

# Lewis County Facilities Masterplan

December 10, 2019



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**KMB**  
architects



# Lewis County Masterplan | Executive Summary

In 2018 Lewis County contracted with KMB architects to provide architectural and engineering (A/E) services for the Lewis County Capital Facilities Plan. The Capital Facilities Plan and Master Planning data provided, will be used in support of the updating of the Growth Management Act (GMA) Comprehensive Plan for the County. As part of this process, the County's Capital Facilities Plan is also undergoing a revision to meet anticipated future needs outlined in the Comprehensive plan. It is anticipated that the Capital Facilities plan will include several capital projects including new construction and renovation of existing facilities.

As part of the Capital Facilities Plan, KMB architects performed space needs assessments and space programming of the Juvenile Justice Center; Public Works, Emergency Management, and E911 facility; and Community and Health Services Facility. Once the needs were defined and space programs were developed KMB architects collaborated with County stakeholder groups and the County Facilities Department to develop Master Plan concepts and options for how the campuses of Downtown, Kresky, Central Shop and Animal Shelter could be expanded, renovated or reused to meet the programmatic space needs over the next 10-20 years. The Master Plan options considered potential development, analyzing land availability, utility and service availability; and determine phasing strategies for each campus future development.

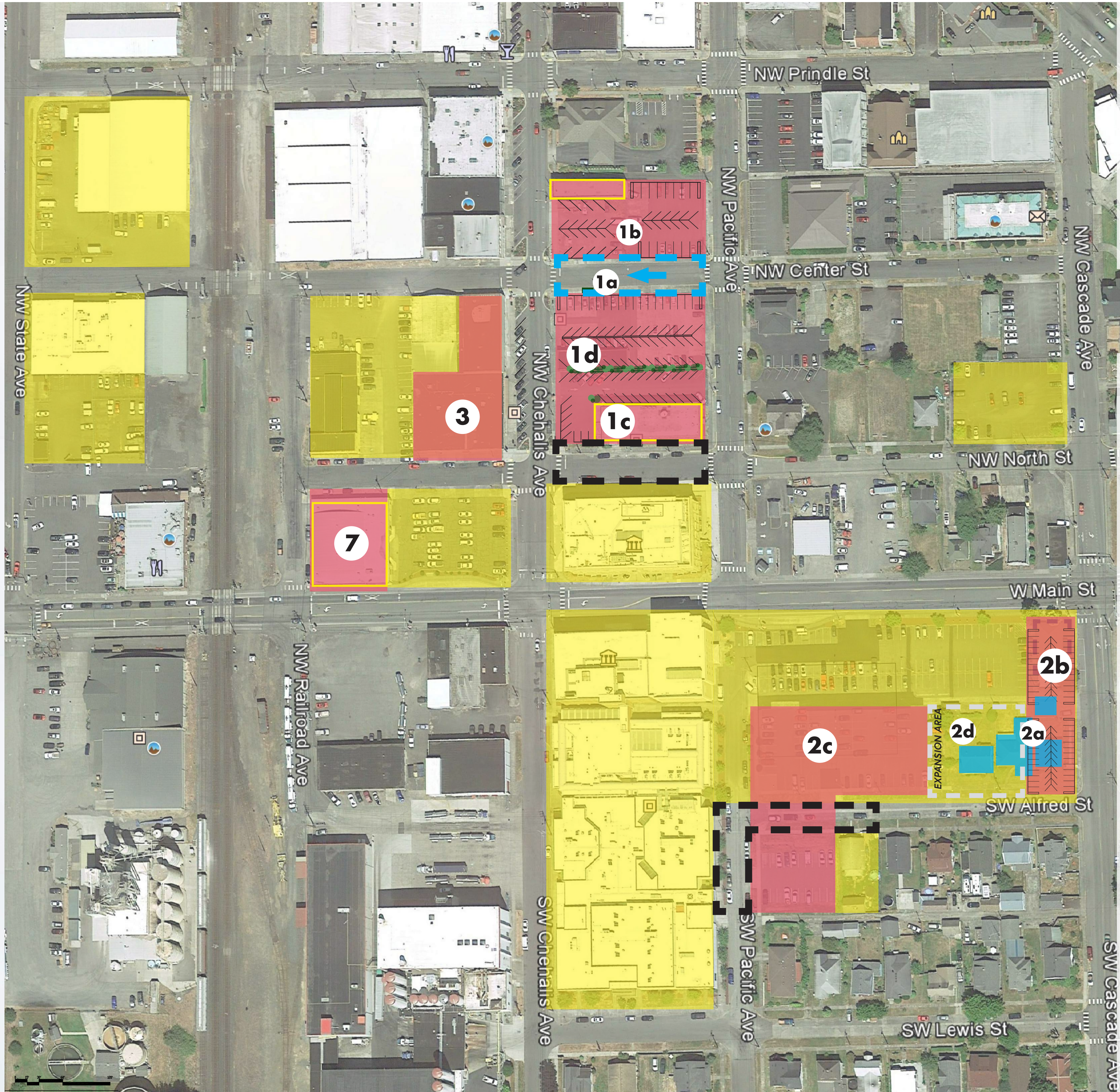
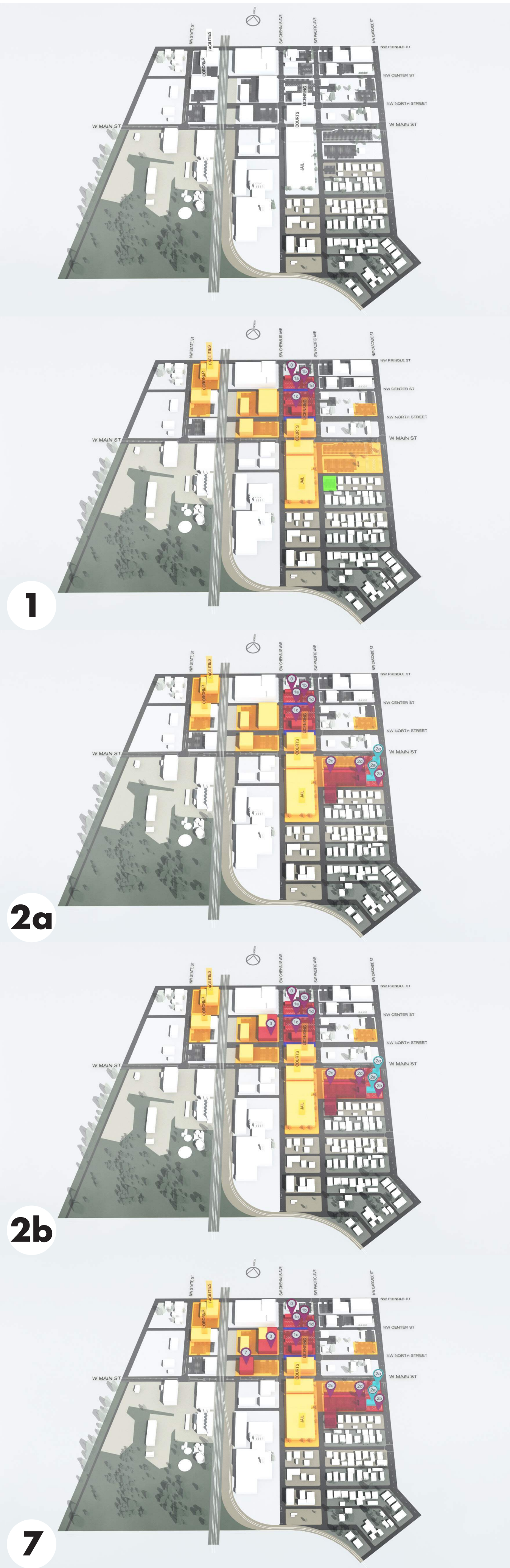
These Master Planning discussions developed five (5) options with multiple scenarios within each option. These options including incremental phasing scenarios and analyzed if steps had to occur sequentially in a series of steps or if steps could overlap in multiple parallel projects. These Master Plan discussion also analyzed space need priorities by determining which capital projects needed to occur first due to facility, programmatic and/or operational needs. This analysis resulted on project schedules that determined the total duration of each option which allowed the team to develop accurate cost models including construction escalation costs.

Once the cost models were developed, the project team was able to evaluate funding options that would allow Lewis County to potentially implement the Capital Facilities Plan. Through further discussion and analysis the Capital Facilities Plan group determined the Preferred Option. The Preferred Option was further refined, and updated as additional land and properties were acquired by the County, i.e. the (McDaniel's Property) property located between NW Railroad Avenue, SW Chehalis Avenue, SW Alfred Street and West Main Street.

The program, schedule, cost models, site plans and phasing models of the Preferred Option is what is incorporated in the final draft document.



# Lewis County Masterplan | Downtown Chehalis Sites



- ### Downtown Site Phases:
- 1 Phase 1:**
    - (a) Relocate Dropbox
    - (b) Add Parking Next to Star Tavern
    - (c) Health Building to remain as is. Water lab to be removed in future.
    - (d) Revise parking next to Health Building
  - 2 Phase 2:**
    - (a) Demolish Buildings
    - (b) Reconfigure parking
    - (c) New 32,000 SF Juvenile Justice Center
    - (d) Future Expansion Space
  - 3 Phase 3:**
    - (a) Reconfigure building for Community Development and Environmental Health
    - (b) Future location of water lab
  - 4 Phase 4:** Work at Kresky Site
  - 5 Phase 5:** Work at Central Shop
  - 6 Phase 6:** Work at Central Shop
  - 7 Phase 7:** Motor Pool Converted to Conference Center
  - 8 Phase 8:** Work at Animal Shelter

# Lewis County Masterplan | Kresky Site

Untitled Map  
Write a description for your map.



### Diagram Key:

- Proposed Capital Project
- County-Owned Property
- Proposed Property Acquisition
- Building Demolition
- Proposed Street Vacation

**Legend**

- County Quality Machine Inc
- Cascade Mental Health Care
- Church
- Future
- Lewis County Public Office
- Public Utility Company
- Private Property

### Kresky Site Phases:

- 4** Phase 4:
- (a) Vacate: WSECU Building
  - (b) Reconfigure building with existing program. Public works and Transportation
  - (c) Demolish excess Buildings on site
  - (d) Construct Traffic & Sign Shop

# Lewis County Masterplan | Central Shop Site



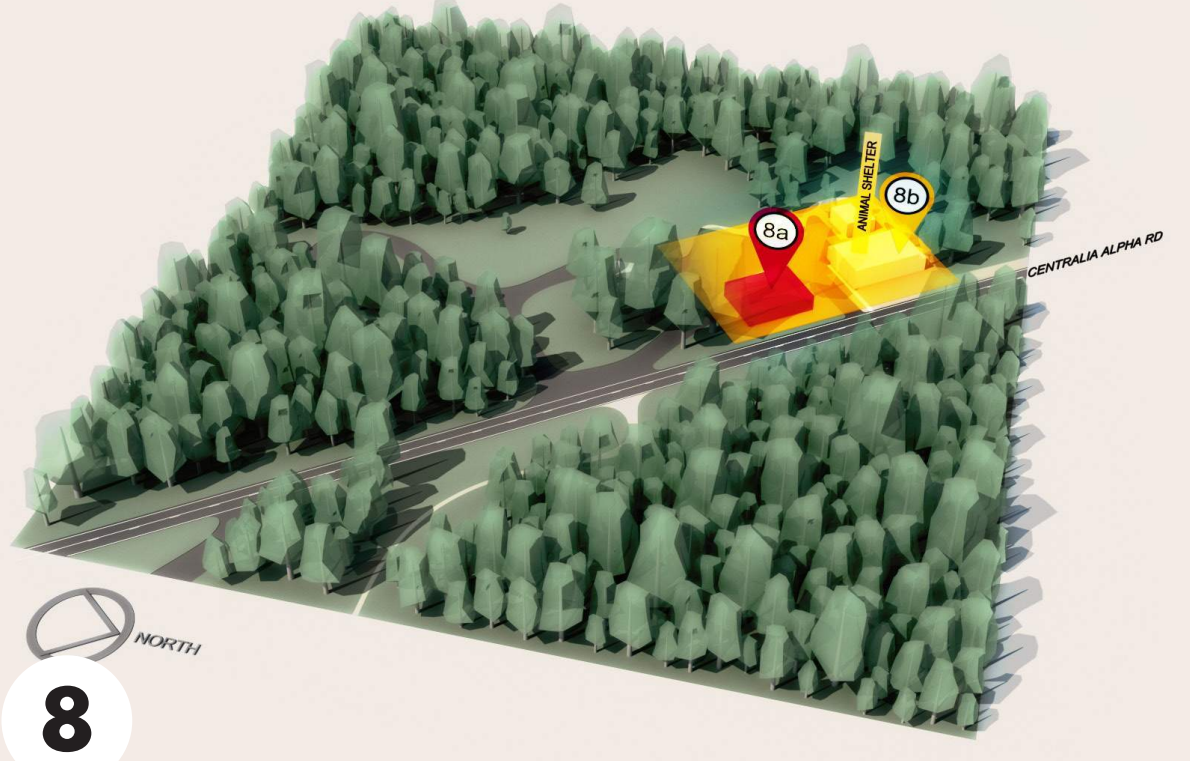
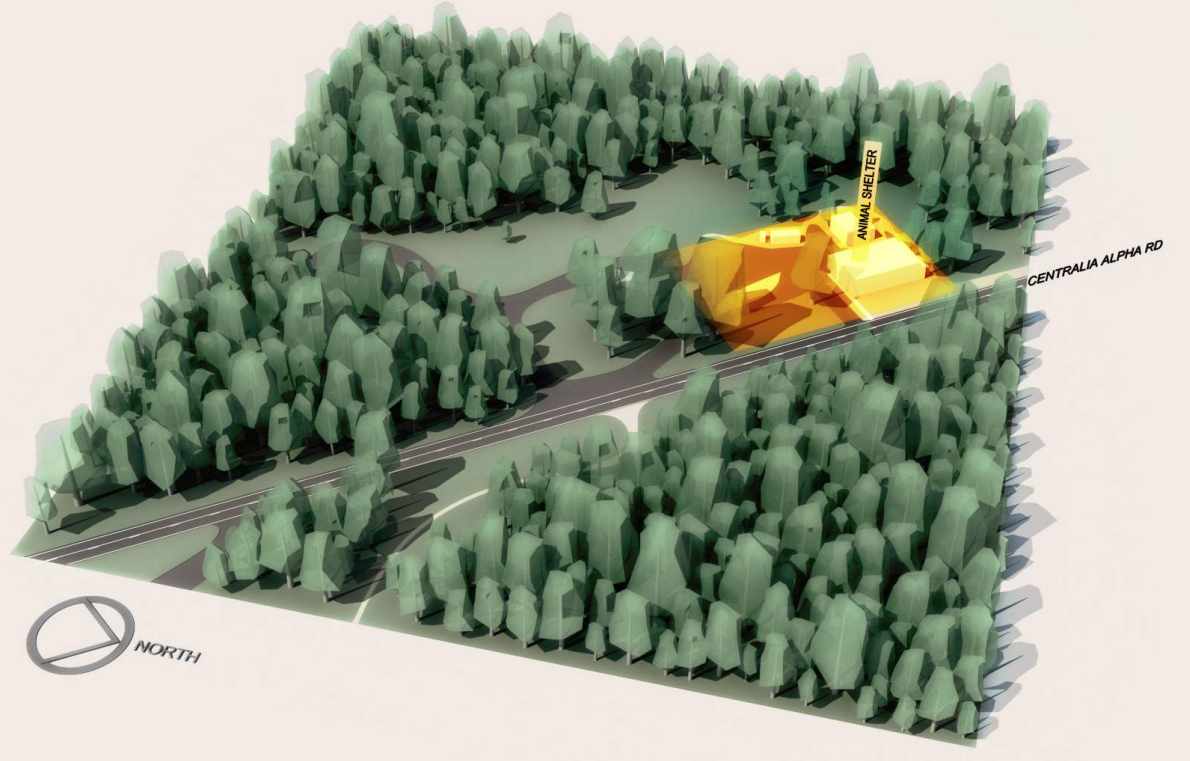
- Diagram Key:**
- Proposed Capital Project
  - County-Owned Property
  - Proposed Property Acquisition
  - Building Demolition
  - Proposed Street Vacation

- Central Shop Site Phases:**
- 5** Phase 5:  
Existing Central Shop  
Reconfigure for Motor Pool
  - 6** Phase 6:  
(a) New E911, EOC, Radio  
Shop building  
(b) Reconfigure Parking  
(c) New Septic Tank and  
Drainage Field

# Lewis County Masterplan | Animal Shelter Site



- Diagram Key:**
- Proposed Capital Project
  - County-Owned Property
  - Proposed Property Acquisition
  - Building Demolition
  - Proposed Street Vacation



**Animal Shelter Site Phases:**

- 8** Phase 8:
  - (a) Locate New Animal Shelter on Existing Site 4,000 SF
  - (b) Maintain existing animal shelter for overflow

# Lewis County Masterplan | Program & Phasing Plan

DRAFT

KMB architects

Lewis County Master & Capital Plan

DEPARTMENT	Preferred				Downtown - Parking Lot Construction		Downtown - New Juvenile Justice Center		Downtown - Renovation Community Development at McDaniels		Kresky - Renovation Public Works & New Traffic & Sign Shop (Metal Building)		Central Shop - Renovation Motorpool		Central Shop - New E911 & EM & Radio Shop		Downtown - Renovation Motopool to Conference Center		Animal Shelter - New Animal Shelter	
	2018 (Existing)		2019 (Need)		Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Phase 6		Phase 7		Phase 8	
	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF	DGSF	GSF
<b>IT Department</b>																				
IT Department	5,585	6,702	5,585	6,702	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>5,585</b>	<b>6,702</b>	<b>5,585</b>	<b>6,702</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Social Services</b>																				
WIC and Admin. (2nd Floor)	5,585	6,702	2,691	3,229	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Health	5,000	6,000	2,272	2,727	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>10,585</b>	<b>12,702</b>	<b>4,963</b>	<b>5,956</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Public Health &amp; Social Services (PHSS)</b>																				
Environmental Health	585	702	2,686	3,223	-	-	-	-	2,686	3,223	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>585</b>	<b>702</b>	<b>2,686</b>	<b>3,223</b>	-	-	-	-	<b>2,686</b>	<b>3,223</b>	-	-	-	-	-	-	-	-	-	-
<b>Community Development</b>																				
Community Development	-	-	5,122	6,146	-	-	-	-	5,122	6,146	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	<b>5,122</b>	<b>6,146</b>	-	-	-	-	<b>5,122</b>	<b>6,146</b>	-	-	-	-	-	-	-	-	-	-
<b>Public Works</b>																				
Public Works	-	16,450	11,427	13,712	-	-	-	-	-	-	11,427	13,712	-	-	-	-	-	-	-	-
Transportation - Public Works	-	-	879	1,055	-	-	-	-	-	-	879	1,055	-	-	-	-	-	-	-	-
Traffic - Central Shop	-	-	2,795	3,354	-	-	-	-	-	-	2,795	3,354	-	-	-	-	-	-	-	-
Materials Lab	-	-	650	780	-	-	-	-	-	-	-	-	650	780	-	-	-	-	-	-
Motor Pool	-	-	4,512	5,414	-	-	-	-	-	-	-	-	4,512	5,414	-	-	-	-	-	-
Radio Shop	-	1,000	2,574	3,089	-	-	-	-	-	-	-	-	-	-	2,574	3,089	-	-	-	-
<b>Subtotal</b>	-	<b>17,450</b>	<b>22,837</b>	<b>27,404</b>	-	-	-	-	-	-	<b>15,101</b>	<b>18,121</b>	<b>5,162</b>	<b>6,194</b>	<b>2,574</b>	<b>3,089</b>	-	-	-	-
<b>EM E911</b>																				
Public Areas	-	-	918	1,102	-	-	-	-	-	-	-	-	-	-	918	1,102	-	-	-	-
E911	2,600	3,120	4,524	5,429	-	-	-	-	-	-	-	-	-	-	4,524	5,429	-	-	-	-
Emergency Management	784	941	2,631	3,157	-	-	-	-	-	-	-	-	-	-	2,631	3,157	-	-	-	-
<b>Subtotal</b>	<b>3,384</b>	<b>4,061</b>	<b>7,155</b>	<b>8,586</b>	-	-	-	-	-	-	-	-	-	-	<b>7,155</b>	<b>8,586</b>	-	-	-	-
<b>Juvenile Justice Center</b>																				
Administration	12,718	15,262	4,117	4,941	-	-	4,117	4,941	-	-	-	-	-	-	-	-	-	-	-	-
Corrections Intake	-	-	3,211	3,853	-	-	3,211	3,853	-	-	-	-	-	-	-	-	-	-	-	-
Corrections Juvenile Support	-	-	1,196	1,435	-	-	1,196	1,435	-	-	-	-	-	-	-	-	-	-	-	-
Corrections Housing	-	-	7,980	9,576	-	-	7,980	9,576	-	-	-	-	-	-	-	-	-	-	-	-
Corrections Programs	1,167	1,400	2,236	2,683	-	-	2,236	2,683	-	-	-	-	-	-	-	-	-	-	-	-
Judicial	-	-	2,560	3,072	-	-	2,560	3,072	-	-	-	-	-	-	-	-	-	-	-	-
Judicial Office	-	-	294	353	-	-	294	353	-	-	-	-	-	-	-	-	-	-	-	-
Probation	-	-	3,260	3,912	-	-	3,260	3,912	-	-	-	-	-	-	-	-	-	-	-	-
Gardian Ad Litum	1,000	1,200	1,782	2,138	-	-	1,782	2,138	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>14,885</b>	<b>17,862</b>	<b>26,636</b>	<b>31,963</b>	-	-	<b>26,636</b>	<b>31,963</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Public Health &amp; Social Services (PHSS)</b>																				
Animal Shelter	4,575	5,490	5,025	6,030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,025	6,030
<b>Subtotal</b>	<b>4,575</b>	<b>5,490</b>	<b>5,025</b>	<b>6,030</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>5,025</b>	<b>6,030</b>
<b>TOTAL GROSS SQUARE FOOTAGE</b>		<b>64,969</b>		<b>96,011</b>		-		<b>31,963</b>		<b>9,369</b>		<b>18,121</b>		<b>6,194</b>		<b>11,675</b>		<b>9,369</b>		<b>6,030</b>
<b>TOTAL GROSS SQUARE FOOTAGE DELTA</b>				<b>31,042</b>																
<b>PARKING REQUIREMENT</b>						-		<b>69</b>		<b>40</b>		<b>76</b>		<b>26</b>		<b>49</b>		<b>47</b>		<b>26</b>

PARKING REQUIREMENTS

JAIL  
SHERIFF ADMIN  
COURTHOUSE  
JUSTICE CENTER  
STAR TAVERN

SQFT

1/3 BEDS  
1/200  
1/200  
1/200  
1/4 SEATS

PARKING REQ. DOWNTOWN  
PARKING REQ. CENTRAL SHOP  
PARKING REQ. KRESKY  
PARKING REQ. ANIMAL SHELTER

283 (Missing Parking for County Administration, Courthouse and Jail)  
75  
76  
26



# Lewis County Masterplan | Preferred Cost Model

Lewis County  
 Capital Facilities and Master Plan  
 Chehalis, WA

Concept Design Rough Order of Magnitude  
 12/9/2019

				MACC	Project
<b>Maximum Allowable Construction Cost</b>					
<b>Preferred Option</b>					
	<b>Enclosed Area</b>	<b>Unit</b>	<b>\$ / SF</b>	<b>\$x1</b>	<b>\$x1</b>
Phase 1	Downtown				
	Demolition of Buildings & Parking Lot Construction	GSF		368,827	
	<b>SUBTOTAL</b>			<b>368,827</b>	<b>487,635</b>
Phase 2	Downtown				
	Juvenile Justice Center	31,963 GSF		22,330,591	
	<b>SUBTOTAL</b>	<b>31,963</b>		<b>22,330,591</b>	<b>29,523,819</b>
Phase 4	Downtown				
	Community Development into McDaniels	9,369 GSF		3,398,417	
	<b>SUBTOTAL</b>	<b>9,369</b>		<b>3,398,417</b>	<b>4,493,130</b>
Phase 5	Kresky				
	Construct Traffic & Sign Shop	3,354 GSF		1,146,323	
	Public Works	14,767 GSF		2,613,226	
	<b>SUBTOTAL</b>	<b>18,121</b>		<b>3,759,549</b>	<b>4,970,591</b>
Phase 6	Central Shop				
	Reconfigure Shop for Motor Pool	6,194 GSF		1,384,359	
	<b>SUBTOTAL</b>	<b>6,194</b>		<b>1,384,359</b>	<b>1,830,295</b>
<b>FUNDING STEP 1 GRANDTOTAL</b>				<b>31,241,743</b>	<b>41,305,470</b>
Phase 7	Central Shop				
	EOC / E911 / Radio Shop	11,675 GSF		9,400,631	
	<b>SUBTOTAL</b>	<b>11,675</b>		<b>9,400,631</b>	<b>12,428,803</b>
Phase 8	Downtown				
	Reconfigure Motor Pool to Conference Center	9,369 GSF		2,500,000	
	<b>SUBTOTAL</b>	<b>9,369</b>		<b>2,500,000</b>	<b>3,305,311</b>
Phase 9	Animal Shelter				
	Animal Shelter	3,030 GSF		3,014,967	
	<b>SUBTOTAL</b>	<b>3,030</b>		<b>3,014,967</b>	<b>3,986,161</b>
<b>FUTURE FUNDING STEPS GRANDTOTAL</b>				<b>14,915,598</b>	<b>19,720,276</b>



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