

Solid Ground East Metro Place Renovation and Addition Project Narrative

The construction project goal is to expand and remodel the building for a more functional, welcoming, and comfortable environment for residents, staff, and community members. We want to design the building and spaces to provide comfort, flexibility and connection while helping to enrich the lives of the staff and residents. Creating a space that is seamless, safe, inspirational, and productive that all can take pride in.

The existing building entrance will host one of two one-story additions to the building which will create a new secure front entry, courtyard with paving, signage, and landscaping. The entry will be identified with a canopy including lighting and brand color integration. The addition will have hardiboard siding and a built-up membrane roof.

Residents and guests are greeted in the secure front entry vestibule by a staff member for check-in. The security office will have windows to the exterior entry courtyard and to the vestibule. This entrance will be the one main entry point to the building for security purposes. The office space has moved locations in the building for the following reasons: better visibility to the outdoors and construction phasing. Staff will be able to remain on site with a planned 2-phase construction schedule for the building. The new office area is in the location of the second one-story addition to the building. The addition will have hardiboard siding and a built-up membrane roof. This allows us to create space for all staff to be located together, providing private offices and open office workstations along with workroom with storage, printer, sink and coffee. An additional space planned for file storage can easily transition into a future office for growth. An intake/conference room has access from both the office space and corridor to aid in the ease when meeting with residents. Finishes for the office space will be a tile carpet, rubber base and acoustical tile ceiling. Walls will be painted with neutral colors with the addition of accent color pops and graphic branded wallcovering at key locations in the space. There will be natural daylight throughout much of the space.

The hallway is also being reconfigured with the expansion of the office space. This allows for a breakroom for staff with sink, dishwasher, full size refrigerator and microwave with ample storage and access to natural daylight. A large community table for gathering and potlucks are provided. Resilient floor, laminate casework with quartz countertops and painted walls will complete the space. A staff wellness room with sink, cabinetry and undercounter fridge and a dedicated mail room with an electronic package system will be located near the front entrance. Restrooms will be renovated with additional sets to meet code requirements along with a janitor closet. New tile floors, walls and fixtures will be planned for the restrooms. The existing mechanical room will remain in place to minimize costs, reconfiguration and impacts to those in the building during construction. A new exterior entrance will be off this main corridor to continue to provide access for children to the playground but improve security with one main security point in the building.

A large community room with a full residential kitchen will be located where the current offices are. This part of the remodeled area will be used for both community, internal and staff functions. A durable resilient floor, paint and branded graphic will finish the room with custom cabinetry with quartz countertops and tile backsplash in the kitchen area. A U-shape to the

kitchen will provide for lots of storage and the ability to provide cooking demonstrations for community and resident events. Audio Visual Technology will be integrated in the space for large group presentations.

An expanded donation center with a large exterior door allows for easy access for deliveries from the parking lot. The room will have lots of shelving and space for sorting, along with a door with direct access to the community room. A quiet room right off the community room is provided for residents and guests when using the learning and community spaces with soft carpet, painted walls, and acoustical tile ceiling with soft seating.

An adjacent learning space for both children and adults can be found off the corridor space. Similar finishes will be in the learning space with some additional acoustical wall panels for noise minimization. Audio Visual Technology integration will allow this space to function as another conference room when needed with furniture solutions that allow flexible configurations. One wall will be lined with storage for the staff to utilize.

The existing laundry room will be updated, allowing for more washers and dryers in the room. Resilient floor and base with painted walls will finish out the room with some seating and folding tables for residents to use. The room adjacent to the laundry will be turned into a storage area and utilized by our property management company.

The parking lot will be expanded and repaved with the removal of the garages along the southeast side. The goal is to create more parking and include better lighting for the safety and security of the residents, staff, and visitors.