

2004 WBA Remodeling Awards

Project Category:
Commercial (any value)

"Kicking Room"
Tenant Improvement

DEGNAN

DESIGN BUILDERS

INC.



Award Winning Entry

With former uses including a Mexican restaurant and more recently as a Goodwill store, this commercial space had grown tired and dingy before a major exterior remodel by the landlord and a new anchor tenant brought it back to life. Further, the landlord chose to relocate the shared bathrooms and provide common area as needed for electrical panel access. While the interior space still had piles of old T-shirts left in the corners, the client and the contractor could visualize the transformation into a new Karate school with the tall ceilings, clerestory windows and a transition in ceiling heights.

Old water damage, dated false beams, and smoke-stained walls did not deter the builders or tenants from creating a wide-open workout space.



As both owners of the company are Black Belt martial artists themselves, they had a clear understanding of the client's needs: Workout space for twenty to forty people concurrently, seating and viewing areas for other family members who are not taking classes, changing rooms for the students, and office and "pro shop" space for sales of services and gear. Often, on testing nights the space will need to accommodate one hundred or more students and their families, cheering them on through multi-hour test routines.



The fully refurbished space has adequate seating and standing room for crowds to cheer on the students on testing nights. Vibrant colors are contrasted by white trim.

Tall ceilings allow heat to rise while ceiling fans cool the students and exposed ductwork supplies conditioned air throughout the space.

Warm features of the existing space were incorporated into the new design. Exposed interior heating ducts and brickwork remain, while dated false wood beams were removed and recycled to form new window and door trim! The popcorn texture ceiling was patched and painted after beam removal.

Inexpensive fluorescent strip lighting is unobtrusive high above the floor, while track lighting is focused on uniforms and gear for sale in the pro shop.



The office and pro-shop can be seen at the rear left while locker rooms are visible to the right. A hallway at right-center leads to common bathrooms.

The suspended ceiling was replaced where mechanicals sit on the roof, and this area with a lower ceiling serves for “breakout” groups to work separately during classes. Plenty of space is available for parents to sit or stand and a pipe railing serves to separate the workout floor from the viewing area while also provide a place for students to stretch and to assist during balance drills. An entry foyer with windows looking into the workout space provides a view for passers-by, as well as a space for parents to take phone calls or chat while classes are in progress.

Ceiling heights and flooring colors allow for use of this area for small-group instruction and for concurrent multiple classes.



Final Assessment & Results:

While the school just hosted its grand opening in November, classes are already active four days per week and the client couldn't be happier with the new space.



The office provides acoustical privacy yet a good view to the workout floor.

Specifications of Note:

Pipe Railings:	Endres Manufacturing
Mirrors & Glass:	Prairie Glass Company
Workout Flooring:	Century Martial Arts Supply

*2004 WBA Remodeling Awards:
A Cut Above The Rest*

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Commercial

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