



Adaptive Reuse of Doble USARC Phase I – Senior Activity Center

April 2017



MANYPENNY | MURPHY ARCHITECTURE

Redevelopment Plan

- Phased redevelopment for community programs
- Renovate or replace existing buildings as practical
- Phase I: Adaptive reuse of facility to accommodate existing Senior Activity Center Program

Phase I Design Scope

- Accommodate existing Senior Activity Center programs
- Construction Budget = \$3.0k-\$3.2MM*
- Adaptive reuse of main building
- Historic Sensitivities (architecture, landscape)
- Future phase considerations

*updated budget est. 12/2017

Future Phase Development Considerations

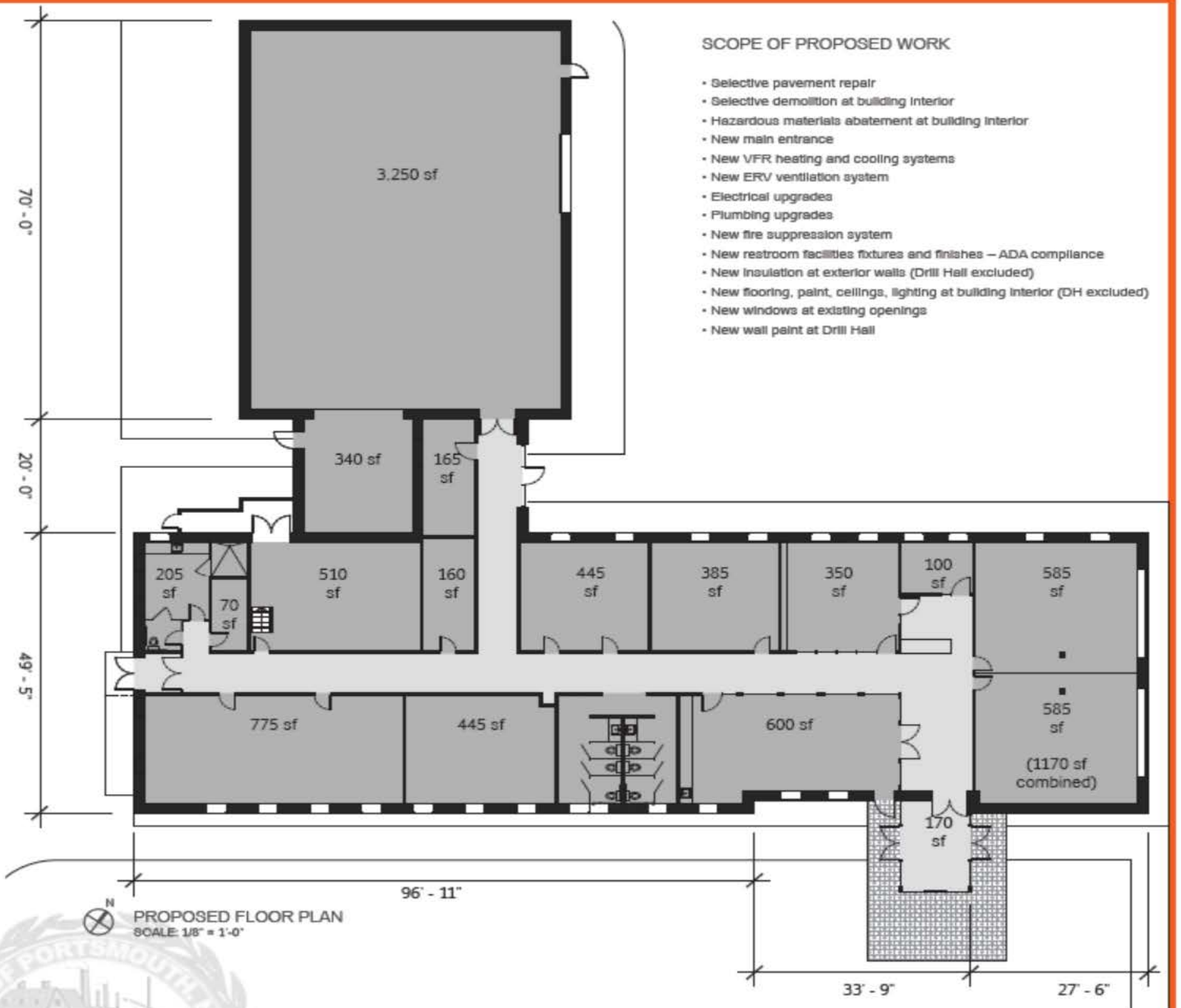
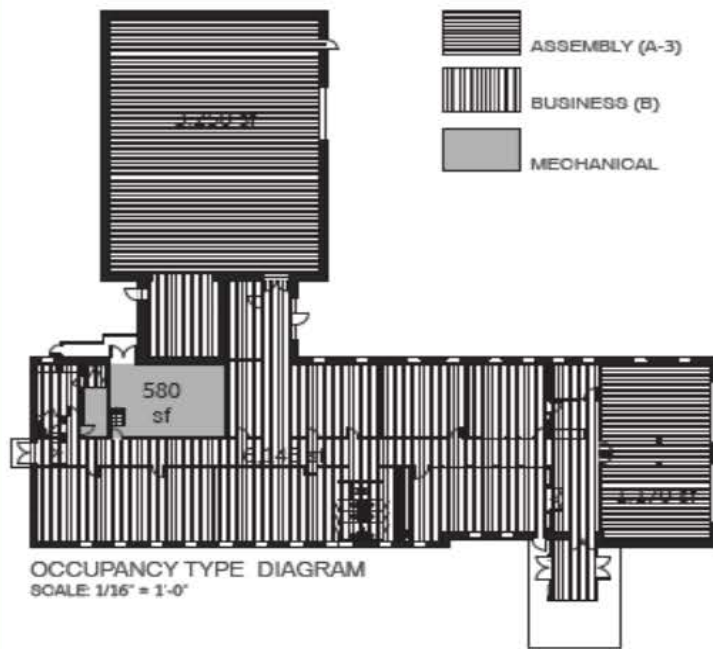
- Community Uses
- Emergency Shelter
- New Building Development
- Open Space / Outdoor Facilities
- Parking Needs

Phase I Design Criteria

- Main Entrance / Accessibility
- Building Systems Improvements (intrusive work)
- Space Needs:
 - Administrative / Office
 - Drop-In Lounge
 - Activity Rooms
 - Prepared Food Service (Meals on Wheels)
 - Restrooms

Phase I Work Items

- Demolition & Abatement
- Main Entry Addition
- Fire Suppression
- Thermal Enclosure (windows, doors, wall insulation)
- Electrical
- Lighting
- Plumbing
- HVAC
- Interior Finishes
- Landscaping / Hardscaping



Code Review

- Zoning
- Use & Occupancy
- Applicable Codes
- Life Safety
- Plumbing Fixtures
- Accessibility
- Emergency Shelter Standards (**list*)

Future Phase Opportunities

- Front driveway with limited parking
- West entry accessibility
- New building development to northwest
- Outdoor / Green space to northeast
- New parking southwest and southeast

