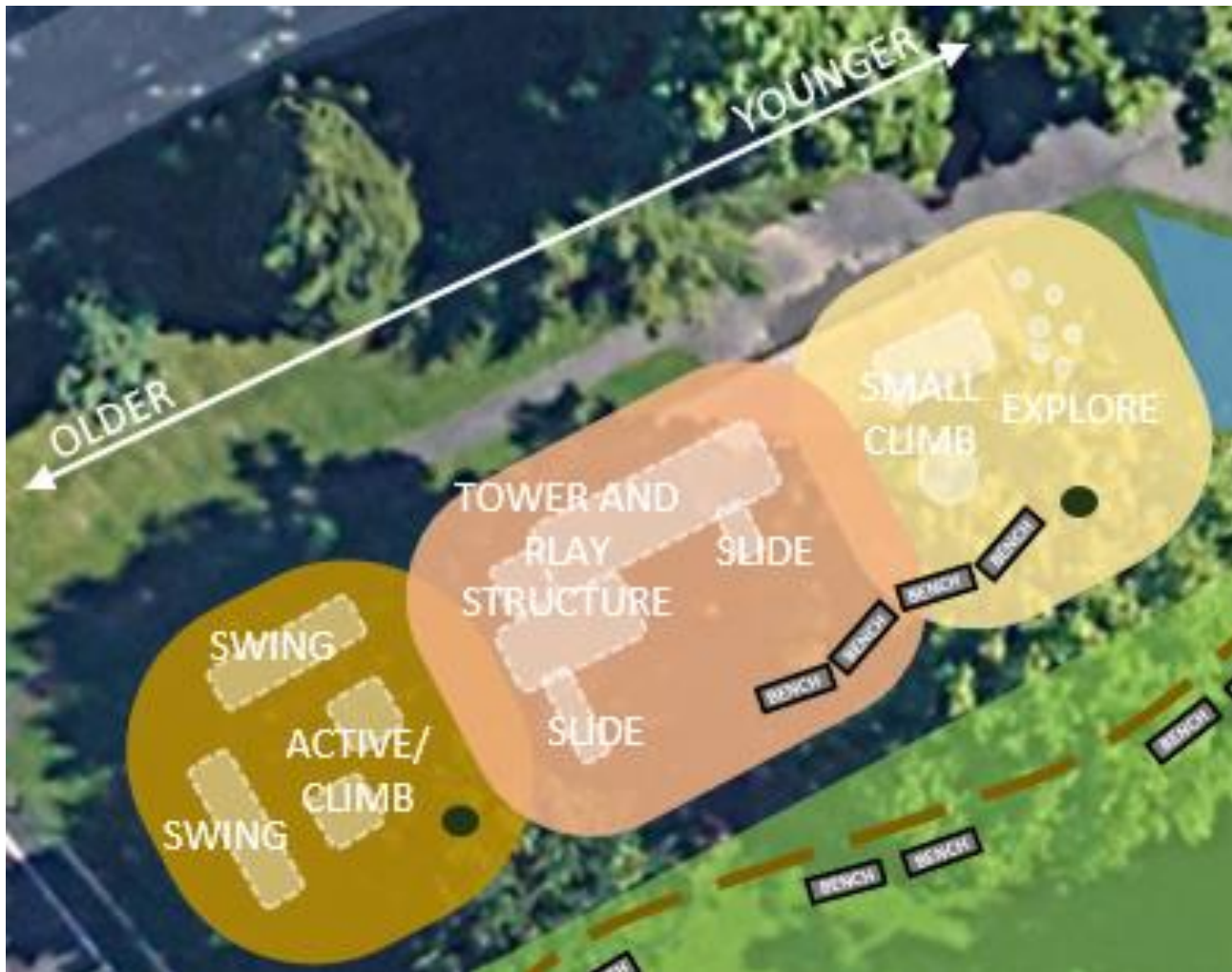




# Recommendations and Concepts Park and Playground

Using the recommendations and incorporated feedback from Council, The Design Alliance developed a Design Concept for Park and Playground (refer Appendix for more information). The selected Design Concept, illustrated on the left, was chosen for use in the Master Plan and includes the following:

- Updated Playground area with new equipment and a new play surface.
  - Location to match existing location and engage with two large growth trees in place.
  - Equipment to be selected with a design that is sensitive to the character and context of the Park and building in both material and color.
  - Variety of equipment to be selected targeting different age-groups.
  - Ground work to be completed to allow for proper site drainage.
- Benches to encourage community interaction in “Community Space”
- A small Seasonal Garden near the entrance to the Park.



# Master plan

Phasing Summary

Phases 1-7

Potential Timeline

Phasing Matrix

# Master Plan

## Phasing Summary

In order to implement the desired improvements in manageable steps, The Design Alliance recommends breaking the Building and Park/Playground Concepts into the following phases:

- Phase 1 – Playground and Community Space
- Phase 2 – Window Replacement
- Phase 3 – Consolidate CCC to Upper Level
- Phase 4 – Install new Bathrooms on Lower Level
- Phase 5 – Renovate Theater/Multipurpose Room
- Phase 6 – External Connector Addition
- Phase 7 – Replace Upper Level Bathrooms and Lobby Refresh

Following is a brief overview of each Phase, the Activities it entails, the parties involved and the estimated cost and schedule.





# Master Plan – Phase 1

## Playground Upgrade

During this phase new playground equipment and play surface will be selected, purchased and installed. It is recommended that Thornburg Borough engage a Landscape Architect to help with overall site design, playground equipment selection and to identify other issues that need addressed such as drainage or plant selection. A committee and community engagement to help with the process is encouraged and is something that can be facilitated by a Landscape Architect/Architect team.



# Master Plan – Phase 2

## Window Replacement

Thornburg Borough has applied to the Commonwealth of Pennsylvania for Keystone Grant funding to help with the cost of replacing the existing window's in the Thornburg Community Center building. Award of this grant is expected in fall of 2021. The scope of this project is to replace the existing windows with new, more energy efficient windows and associated work at each installation. New windows to match existing in style and be historically sensitive to the building.

It is recommended during this time that a condition survey of the exterior of the building be performed to identify other building envelop items to address. A Hazardous Material/Asbestos Survey will need to be performed as part of the Window Replacement, and TDA recommends that the rest of the building be tested at this time as well. It may also be advantageous for this work to be performed along with Phase 3 to minimize disruption to the Crafton Children's Center.



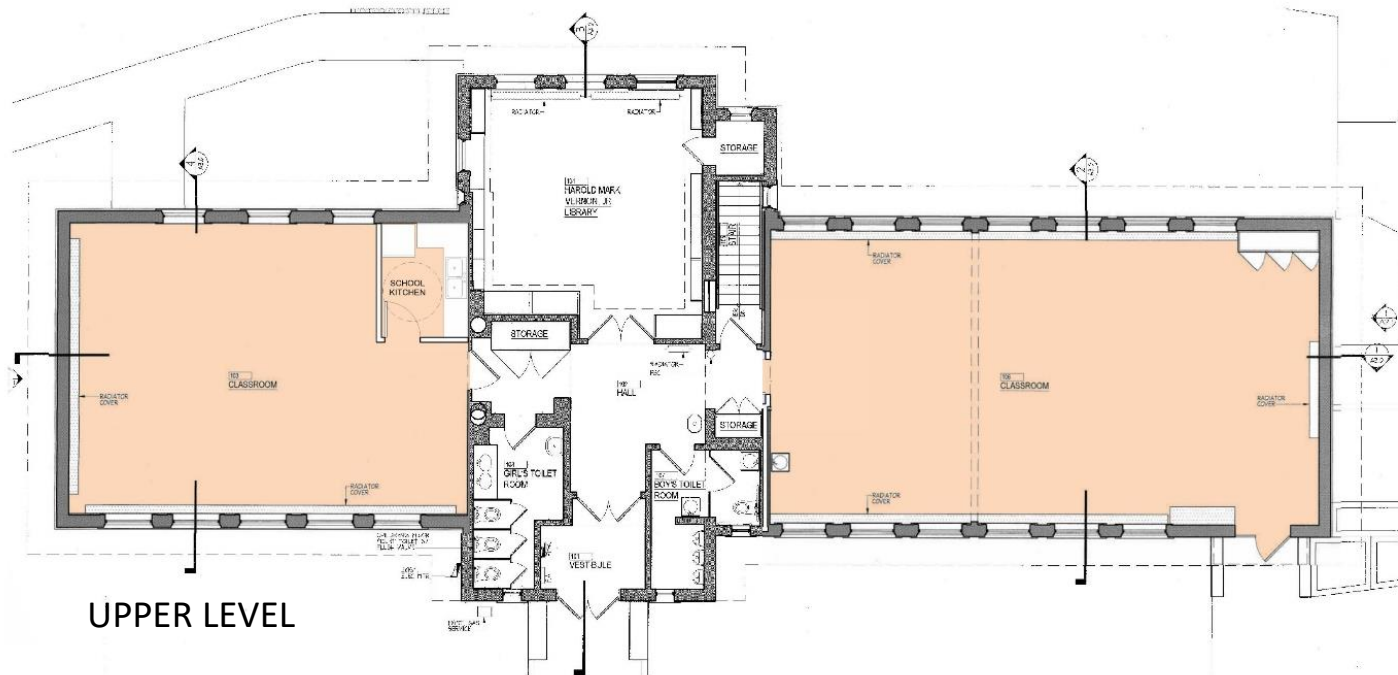


# Master Plan – Phase 3

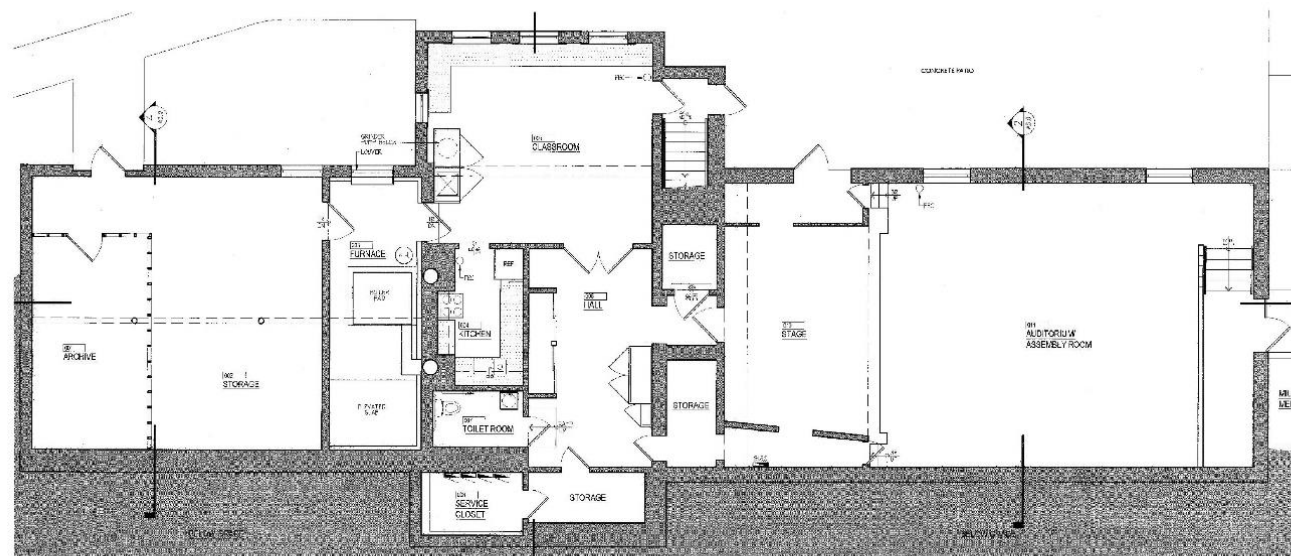
## Consolidate CCC to Upper Level

During the Master Planning process the Crafton Children's Center (CCC) was identified as an important part of the Borough for the service it provides and the income it brings in. Currently the CCC covers space on both the Lower and Upper Level. The Lower Level is disorganized, inefficient and separated from the classes and bathrooms upstairs. Two large Classrooms are used on the Upper Level.

The Master Plan has identified consolidating the CCC to the Upper Level only as a way to not only free up space for use by the Borough on the Lower Level but also provide a fresh layout for the CCC on the Upper Level using their input in the design process.



UPPER LEVEL



LOWER LEVEL



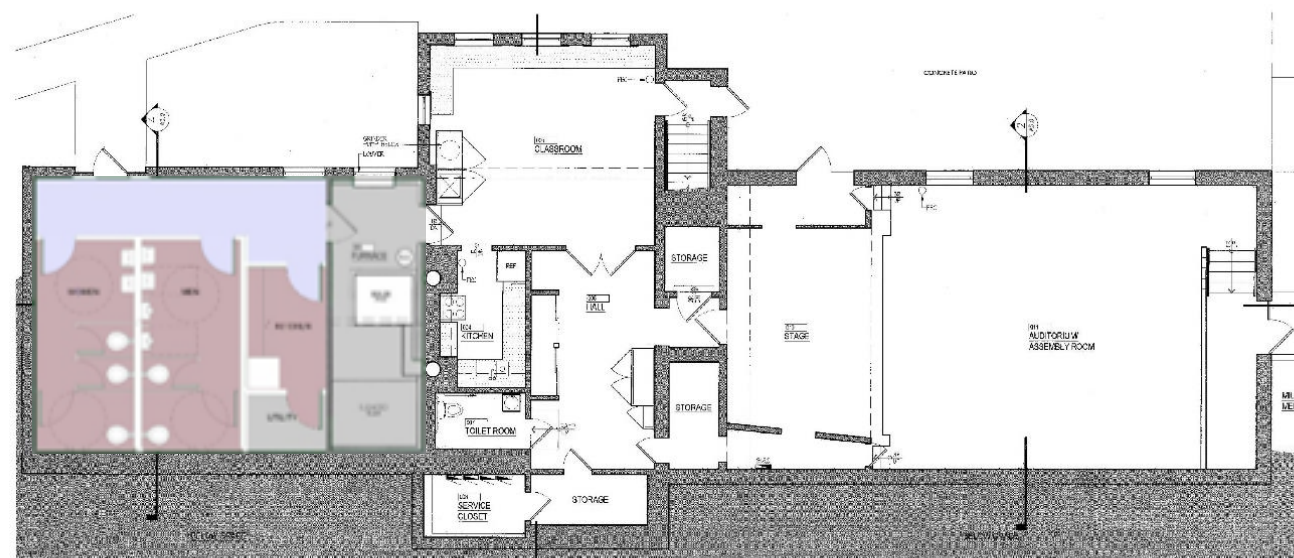
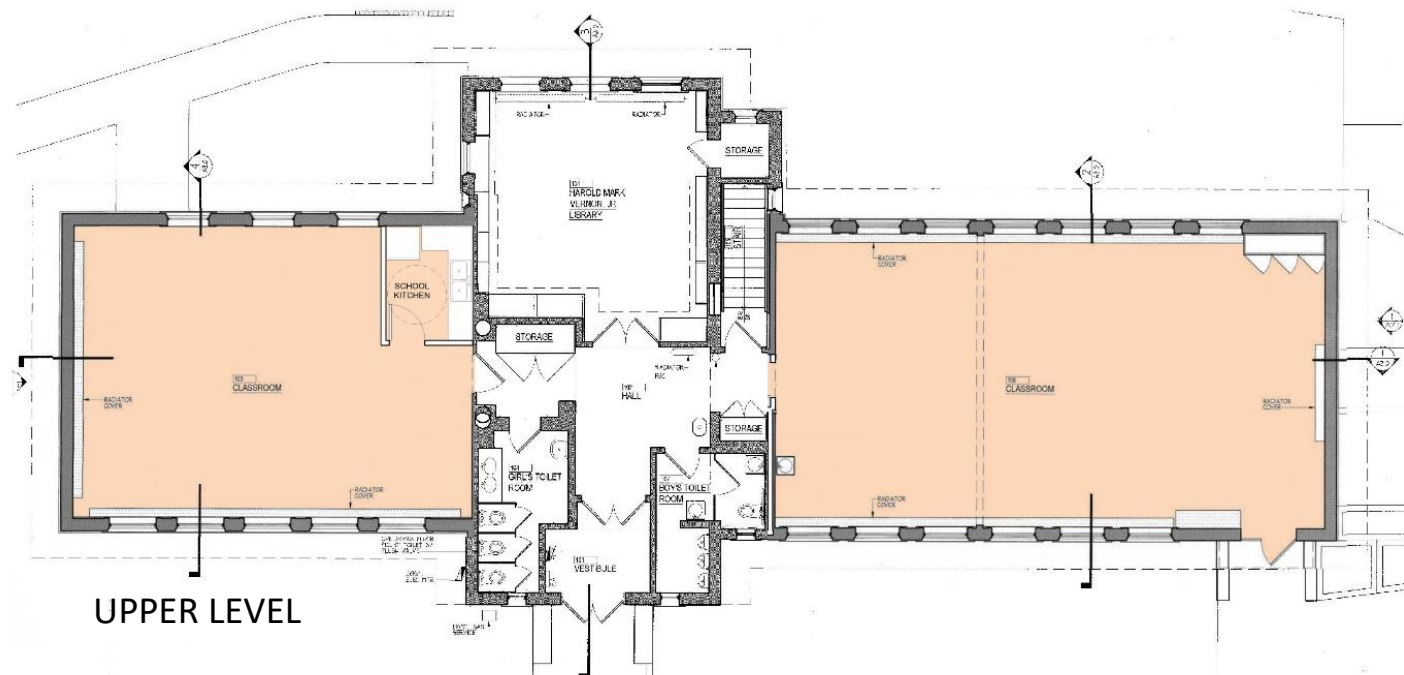
# Master Plan – Phase 4

## New Bathrooms on Lower Level

A new Bathroom, installed on the Lower Level in the existing Storage area, is proposed to serve both the Theater/Multipurpose Room and the Park/Playground. Providing bathrooms for use by families playing in the Park or during Community Events in the Park was important to both the Building and Playground Committees and currently there are no accessible Bathrooms on the Lower Level for use during events in the Theater/Multipurpose Room.

The new bathrooms are also important for use during renovation to the existing bathrooms on the Upper Level in a later phase. A small catering Kitchen and Utility/Janitor Room could be provided at this location during this phase as well.

The existing plumbing system, including water supply and sanitary should be studied and upgraded during this phase. Currently the water supply/shut-off is located in a room near the electric service and should be separated. Sanitary is believed to run toward Hamilton Ave and is pumped from the Lower Level.



# Master Plan – Phase 5

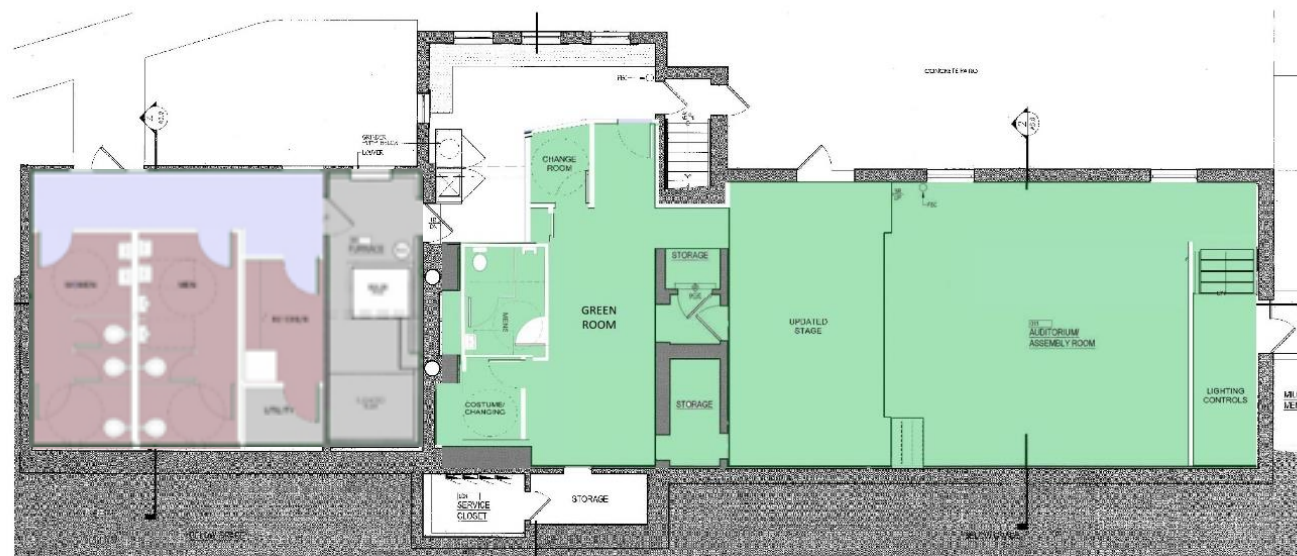
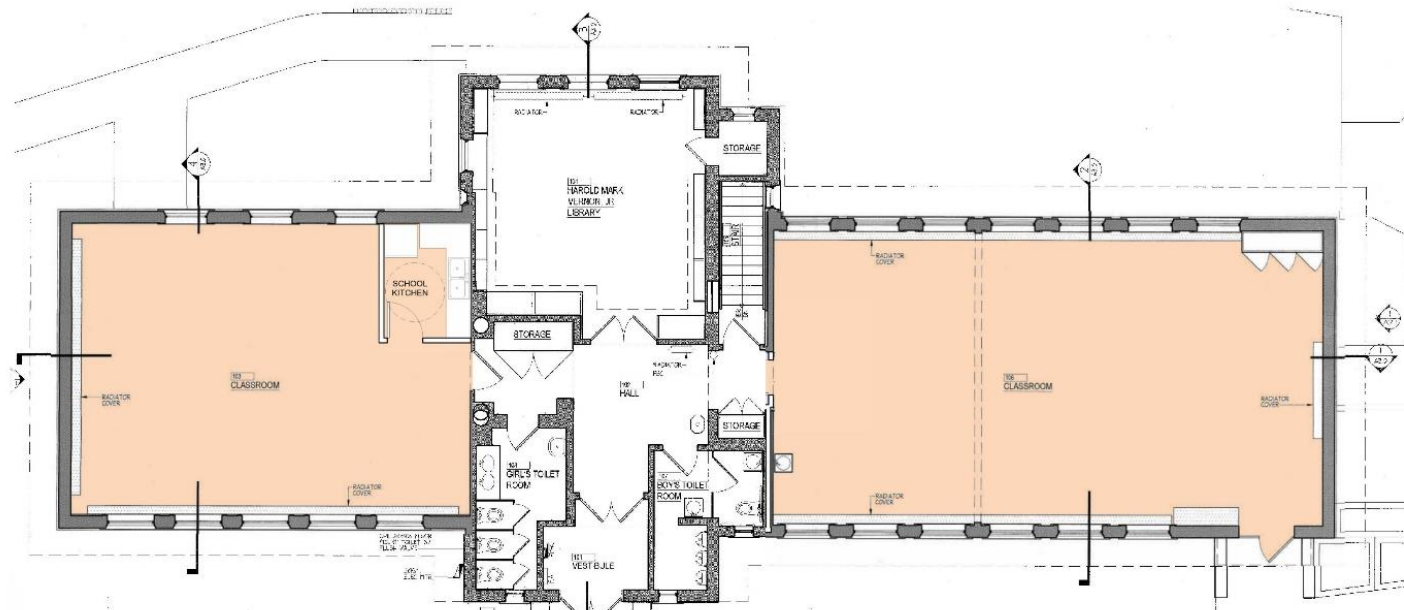
## Renovate Theater/Multipurpose

This phase presents an opportunity to reimagine what the Theater/Multipurpose Room could be both for productions by the Village Players and for events by the Community Club, Borough and Residents. In addition to being upgraded to more efficiently host productions, the Room should be modified to accommodate a variety of activities including exercise classes, lectures, gatherings/parties and civil activities such as voting. Technology and lighting can be upgraded to support all uses.

Renovations will allow for the “back-of-house” to be renovated and improved by using the area formerly occupied by the CCC Classroom and Kitchen.

The location of the room close to the “Community Space” by the Pavilion could also allow it to supplement events hosted in the Park by providing additional space for food service or other activities.

The electric service is currently located in a small room in the “back-of-house” area. Sufficient clearance is not given for electric panels and the main water service is currently adjacent to the panels. There are also multiple distribution panels throughout the Lower Level that should be consolidated to one, central location in the new back-of-house area during this phase.





# Master Plan – Phase 6

## External Connector Addition

A new external “Connector” on the South side of the building will be added to serve multiple functions. Not only will it provide access to the Bathrooms from the renovated Theater/Multipurpose Room but it will also provide new entrances to the building, allowing for ADA accessibility and increased utilization of the stage. The connector will match the existing building in style and will provide needed circulation during events.

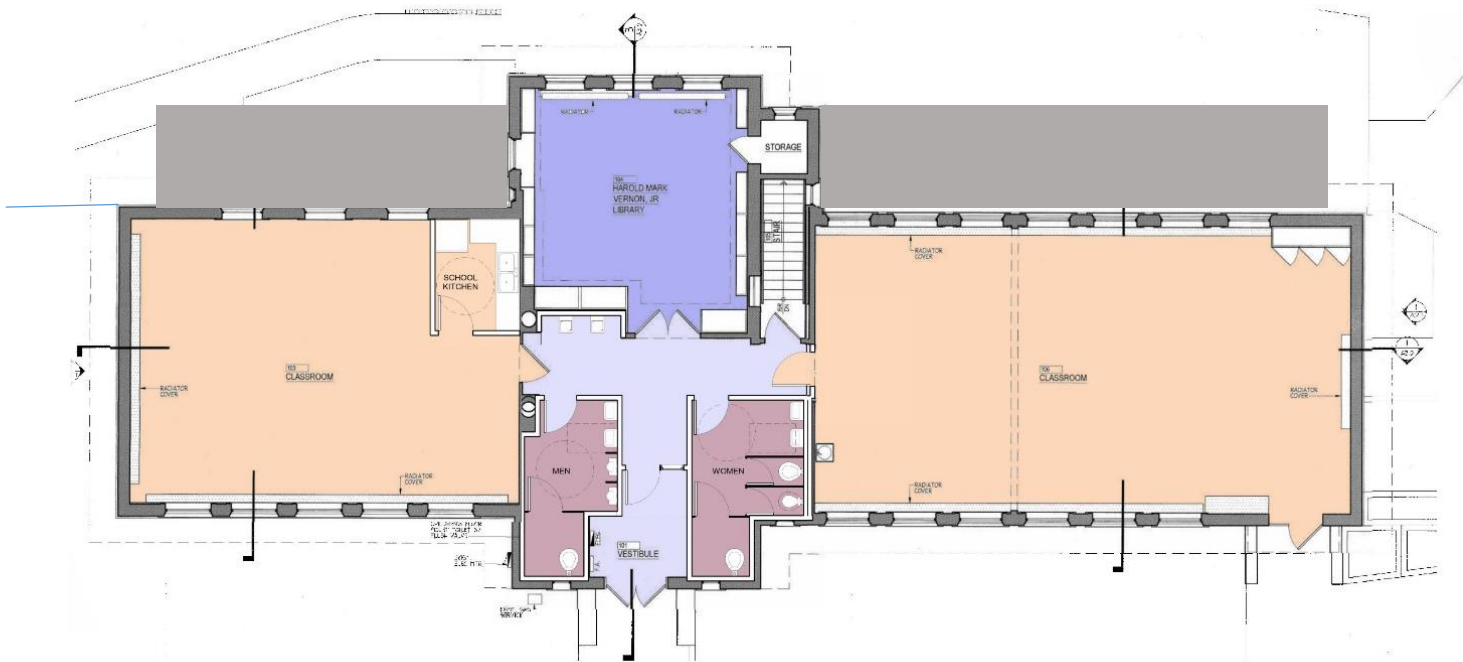
The connector will also provide access to the new Bathrooms from the outside and a way to separate them from the rest of the building. Given the potential height of the Connector, it is possible that it’s roof could be used as a patio or outdoor space for the Classrooms on the Upper Level. If desired this work could occur in conjunction with Phase 5.



# Master Plan – Phase 7

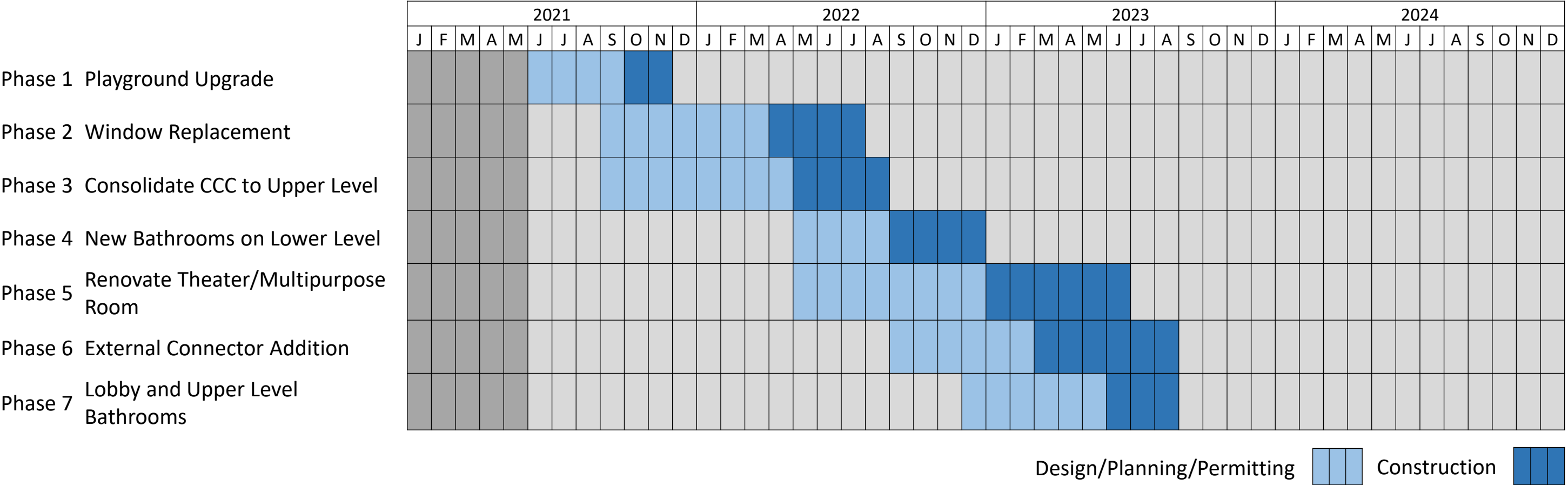
## Lobby & Upper Level Bathrooms

With supplemental bathrooms available in the Lower Level using the new “Connector”, the bathrooms on the Upper Level can be replaced. A new layout for full accessibility and to provide fixtures that are mindful of the special needs of the Crafton Children’s Center will be provided. This work will involve rearranging the layout of the Lobby and will be an opportunity to update the Lobby and to celebrate The Borough and Community Center. Upgrades or revisions to the historic Library could be considered as part of this work as well.





# Master Plan Potential Timeline



# Master Plan Matrix

Phase		Notable Activities	Stakeholders and Consultants	Estimated Timeframe and Cost
Phase 1	Playground Upgrade	<ul style="list-style-type: none"> <li>- Consult with Landscape Architect</li> <li>- Community Engagement</li> <li>- Possible Grant Application</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Borough Residents</li> <li>- Selected Committee</li> <li>- Consulting Landscape Architect, Civil Engineer, Architect and Playground Equipment</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 2-4 Months</li> <li>- Construction: 3 Months</li> <li>- Estimated Cost: \$125k - \$200k (Site Work at Playground, New Play Surface and Equipment, Design Fees)</li> </ul>
Phase 2	Window Replacement	<ul style="list-style-type: none"> <li>- Window Replacement</li> <li>- Building Envelop Survey</li> <li>- Asbestos and Hazardous Material Survey</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Consulting Architect, Envelope Engineer and Asbestos/Hazardous Material Inspector</li> </ul>	<ul style="list-style-type: none"> <li>- Grant Award, Design and Survey: 2-6 Months</li> <li>- Construction: 2-4 Months</li> <li>- Estimated Cost: \$275k (Construction and Design Fees)</li> </ul>
Phase 3	Consolidate Crafton Children's Center to Upper Level	<ul style="list-style-type: none"> <li>- Meet with Crafton Children's Center for Programming including new Kitchen and Three Classrooms</li> <li>- Investigate Alternate Heating/Cooling Strategies</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Crafton Children's Center</li> <li>- Consulting Architect and MEP Engineer</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 6-8 Months</li> <li>- Construction: 4 Months</li> <li>- Estimated Cost: \$85k - \$120k (Build New Kitchen on Upper level, Separate One Classroom into Two, Design Fees).</li> </ul>
Phase 4	New Bathrooms on Lower Level	<ul style="list-style-type: none"> <li>- Relocate/Purge Existing Storage Area</li> <li>- Consider New Utility Room and Catering Kitchen</li> <li>- Survey and Update Buiding Plumbing System</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Consulting Architect and MEP Engineer</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 4 Months</li> <li>- Construction: 4 Months</li> <li>- Estimated Cost: \$175k - \$250k (Upgrade Building Plumbing and Sanitary Service, Install New Bathroom, Kitchen and Utility Room in Existing Storage Area, Relocate Steam Lines as Necessary, Design Fees)</li> </ul>
Phase 5	Renovate Theater/Multipurpose Room	<ul style="list-style-type: none"> <li>- Meet with Village Players, Community Club and Borough Representatives for Programming</li> <li>- Relocate Existing Electrical Service into Dedicated Room</li> <li>- Update Lighting and Technology</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Village Players and Community Club</li> <li>- Additional Borough Representatives if Desired</li> <li>- Consulting Architects, MEP Engineers and Theater Designer</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 8 Months</li> <li>- Construction: 6 Months</li> <li>- Estimated Cost: \$350k - \$500k (Renovate Theater/Multipurpose Room, Provide New Technology, Demolish and Renovate Back of House, Relocate Electric Service, Design Fees)</li> </ul>
Phase 6	External Connector Addition	<ul style="list-style-type: none"> <li>- Obtain Geotechnical Report for Site</li> <li>- Cut New Openings for Access to Theater/Multipurpose Room from Connector</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Consulting Architect, MEP Engineer, Civil Engineer and Structural Engineer</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 4-6 Months</li> <li>- Construction: 6 Months</li> <li>- Estimated Cost: \$500k+ (Site Work, Foundations, New Wall Openings, Structure, Ramps and Finishes, Design Fees)</li> </ul>
Phase 7	Lobby and Upper Level Bathrooms	<ul style="list-style-type: none"> <li>- Meet with Crafton Children's Center re: Bathroom Design</li> <li>- Meet with Borough Representatives re: Significant Design Elements for the Revised Lobby</li> </ul>	<ul style="list-style-type: none"> <li>- Borough Council and Steering Committee</li> <li>- Additional Borough Representatives</li> <li>- Crafton Children's Center</li> <li>- Consulting Architect and MEP Engineer</li> </ul>	<ul style="list-style-type: none"> <li>- Design: 6 Months</li> <li>- Construction: 3 Months</li> <li>- Estimated Cost: \$150k - \$225k (Demolish existing Bathrooms, Install New, Refresh Lobby, Design Fees)</li> </ul>

Subtotal Estimated Cost: ~ \$1.5M - \$2.0M



# Appendix

Building Workshop Images and Notes

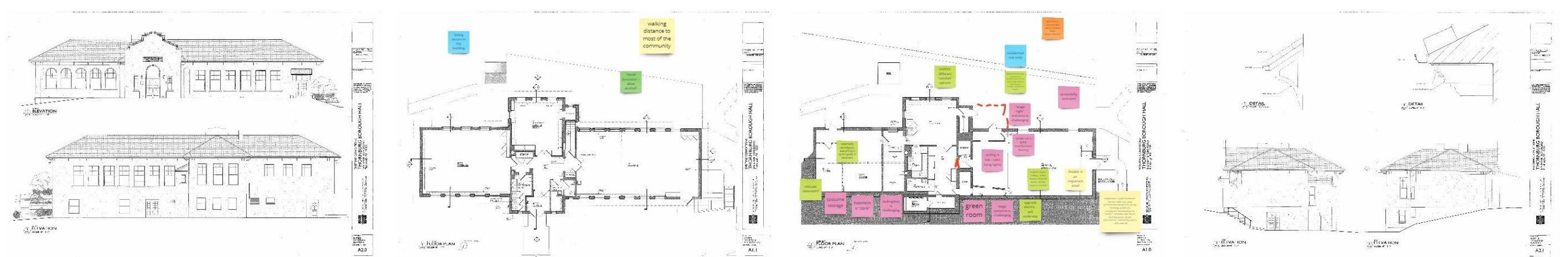
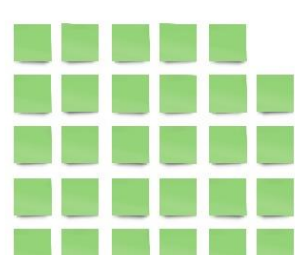
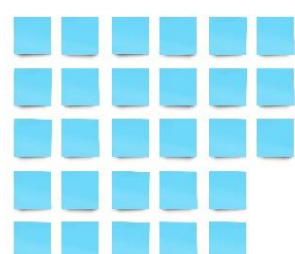
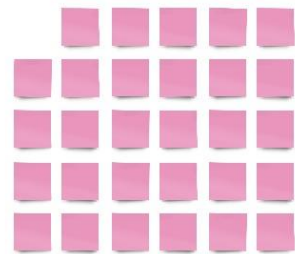
Park/Playground Workshop Images and Notes

Building Design Concepts

Park/Playground Design Concepts

Preliminary Recommendations





## Data Gathering - Building Committee Workshop





Data Gathering - Building Playground Workshop



## Thornburg Community Center – Building Committee Meeting – 10 December 2020

### Attendees:

Joan Britten (Village Players)	Sigo Falk (President of Council)	Tom Mackin (Mayor)
Ann Dimond (Community Club)	Vince Coppola (VP of Council)	Mark Chachula (TDA - Architects)
	Tony Szmul (Council Member)	Marty Powell (TDA – Architects)

### Summary:

The Masterplan for the Thornburg Community Center should put forward a design strategy that:

#### Provides a sense of Continuity to the Borough through:

- Historic uses such as the Library, Theater, School, Voting and Community Events
- Keeping the character of the building in tact
- Focusing on meeting the needs of Borough Residents and their Guests
- Providing activities for multiple generations
- Reflecting the neighborly, “small town” character of Thornburg

#### Accommodates the Following Uses:

- Community Club Events such as:
  - Chili Cook Off and Bake Sale
  - Fitness classes such as Yoga
  - Renewed Historic Events (Covered Dish Dinner, link to Theater)
  - Support for Memorial Day, Easter Egg Hunt and other Picnics in the Park
- Two or three productions per year by The Village Players
- Children’s Center (tenant) with:
  - Three Classrooms
  - Kitchen for providing Lunches
  - Access to the Exterior/Playground
- Public Meetings:
  - Political Speakers
  - Seminars/Lectures
  - Voting
- Private Events for Borough Residents:
  - Memorials
  - Birthday/Graduation Parties
  - “Vinny’s Columbus Day” Dinner

#### Addresses the following deficiencies:

- Handicap Accessibility throughout the building, including Restrooms
- Inadequate amount of Restroom facilities
- Unorganized and aging electrical distribution system
- Inefficient use of space in the Basement
- Thermal comfort in certain spaces (either too hot or too cold) using alternate, sustainable strategies (Central Cooling/Heating is not practical)
- Lack of Storage, Green Room, Stage Entrance/Exit and Lighting for the Theater
- Size, configuration and location of the Kitchen to serve the Children’s Center and to support events by the Community Club.
- Narrow and steep Stairway between the First Floor and Basement.

## Thornburg Community Center – Playground Committee Meeting – 09 Dec 2020

### Attendees:

Colleen Kamnikar (Resident)	Mary Dittmore (Council Member)	Mark Chachula (TDA - Architects)
Zane Long (Resident)	Mark Parrot (Council Member)	Marty Powell (TDA – Architects)
Sarah Mahone (Resident)	Tom Mackin (Mayor)	

### Summary:

The Masterplan for the Community Center Playground should put forward a design strategy that:

#### Keeps the Character of the Borough of Thornburg, the Community Center and the Playground:

- Quant and Charming – no “flashy” new playground equipment
- Maintains a connection to the neighborhood
- Supports Multi-Generational Families

#### Provides “play for all ages”:

- Equipment that encourages interaction between children/parents
- Different play areas accommodating different age groups
- Consider activities such as a modest “walking trail” for adults

#### Encourages Interaction with Nature:

- Play equipment that engages with the trees and topography of the site
- Potential Seasonal Garden near playground
- Interesting, fun “moments” that encourage curiosity
- Solar-powered charging stations or power (if provided at all)

#### Promotes Community:

- Accommodate multiple Community Club Activities, including but not limited to:
  - Memorial Day Picnic
  - Easter Egg Hunt
  - Ice Cream Socials
  - “Food Truck Days”
- Continue to support Monday night “Pickleball” and other activities on Tennis and Basketball Courts
- Provide places for parents to interact with each other while children are playing
- Consider enhanced connection to TCC Building, Kitchen and Multipurpose Room for Community Events

#### Addresses Practical Considerations:

- Safe playing equipment
- Replacing mulch with friendlier surface
- Access to Bathroom Facilities
- Benches for resting, reflecting or conversation
- Improve patio space outside of TCC Building
- Retaining Wall and Sidewalk Upgrades
- Work within established Budget Limitations (through Council and/or State Grants)



Preliminary Concept Studies for:

# **Thornburg Community Center**

## **Master Plan**

545 Hamilton Road

Pittsburgh, PA 15205

25 January 2021



THE DESIGN ALLIANCE  
ARCHITECTS

## Agenda:

### Design Drivers:

**Provide a sense of Continuity to the Borough**

**Accommodate Multiple Uses**

**Address Existing Deficiencies**

### Preliminary Design Options:

**Options 1.1 and 1.2 – Existing Program within Existing Footprint**

**Options 2.1 and 2.2 – Thornburg Borough Only Program within Existing Footprint**

**Options 3.1, 3.2 and 3.3 – Existing Program in an Expanded Footprint**



The Masterplan for the Thornburg Community Center should put forward a design strategy that:

**Provides a sense of Continuity to the Borough through:**

- Historic uses such as the Library, Theater, School, Voting and Community Events
- Keeping the character of the building in tact
- Focusing on meeting the needs of Borough Residents and their Guests
- Providing activities for multiple generations
- Reflecting the neighborly, “small town” character of Thornburg

**Accommodates Multiple Uses:**

**Addresses Existing Deficiencies:**

The Masterplan for the Thornburg Community Center should put forward a design strategy that:

**Provides a sense of Continuity to the Borough:**

**Accommodates Multiple Uses:**

- Community Club Events such as:
  - Chili Cook Off and Bake Sale
  - Fitness classes such as Yoga
  - Renewed Historic Events (Covered Dish Dinner, link to Theater)
  - Support for Memorial Day, Easter Egg Hunt and other Picnics in the Park
- Two or three productions per year by The Village Players
- Children's Center (tenant) with:
  - Three Classrooms
  - Kitchen for providing Lunches
  - Access to the Exterior/Playground
- Public Meetings:
  - Political Speakers
  - Seminars/Lectures
  - Voting
- Private Events for Borough Residents:
  - Memorials
  - Birthday/Graduation Parties
  - "Vinny's Columbus Day" Dinner

**Addresses Existing Deficiencies:**



The Masterplan for the Thornburg Community Center should put forward a design strategy that:

**Provides a sense of Continuity to the Borough:**

**Accommodates Multiple Uses:**

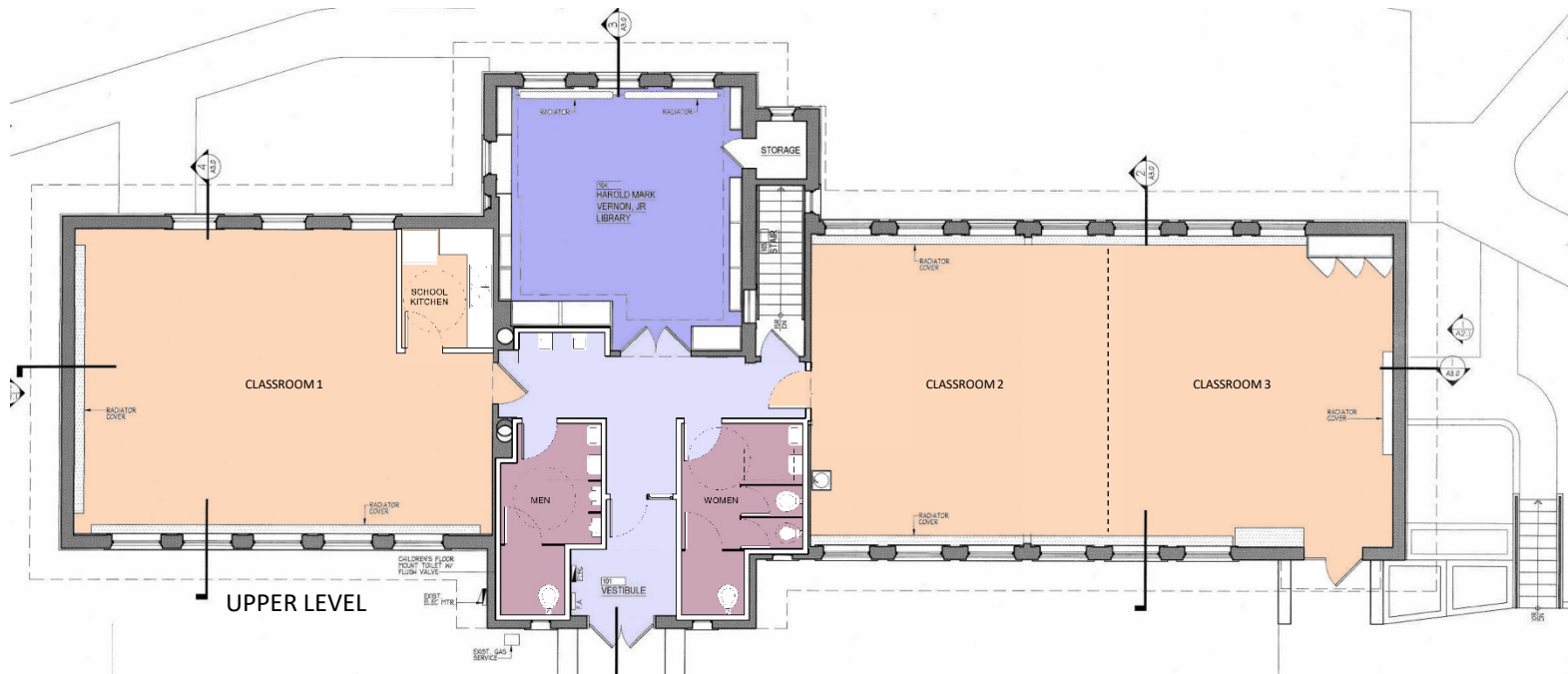
**Addresses Existing Deficiencies:**

- Handicap Accessibility throughout the building, including Restrooms
- Inadequate amount of Restroom facilities
- Unorganized and aging electrical distribution system
- Inefficient use of space in the Basement
- Thermal comfort in certain spaces (either too hot or too cold) using alternate, sustainable strategies (Central Cooling/Heating is not practical)
- Lack of Storage, Green Room, Stage Entrance/Exit and Lighting for the Theater
- Size, configuration and location of the Kitchen to serve the Children's Center and to support events by the Community Club.
- Narrow and steep Stairway between the First Floor and Basement.

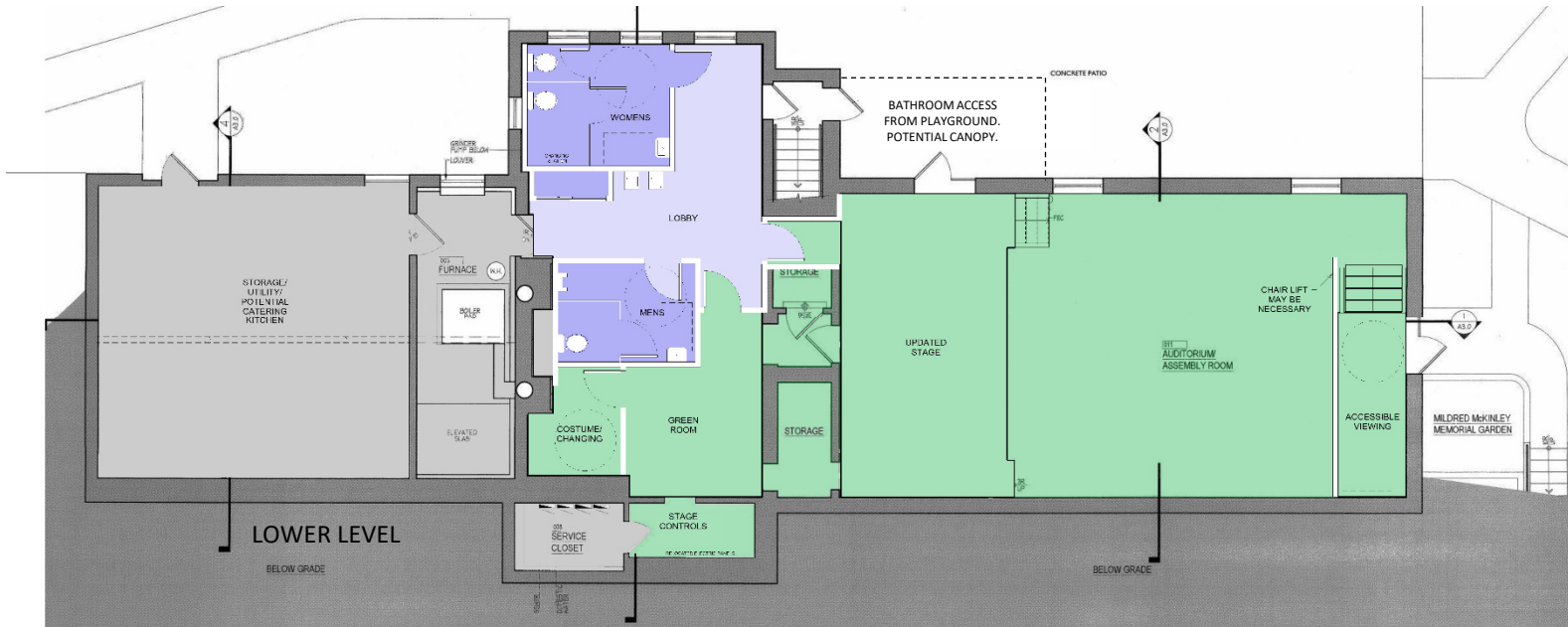
# Options 1.1 and 1.2

Existing Program within Existing Footprint





UPPER LEVEL



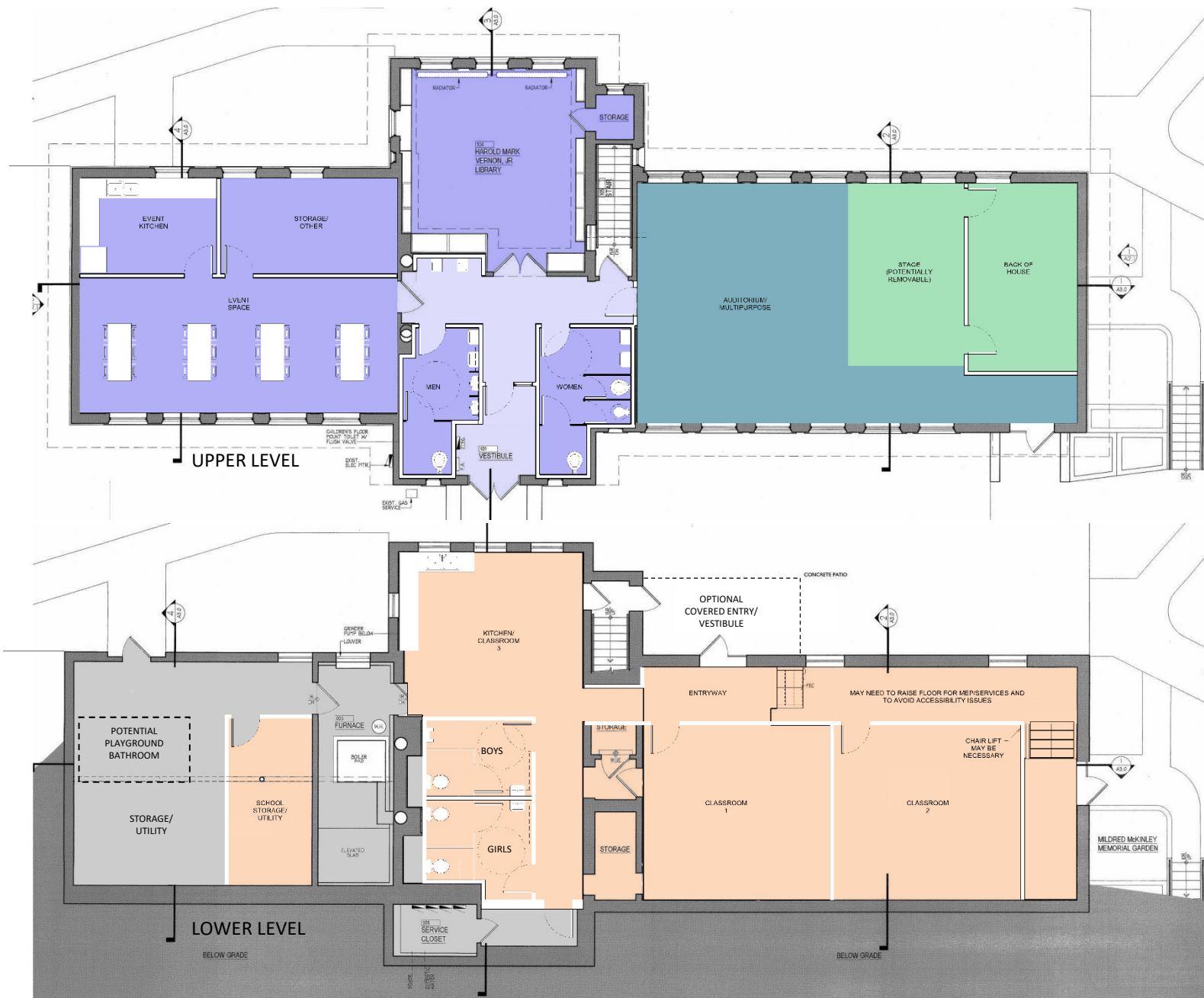
LOWER LEVEL

- COLOR LEGEND**
- PUBLIC / THORNBURG
  - LOBBY / CIRCULATION
  - CHILDREN'S CENTER
  - SHARED
  - THEATER
  - THEATER / MULTIPURPOSE
  - UTILITY

**OPTION 1.1**  
 25 JANUARY 2021  
 TCC MASTER PLAN



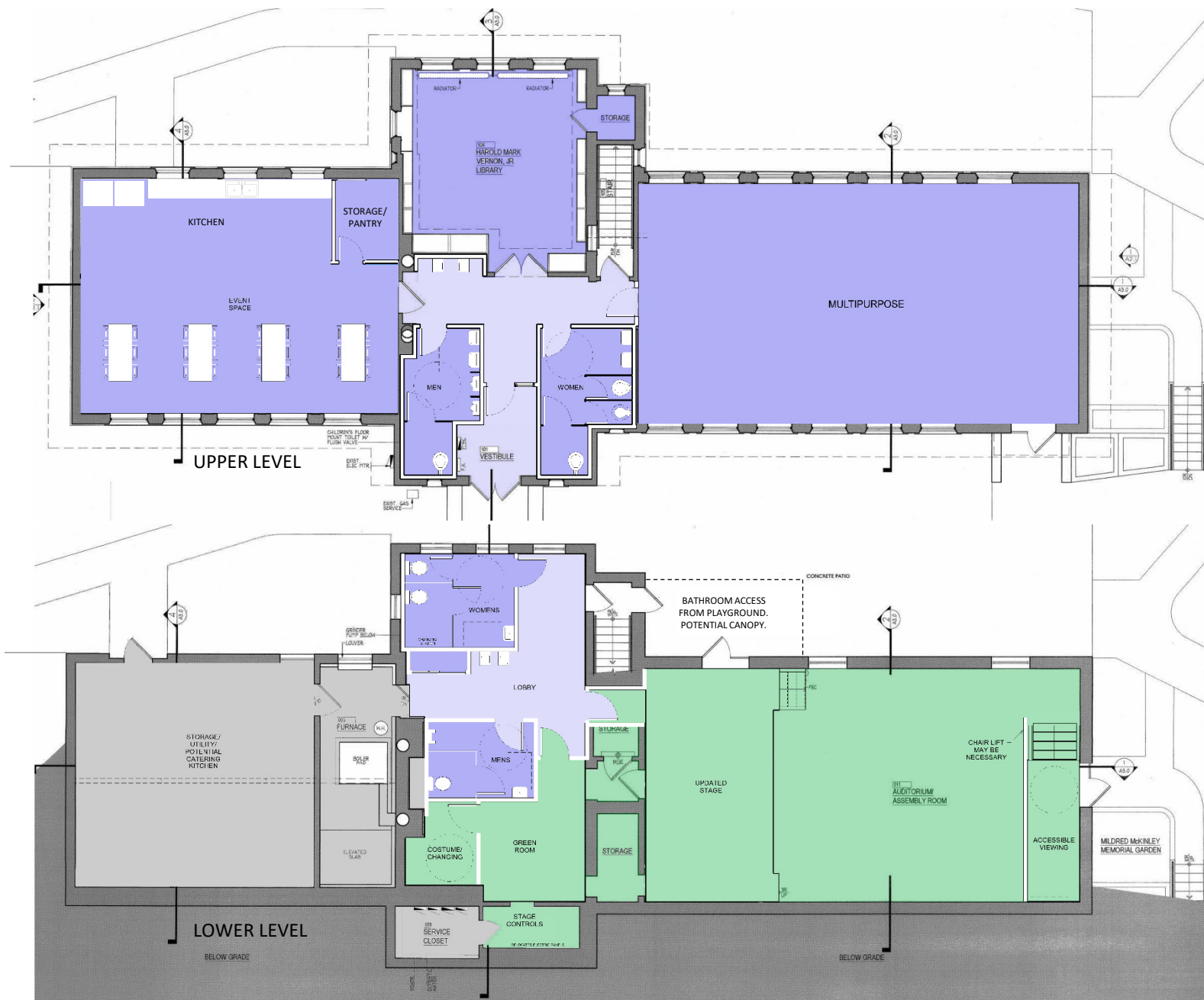
THE DESIGN ALLIANCE  
 ARCHITECTS





# Options 2.1 and 2.2

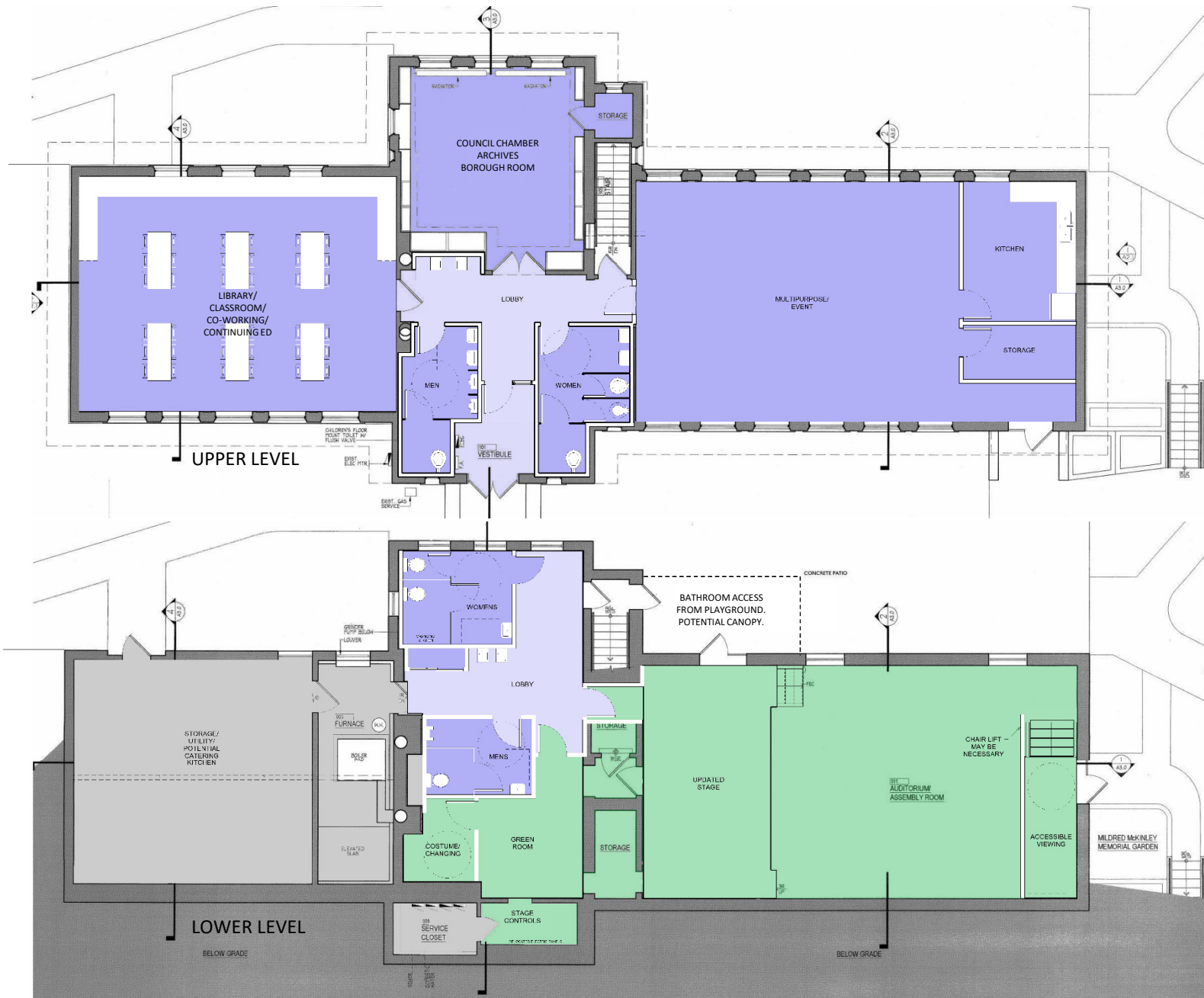
Thornburg Borough Only Programming within Existing Footprint



- COLOR LEGEND**
- PUBLIC / THORNBURG
  - LOBBY / CIRCULATION
  - CHILDREN'S CENTER
  - SHARED
  - THEATER
  - THEATER / MULTIPURPOSE
  - UTILITY

**OPTION 2.1**  
 25 JANUARY 2021  
 TCC MASTER PLAN





**COLOR LEGEND**

- PUBLIC / THORNBURG
- LOBBY / CIRCULATION
- CHILDREN'S CENTER
- SHARED
- THEATER
- THEATER / MULTIPURPOSE
- UTILITY

**OPTION 2.2**  
25 JANUARY 2021  
TCC MASTER PLAN

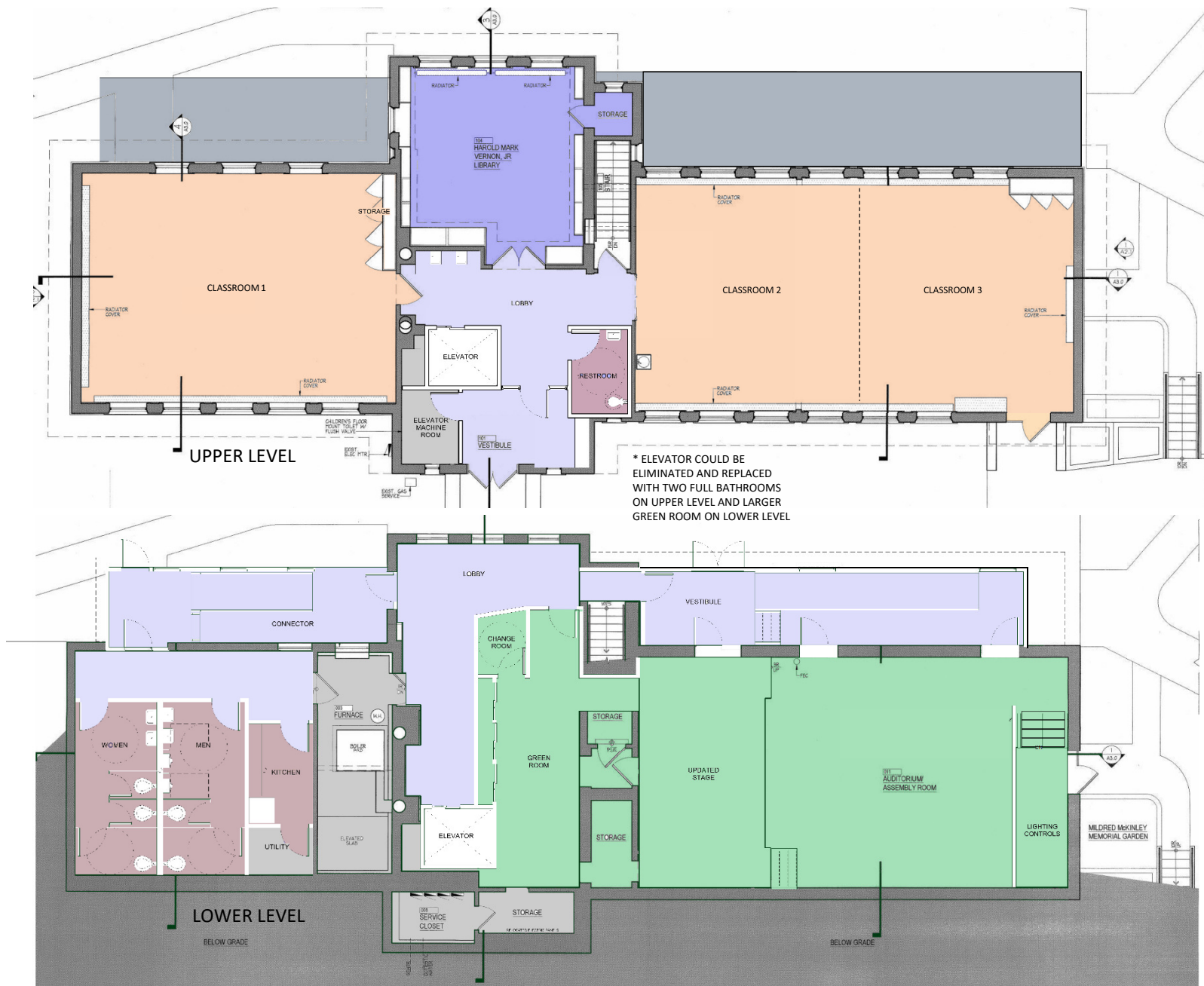


THE DESIGN ALLIANCE  
ARCHITECTS

# **Options 3.1, 3.2 and 3.3**

Existing Program in an Expanded Footprint





**COLOR LEGEND**

- PUBLIC / THORNBURG
- LOBBY / CIRCULATION
- CHILDREN'S CENTER
- SHARED
- THEATER
- THEATER / MULTIPURPOSE
- UTILITY

**OPTION 3.1**  
 25 JANUARY 2021  
 TCC MASTER PLAN

**Borough of Thornburg**  
 THE DESIGN ALLIANCE ARCHITECTS











Preliminary Concept Studies for:

# **Thornburg Community Center Park and Playground Master Plan**

545 Hamilton Road

Pittsburgh, PA 15205

25 February 2021



THE DESIGN ALLIANCE  
ARCHITECTS

## Agenda:

### Design Drivers:

**Keeps the Character of the Borough of Thornburg**

**Provides “play for all ages”**

**Encourages Interaction with Nature**

**Promotes Community**

**Addresses Practical Considerations**

### Preliminary Design Concept:

**Overall Site Plan – Existing**

**Overall Site Plan – Proposed Concept**

**Enlarged Concept Plan**

**Precedent Images**



The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg:**

- Quant and Charming – no “flashy” new playground equipment
- Maintains a connection to the neighborhood
- Supports multi-generational families

**Provides “play for all ages”**

**Encourages Interaction with Nature**

**Promotes Community**

**Addresses Practical Considerations**

The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg**

**Provides “play for all ages”:**

- Equipment that encourages interaction between children/parents
- Different play areas accommodating different age groups
- Consider activities such as a modest “walking trail” for adults

**Encourages Interaction with Nature**

**Promotes Community**

**Addresses Practical Considerations**



The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg**

**Provides “play for all ages”**

**Encourages Interaction with Nature:**

- Play equipment that engages with the trees and topography of the site
- Potential Seasonal Garden near playground
- Interesting, fun “moments” that encourage curiosity
- Solar-powered charging stations or power (if provided at all)

**Promotes Community**

**Addresses Practical Considerations**

The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg**

**Provides “play for all ages”**

**Encourages Interaction with Nature**

**Promotes Community:**

- Accommodates multiple Community Club Activities
- Continue to support Monday night “Pickleball” and other activities on the Tennis and Basketball Courts
- Provide places for parents to interact with each other while children are playing
- Consider enhanced connection to TCC Building, Kitchen and Multipurpose Room for Community Events

**Addresses Practical Considerations**



The Masterplan for the Community Center Playground should put forward a design strategy that:

**Keeps the Character of the Borough of Thornburg**

**Provides “play for all ages”**

**Encourages Interaction with Nature**

**Promotes Community**

**Addresses Practical Considerations:**

- Safe playing equipment
- Replacing mulch with friendlier surface
- Access to Bathroom Facilities
- Benches for resting, reflecting or conversation
- Improve patio space outside of TCC Building
- Retaining Wall and Sidewalk Upgrades
- Work within established Budget Limitations

# Preliminary Design Concept





Existing Park  
25 February 2021  
TCC MASTER PLAN



THE DESIGN ALLIANCE  
ARCHITECTS





Existing Site  
25 February 2021  
TCC MASTER PLAN

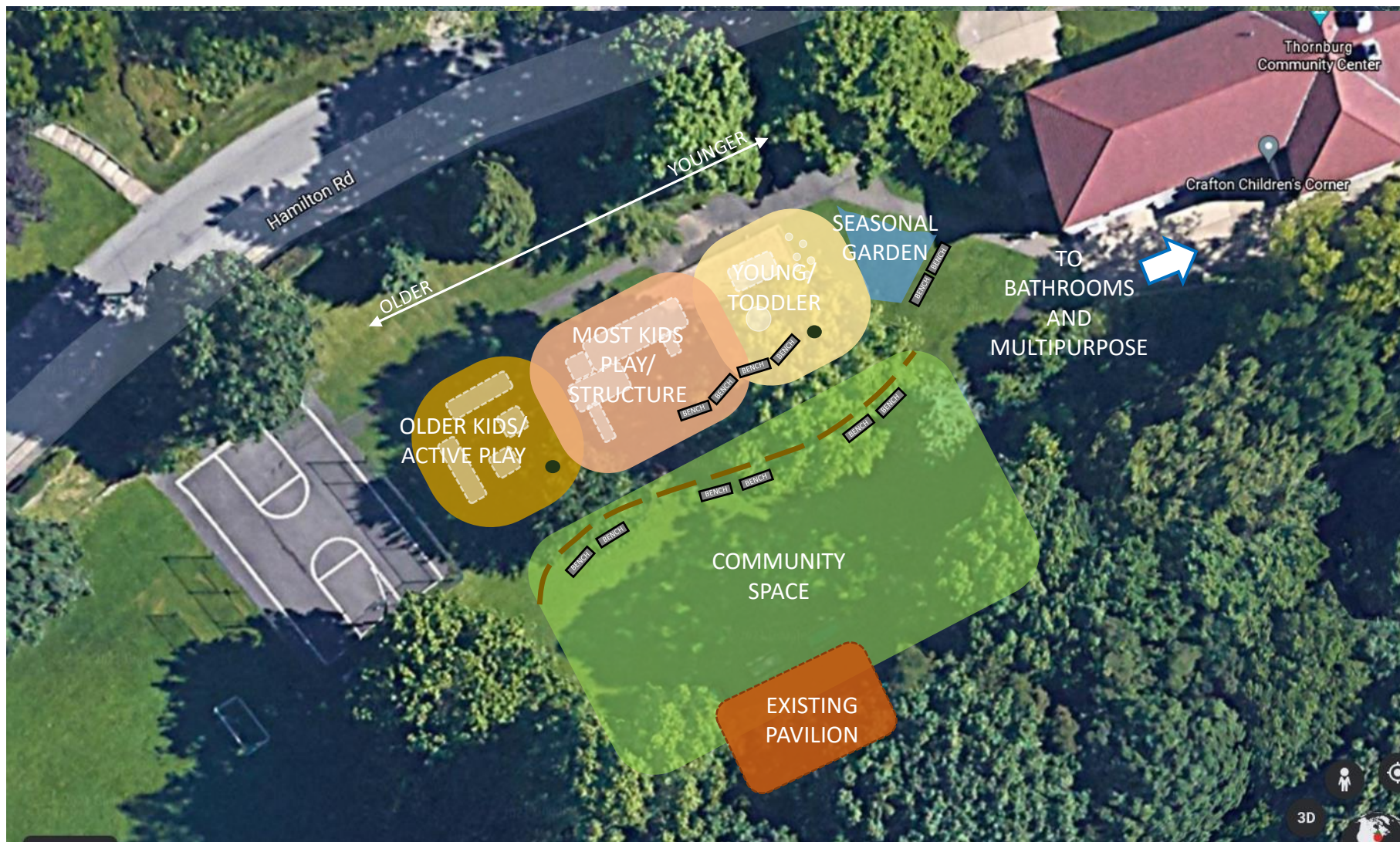


THE DESIGN ALLIANCE  
ARCHITECTS







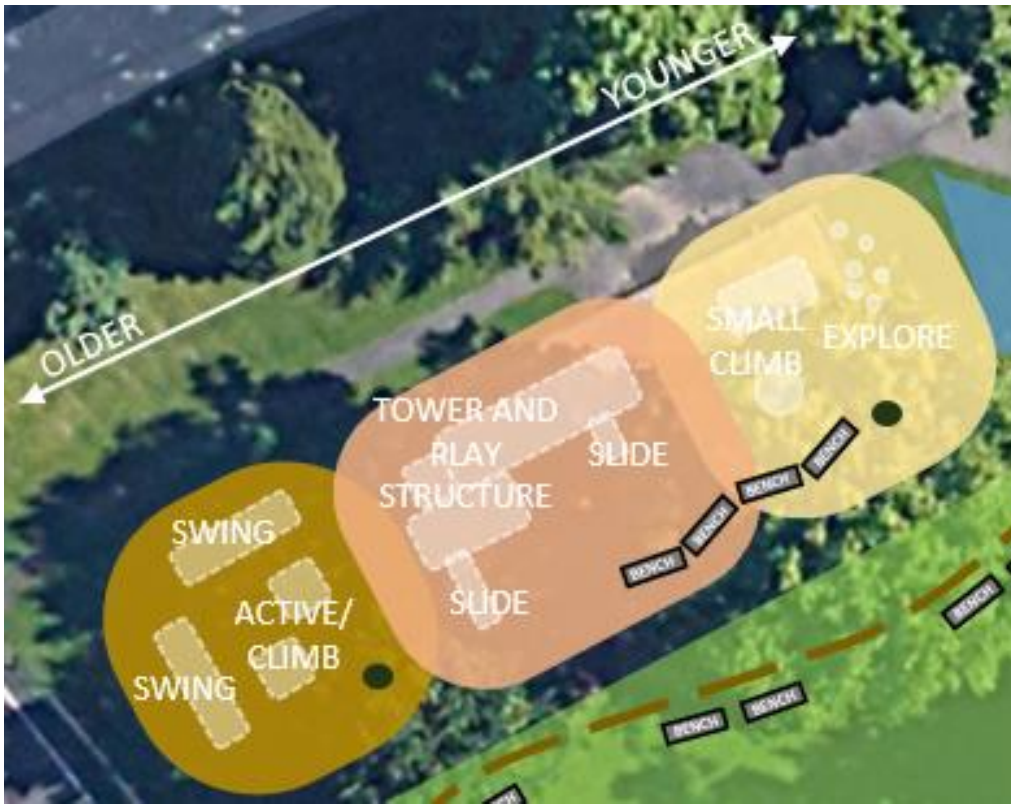


Enlarged Plan  
25 February 2021  
TCC MASTER PLAN



THE DESIGN ALLIANCE  
ARCHITECTS





## Playground Surfacing

We can help you choose the right surfacing for your unique play area by working closely with you to discover usage statistics, budget, site specific conditions, and desired outcomes.

Value ● Moderate ● Premium ●

	<b>Poured In Place (PIP) Rubber</b>	Price ● Required Maintenance ● Site Preparation ● Longevity ●
	<b>Turf</b>	Price ● Required Maintenance ● Site Preparation ● Longevity ●
	<b>Tile</b>	Price ● Required Maintenance ● Site Preparation ● Longevity ●
	<b>Bonded Rubber</b>	Price ● Required Maintenance ● Site Preparation ● Longevity ●
	<b>Shredded Rubber</b>	Price ● Required Maintenance ● Site Preparation ● Longevity ●

**the Big green**

When it comes to sustainability and creating environmentally friendly products, BigToys has led the charge since before being green became mainstream. Since its inception in 1970, BigToys has utilized recycled materials, a practice we continue to implement today.

**70% on average per structure!**

**DECLARED MATERIALS**

18 M Milk Jugs

**Over 1,000,000 lbs.\***

of scrap metal has been diverted from landfills since 2005



WOODLAND	PLASTIC	Green	Gray
	HDPE	Green	Gray
	METAL	Green	Dark Green
	POSTS	Champagne	Dark Green
	POST CAPS	Dark Green	



Equipment  
10 March 2021  
TCC MASTER PLAN

**Borough of Thornburg**

THE DESIGN ALLIANCE  
ARCHITECTS





DRAFT:

# **Thornburg Community Center**

## **Master Plan – Recommendations and Phasing**

545 Hamilton Road

Pittsburgh, PA 15205

05 April 2021



THE DESIGN ALLIANCE  
ARCHITECTS

# Recommendations and Phasing

Steps 1 – 7:

Step 1: Playground and Community Space

Step 2: Window Replacement

Step 3: Consolidate CCC to Upper Level\*

Step 4: Install New Bathrooms on Lower Level

Step 5: Renovate Theater/Multipurpose Room

Step 6: External Connector Addition\*

Step 7: Replace Upper Level Bathrooms and Lobby Refresh

Example Timeline

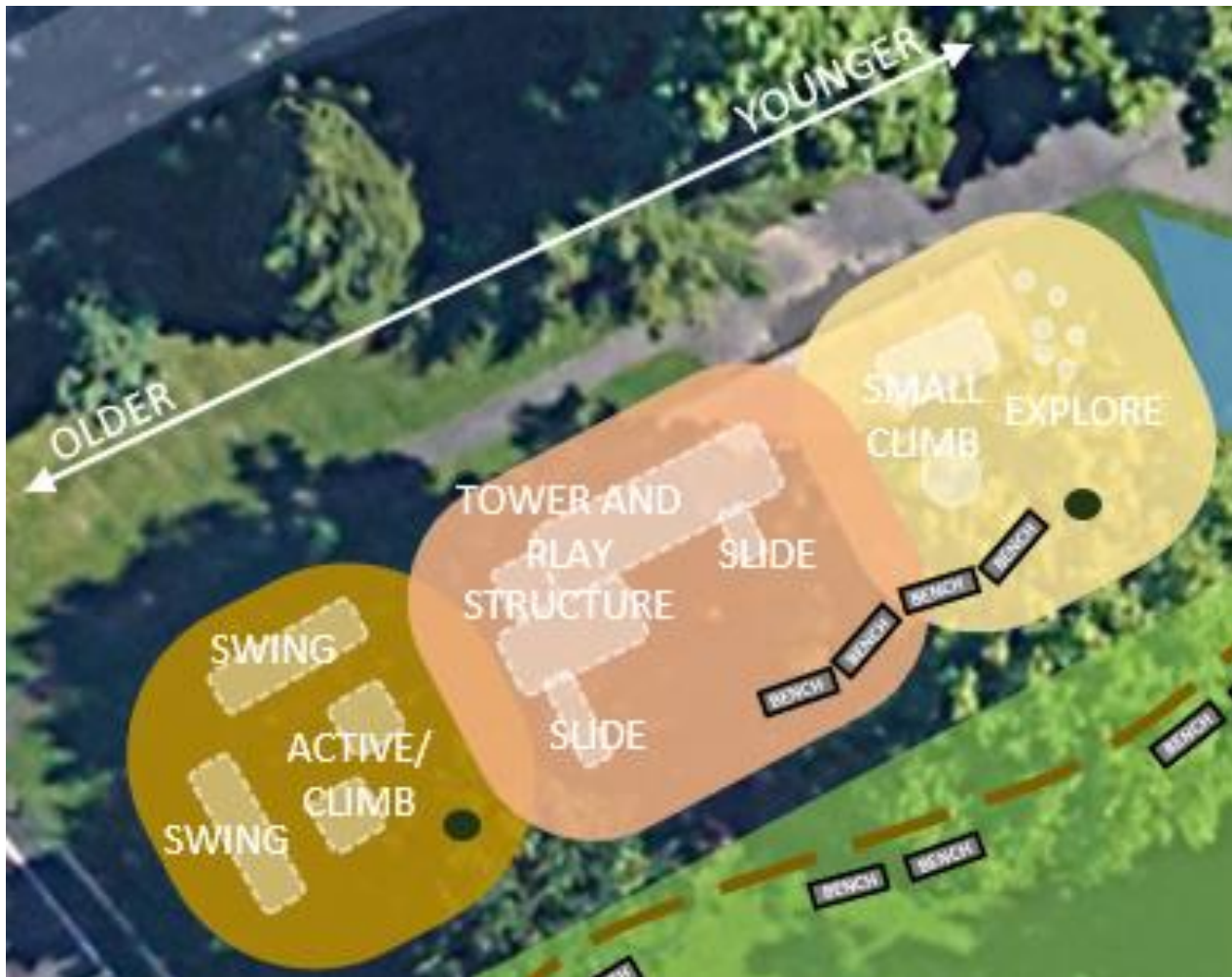
Duration and Cost Estimate Matrix (Template)

05 APRIL 2021



THE DESIGN ALLIANCE  
ARCHITECTS





## STEP 1:

UPDATE EXISTING PLAYGROUND AND COMMUNITY SPACE

### 1A DESIGN

1A.1 – WORK WITH PLAYGROUND EQUIPMENT MANUFACTURER TO FINALIZE DESIGN

1A.2 - CONSULT LANDSCAPE ARCHITECT FOR LAYOUT AND OTHER SITE CONCERNS INCLUDING DRAINAGE, RUN-OFF AND PERMEABILITY

1B APPLY FOR PLAYGROUND GRANT (APRIL 2021).

1C SECURE GRANT

1D SECURE ADDITIONAL FUNDING

1E IMPLEMENT

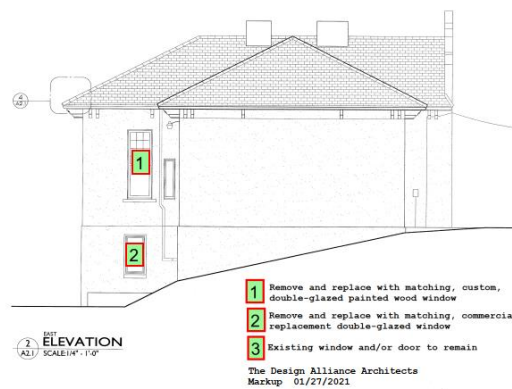
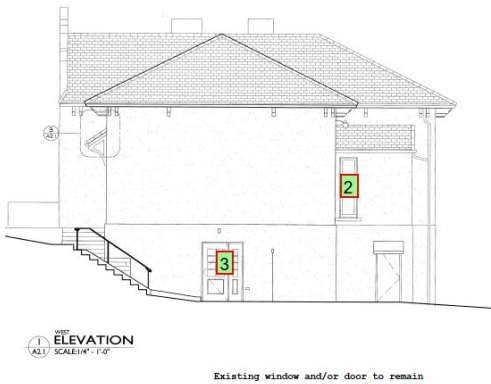
1E.1 – IMPLEMENT CIVIL/RETAINING WALL WORK ON OTHER PORTIONS OF THE SITE.

1E.2 – PLAYGROUND “DESIGN/BUILD”

05 APRIL 2021



THE DESIGN ALLIANCE  
ARCHITECTS



## STEP 2: WINDOW REPLACEMENT

2A SECURE KEYSTONE GRANT (FALL 2021)

2B SECURE MATCHING FUNDS

2C IMPLEMENT

2C.1 – WINDOW DRAWINGS

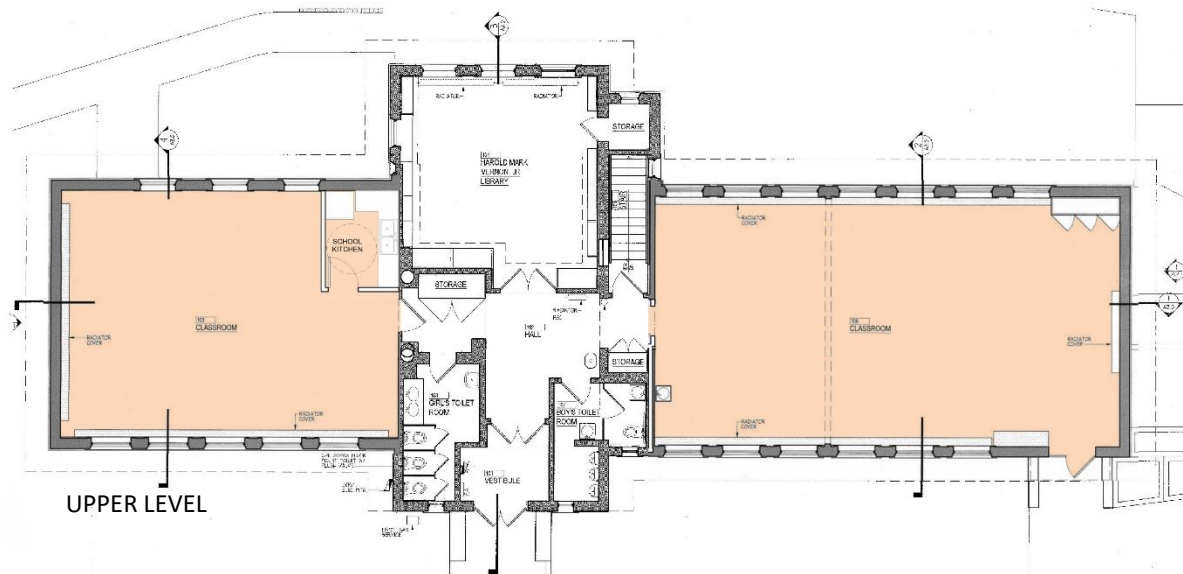
2C.2 – WINDOW INSTALLATION

- 1 Remove and replace with matching, custom, double-glazed painted wood window
- 2 Remove and replace with matching, commercial,

- 1 Remove and replace with matching, custom, double-glazed painted wood window
- 2 Remove and replace with matching, commercial, replacement double-glazed window
- 3 Existing window and/or door to remain

The Design Alliance Architects  
Markup: 01/27/2021



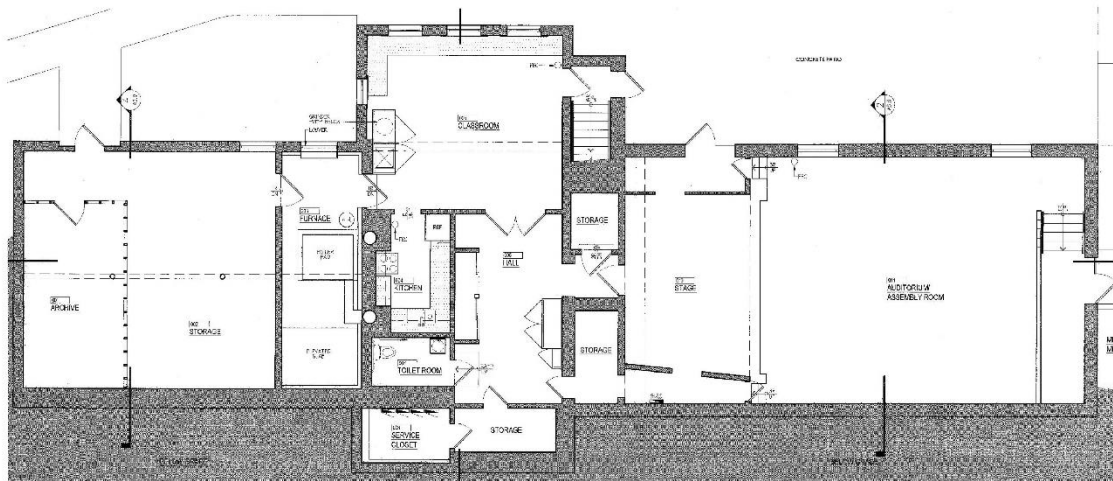


### STEP 3: CONSOLIDATE CRAFTON CHILDREN'S CENTER ON TO UPPER LEVEL\*

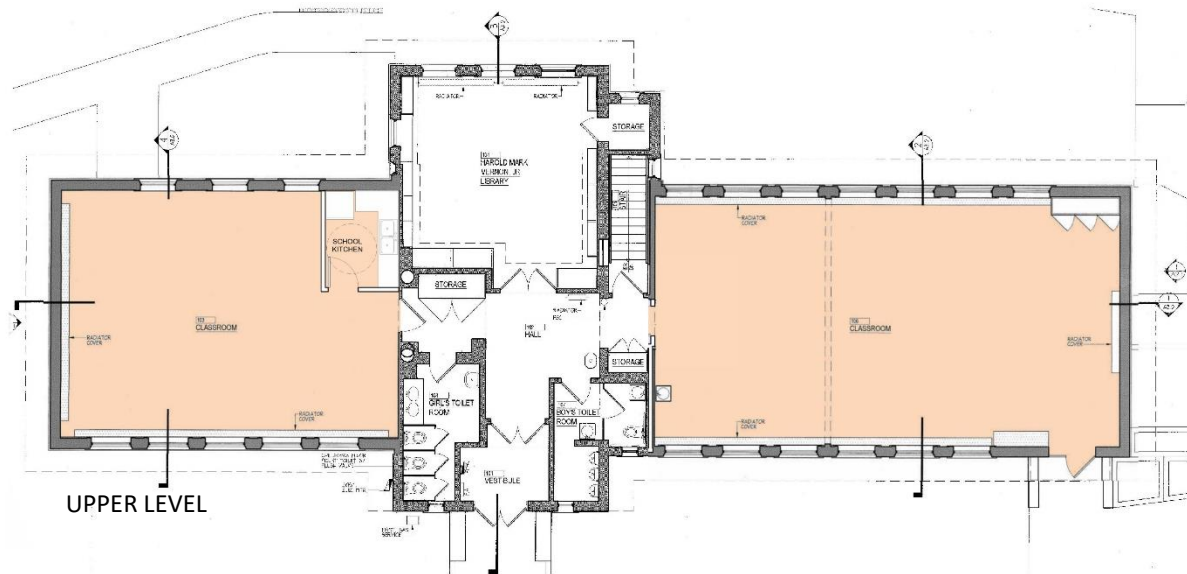
- 3A DESIGN UPDATED CCC
  - 3A.1 – MEET WITH CCC REPRESENTATIVES
  - 3A.2 – PROPOSE DESIGN OPTION FOR THREE CLASSROOMS AND KITCHEN ON UPPER LEVEL
  - 3A.3 – FINALIZE DESIGN AND PRELIMINARY PRICING
- 3B FUNDRAISE/BUDGET
- 3C IMPLEMENT
  - 3C.1 – CONSTRUCTION DRAWINGS
  - 3C.2 - CONSTRUCTION

\*CONSIDER PERFORMING WORK ALONG WITH WINDOW REPLACEMENT TO MINIMIZE DISRUPTION

\*\*EXISTING THEATER/MULTIPURPOSE ROOM COULD BE USED AS "SWING SPACE" FOR TEMPORARY CLASSROOMS DURING CONSTRUCTION.



LOWER LEVEL



#### STEP 4:

INSTALL NEW BATHROOMS IN EXISTING STORAGE AREA ON LOWER LEVEL FOR USE BY PARK/PLAYGROUND PATRONS.

STUDY AND PREP BUILDING FOR UPGRADES TO ELECTRICAL AND PLUMBING SYSTEMS. STUDY HEATING AND COOLING.

#### 4A DESIGN AND PRICE

4A.1 – STUDY BUILDING SYSTEMS AND DESIGN BATHROOMS AND FUTURE KITCHEN

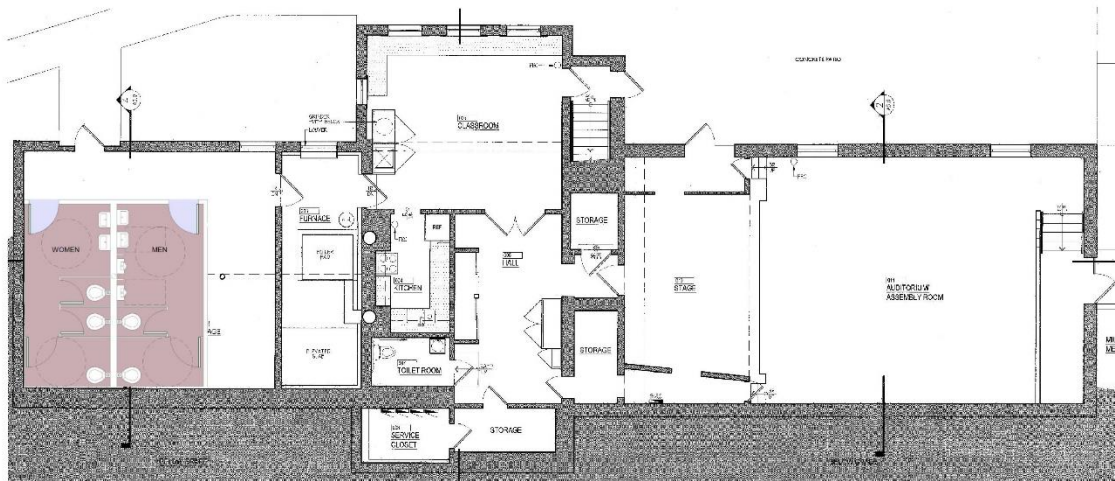
4A.2 - CONSTRUCTION DRAWINGS

4A.3 – CONTRACTOR PRICING

#### 4B FUNDRAISE/BUDGET

#### 4C IMPLEMENT

4C.1 - CONSTRUCTION

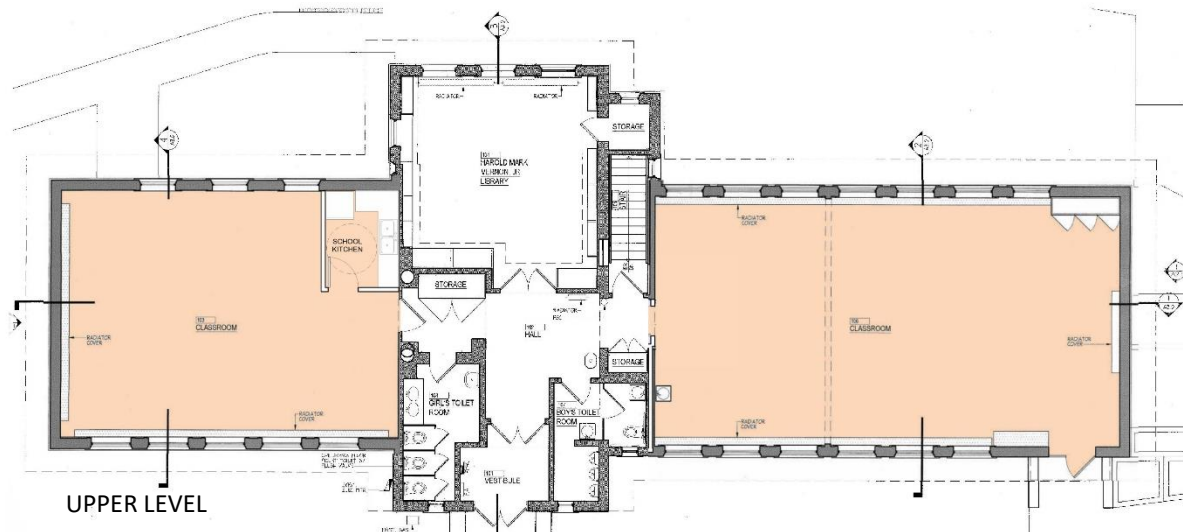


05 APRIL 2021



THE DESIGN ALLIANCE  
ARCHITECTS





**STEP 5:**  
 RENOVATE THEATER/MULTIPURPOSE  
 ROOM AND REPURPOSE AREAS  
 FORMERLY USED BY CRAFTON  
 CHILDREN'S CENTER ON LOWER LEVEL.

**5A DESIGN**

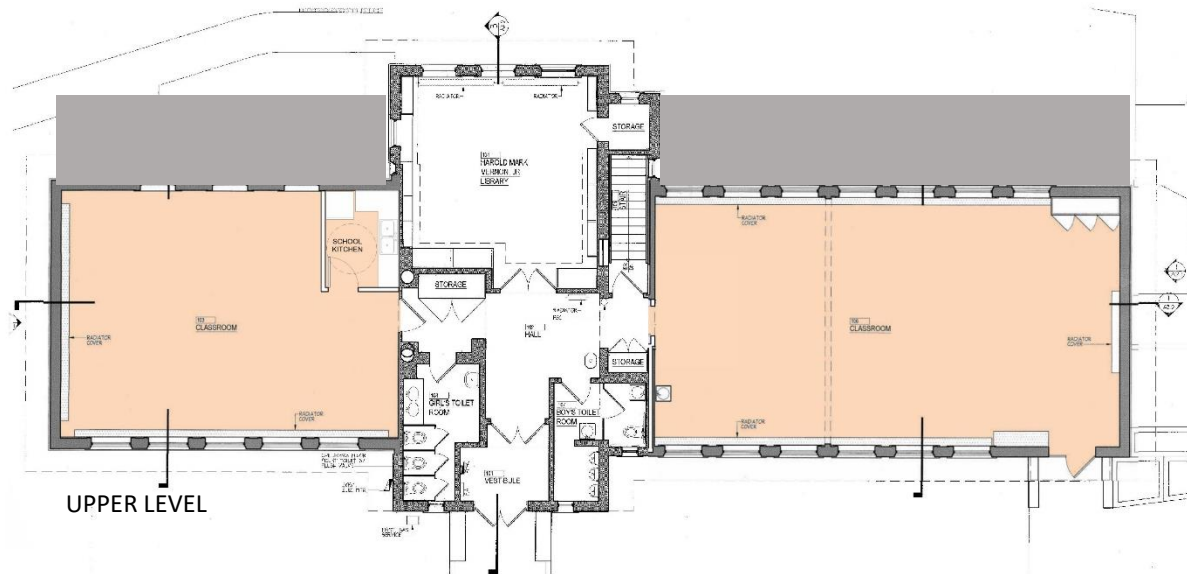
- 5A.1 - MEET WITH VILLAGE  
PLAYERS, COMMUNITY CLUB AND  
COUNCIL STAKEHOLDERS
- 5A.2 – DESIGN CONCEPTS
- 5A.3 – REVIEW AND APPROVAL
- 5A.4 – GET PRELIMINARY PRICING  
FROM CONTRACTOR

**5B FUNDRAISE/BUDGET**

**5C IMPLEMENT**

- 5C.1 – CONSTRUCTION DRAWINGS
- 5C.2 – CONSTRUCTION





UPPER LEVEL



LOWER LEVEL

## STEP 6: EXTERNAL CONNECTOR ADDITION\*

### 6A DESIGN

6A.1 – PROPOSE PRELIMINARY  
DESIGN

6A.2 - MEET WITH COUNCIL  
REPRESENTATIVES FOR DESIGN  
REVIEW

6A.3 – DESIGN REVISIONS AND  
PRELIMINARY PRICING ESTIMATES

6A.4 – FINAL REVIEW AND  
APPROVAL BY COUNCIL  
REPRESENTATIVES

### 6B FUNDRAISE/BUDGET

### 6C IMPLEMENTATION

6C.1 – CONSTRUCTION DRAWINGS

6C.2 - CONSTRUCTION

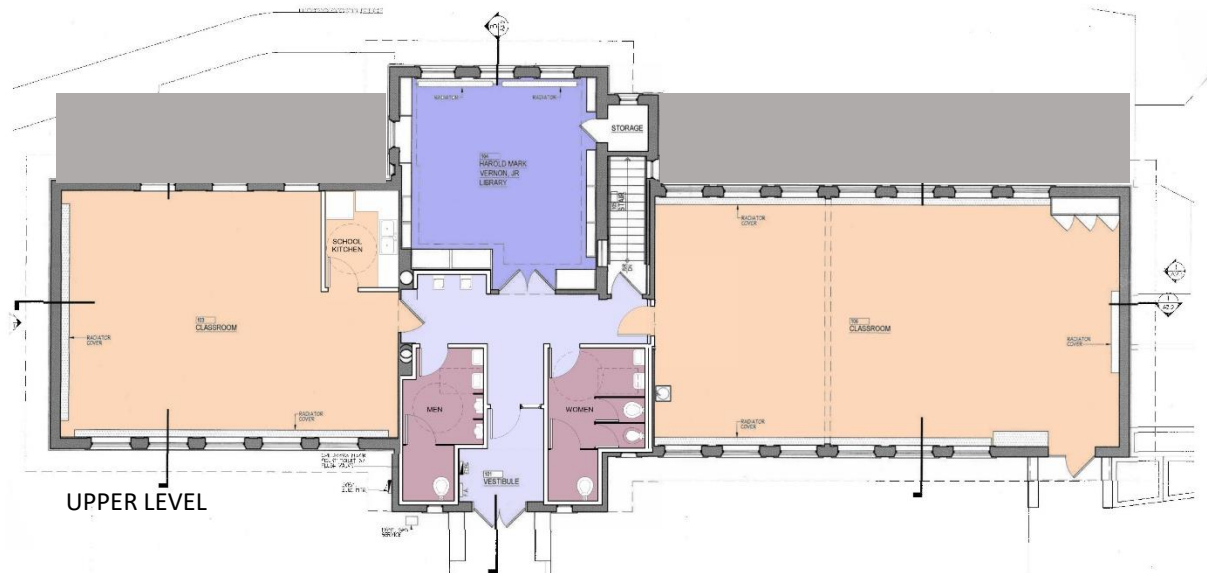
\*IF DESIRED STEPS 5 AND 6 COULD BE  
RUN CONCURRENTLY

05 APRIL 2021



THE DESIGN ALLIANCE  
ARCHITECTS





## STEP 7: REPLACE EXISTING UPPER LEVEL BATHROOMS AND REFRESH BUILDING LOBBY

### 7A DESIGN

- 7A.1 – MEET WITH COUNCIL REPRESENTATIVES REGARDING POTENTIAL LOBBY REFRESH
- 7A.2 – PRELIMINARY DESIGN AND REVIEW
- 7A.3 – DESIGN REVISIONS AND PRELIMINARY PRICING
- 7A.4 – APPROVAL BY COUNCIL REPRESENTATIVES

### 7B FUNDRAISE / BUDGET

### 7C IMPLEMENT

- 7C.1 – CONSTRUCTION DRAWINGS
- 7C.2 - CONSTRUCTION



05 APRIL 2021



THE DESIGN ALLIANCE  
ARCHITECTS



STEP 1: DESIGN/BUILD

STEP 2: DESIGN BUILD

STEP 3: DESIGN BUILD

STEP 4: DESIGN BUILD

STEP 5: DESIGN BUILD

STEP 6: DESIGN BUILD

STEP 7: DESIGN BUILD

STEP 1:  
UPDATE EXISTING  
PLAYGROUND AND  
COMMUNITY SPACE

STEP 2:  
WINDOW REPLACEMENT

STEP 3:  
CONSOLIDATE CRAFTON  
CHILDREN’S CENTER ON TO  
UPPER LEVEL\*

STEP 4:  
INSTALL NEW BATHROOMS IN  
EXISTING STORAGE AREA ON  
LOWER LEVEL FOR USE BY  
PARK/PLAYGROUND PATRONS

STEP 5:  
RENOVATE THEATER/MULTIPURPOSE  
ROOM AND REPURPOSE AREAS  
FORMERLY USED BY CRAFTON  
CHILDREN’S CENTER ON LOWER LEVEL.

STEP 6:  
EXTERNAL CONNECTOR ADDITION\*

STEP 7:  
REPLACE EXISTING UPPER  
LEVEL BATHROOMS AND  
REFRESH BUILDING LOBBY

STEP 1 - UPDATE PLAYGROUND AND COMMUNITY SPACE	TIMELINE	COST ESTIMATE
1A DESIGN		
1A.1 – SELECT EQUIPMENT	APRIL 2021	
1A.2 – CONSULT LANDSCAPE ARCHITECT		
1B APPLY FOR PLAYGROUND GRANT	MAY 1, 2021	
1C SECURE GRANT		
1D SECURE ADDITIONAL FUNDING		
1E IMPLEMENT	SUMMER/FALL 2021	
1E.1 – CIVIL RETAINING AND OTHER SITE WORK		
1E.2 – PLAYGROUND "DESIGN/BUILD"		
TOTAL:		

STEP 2 - WINDOW REPLACEMENT	TIMELINE	COST ESTIMATE
2A SECURE KEYSTONE GRANT	FALL 2021	
2B SECURE MATCHING FUNDS		
2C IMPLEMENT	SPRING/SUMMER 2022	
2C.1 – WINDOW DRAWINGS		
2C.2 – WINDOW INSTALLATION		
TOTAL:		

STEP 3 - CONSOLIDATE CCC TO UPPER LEVEL*	TIMELINE	COST ESTIMATE
3A DESIGN UPDATED CCC	FALL 2021	
3A.1 – MEET WITH CCC REPRESENTATIVES		
3A.2 – PROPOSE DESIGN OPTION		
3A.3 – FINALIZE DESIGN AND PRELIMINARY PRICING		
3B FUNDRAISE/BUDGET		
3C IMPLEMENT	SUMMER 2022	
3C.1 – CONSTRUCTION DRAWINGS		
3C.2 - CONSTRUCTION		
TOTAL:		

\*CONSIDER PERFORMING WORK ALONG WITH WINDOW REPLACEMENT TO MINIMIZE DISRUPTION

STEP 4 - LL BATHROOMS AND MEP STUDY	TIMELINE	COST ESTIMATE
4A DESIGN AND PRICE	SUMMER/FALL 2022	
4A.1 -BUILDING SYSTEMS STUDY AND DESIGN		
4A.2 - CONSTRUCTION DRAWINGS		
4A.3 - CONTRACTOR PRICING		
4B FUNDRAISE/BUDGET		
4C IMPLEMENT	SPRING 2023	
4C.1 - CONSTRUCTION		
TOTAL:		

STEP 5 - RENOVATE THEATER/MULTIPURPOSE ROOM	TIMELINE	COST ESTIMATE
5A DESIGN	FALL 2022 - SPRING 2023	
5A.1 - MEET WITH STAKEHOLDERS		
5A.2 - DESIGN CONCEPTS		
5A.3 - REVIEW AND APPROVAL		
5A.4 - PRELIMINARY PRICING		
5B FUNDRAISE/BUDGET		
5C IMPLEMENT	SPRING/SUMMER 2023	
5C.1 – CONSTRUCTION DRAWINGS		
5C.2 - CONSTRUCTION		
TOTAL:		

STEP 6 - EXTERNAL CONNECTOR ADDITION*	TIMELINE	COST ESTIMATE
6A DESIGN	FALL 2022 - SPRING 2023	
6A.1 - PROPOSE PRELIMINARY DESIGN		
6A.2 - DESIGN REVIEW		
6A.3 - REVISIONS AND PRELIMINARY ESTIMATES		
6A.4 - APPROVAL BY COUNCIL REPRESENTATIVES		
6B FUNDRAISE/BUDGET		
6C IMPLEMENT	SUMMER 2023 - SPRING 2024	
6C.1 – CONSTRUCTION DRAWINGS		
6C.2 - CONSTRUCTION		
TOTAL:		

STEP 7 - REPLACE UPPER LEVEL BATHROOMS, UPDATE LOBBY	TIMELINE	COST ESTIMATE
7A DESIGN	SPRING 2024	
7A.1 - MEET WITH REPRESENTATIVES		
7A.2 - PRELIMINARY DESIGN AND REVIEW		
7A.3 - DESIGN REVISIONS AND PRELIMINARY PRICING		
7A.4 - APPROVAL BY COUNCIL REPRESENTATIVES		
7B FUNDRAISE/BUDGET		
7C IMPLEMENT	SUMMER 2024	
7C.1 – CONSTRUCTION DRAWINGS		
7C.2 - CONSTRUCTION		
TOTAL:		



