

PRESUBMITTAL INFORMATION SESSION

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**Green Hill School New Mental Health Unit
Washington State DSHS**

375 SW 11th Street, Chehalis, WA 98532
State Project No. 2014-455

Program Study & Cost Projection

August 26, 2014 (DRAFT)



KMB

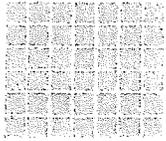
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August 26, 2014

Ms. Penny Koal, AIA, LEED AP
Project Manager, Office of Capital Programs
Department of Social & Health Services
Operations Support Services Division
PO Box 45848, Olympia, WA 98504

Project: Green Hill School New Mental Health Unit
Washington State DSHS
375 SW 11th Street, Chehalis, WA 98532
State Project No. 2014-455

Subject: Program Study & Cost Projection

KMB Job No.: D1434B

Dear Ms. Koal,

The attached report is provided in response to your request for a short duration study to establish an outline program and cost projection of two options for providing a new mental health unit at Green Hill School located in Chehalis, Washington.

As requested, KMB met with you on the project site and with representatives of Green Hill School including the facility Superintendent, Marybeth Queral. Program and space needs for the proposed new mental health unit were discussed, and insights into deficiencies of the existing program were expressed. Following the work session, KMB was given a tour of the existing residential mental health unit, also known as Cedar Cottage.

Green Hill School is in need of another mental health unit, similar to the newly constructed Cedar Residential Mental Health Unit (RMHU). As requested, two options to fulfill this need were evaluated: 1) the construction of a new independent structure following the general design of the existing Cedar RMHU and 2) a substantial renovation and addition to two existing wings of Birch Cottage.

KMB produced a probable construction cost projection for both the Birch renovation and the new construction option. Please note that as requested, the cost projection is intended for your budgeting purposes only and is prior to any design. Costs include construction as well as A/E fees, additional services, inflation, taxes and permits.

We have enjoyed providing this information and look forward to discussing this project further. Please contact our office if you have any questions.

Sincerely,
KMB design groups, inc. p.s.

Mark Beardemphl, AIA – Principal Architect

Bryan Beley – Project Designer

Space Programming

The space programming for the new mental health unit shall be based largely on Cedar Cottage, Green Hill School's existing residential mental health unit. The new mental health unit shall provide 16 resident rooms, 3 acute treatment rooms, dayrooms, classrooms and other spaces and areas critical to the treatment of mentally ill offenders.

<u>Entrance</u> New mental health unit will require an entrance easily accessible from main walkways	100 s.f.
<u>Sleeping Rooms</u> (12 Dry + 4 Wet - divided into two pods) Match quantity of rooms as Cedar RMHU	80 s.f.
<u>Shower Rooms</u> (2 - one per pod) Provide a shower room for each pod	90 s.f.
<u>Dayrooms</u> (2 - one per pod) Main communal living space with fixed tables and chairs and direct access to rec. yard	700 s.f.
<u>Counseling Rooms</u> (2 - one per pod) Rooms used for group or one-on-one counseling or treatment sessions	150 s.f.
<u>Laundry Room</u> A single laundry room shall be sufficient for entire unit.	95 s.f.
<u>Classrooms</u> (2) Rooms equipped with computer stations, desks/tables, and projector for conducting classes	400 s.f.
<u>Multipurpose Room with Kitchenette</u> <u>ADA Restroom for Visitors</u>	430 s.f. 50 s.f.
Acute Treatment Unit	
<u>Sleeping Rooms</u> (2 Dry + 1 Wet)	80 s.f.
<u>Dayroom</u>	440 s.f.
<u>ADA Shower Room</u>	100 s.f.
<u>Counselor's Office</u>	150 s.f.
<u>Staff Locker Room</u>	80 s.f.
<u>Men's Toilet</u>	50 s.f.
<u>Women's Toilet</u>	50 s.f.
<u>Kitchenette</u>	75 s.f.
<u>2 Offices</u> – Supervisor & Program Manager	140 s.f.
<u>Control Booth</u> Control booth shall have effective sight lines of all areas with the help of touch screen monitors	90 s.f.
<u>Janitor's Closet</u>	50 s.f.
BUILDING AREA:	8,652 + 10% Circulation = 9,517 s.f.
OUTDOOR AREA: Outdoor recreation area for sports and activities	4,130 s.f.

Study Report

Executive Summary

Due in part to the recent closure of Maple Lane School, there has been an increase in the quantity and acuity of mental health residents at Green Hill School. Maple Lane School was a juvenile detention facility specializing in treating mentally ill offenders. In 2012, a new residential mental health unit was constructed at Green Hill School, providing 16 beds for mentally ill residents. This study report is intended to evaluate the space programming and explore two major options for a new mental health unit at Green Hill School: either a new, standalone building comparable to the existing residential mental health unit, or a renovation and addition to two wings of an existing residential unit.

Background

The Juvenile Rehabilitation Administration (JRA) serves Washington State's highest-risk youth. Youth may be committed to JRA custody by any county juvenile court. The juvenile courts follow prescribed sentencing guidelines to determine which youth will be committed to JRA. These youth typically have committed many lower-level offenses or have committed a serious crime. JRA's treatment program is the evidence-based Integrated Treatment Model. Youth are taught behavioral skills and given tools to help them change their behavior, thoughts, emotions and reactions to daily situations and challenges. They learn to handle and tolerate distress, solve problems and manage their anger. Institutions also provide academic and vocational programs, health care and mental health services.¹

Green Hill School in Chehalis is a medium/maximum security fenced facility that provides older, male offenders education and vocational training. Educational options include high school diploma, general equivalency diploma (GED), and pre-college courses. Vocational programs include computer technology, light machine fabrication, vehicle maintenance, landscaping, welding and the Juvenile Vocational Industries Program or "JVIP". Green Hill School provides dialectical behavior therapy, anger replacement training, cultural programming, sex offense specific and intensive outpatient chemical dependency treatment. Male youthful offenders sentenced by the Department of Corrections also reside at Green Hill School.¹

Within Green Hill School is the residential mental health unit (RMHU) – also known as Cedar Cottage. Cedar provides 16 resident rooms divided into two pods of 8 (Pod A and B) and an additional 3 acute resident rooms (Pod C) for the mental health treatment of juvenile detention residents. The building was constructed in 2012 and is one story with a mechanical attic, designed as a maximum security detention facility.

¹ Department of Social and Health Services - Juvenile Rehabilitation Administration (JRA) "<http://www.dshs.wa.gov/jra/>"

Identification and Analysis of Options

Option #1 – New Construction

The construction of a new mental health unit is the first and most obvious option. This new building would follow the plan and programming of the existing residential mental health unit in Cedar Cottage (see appendix, sheet 1.2). While the design and layout of the spaces would be very similar, slight improvements would be accommodated based on comments and observations made by the existing unit's staff.

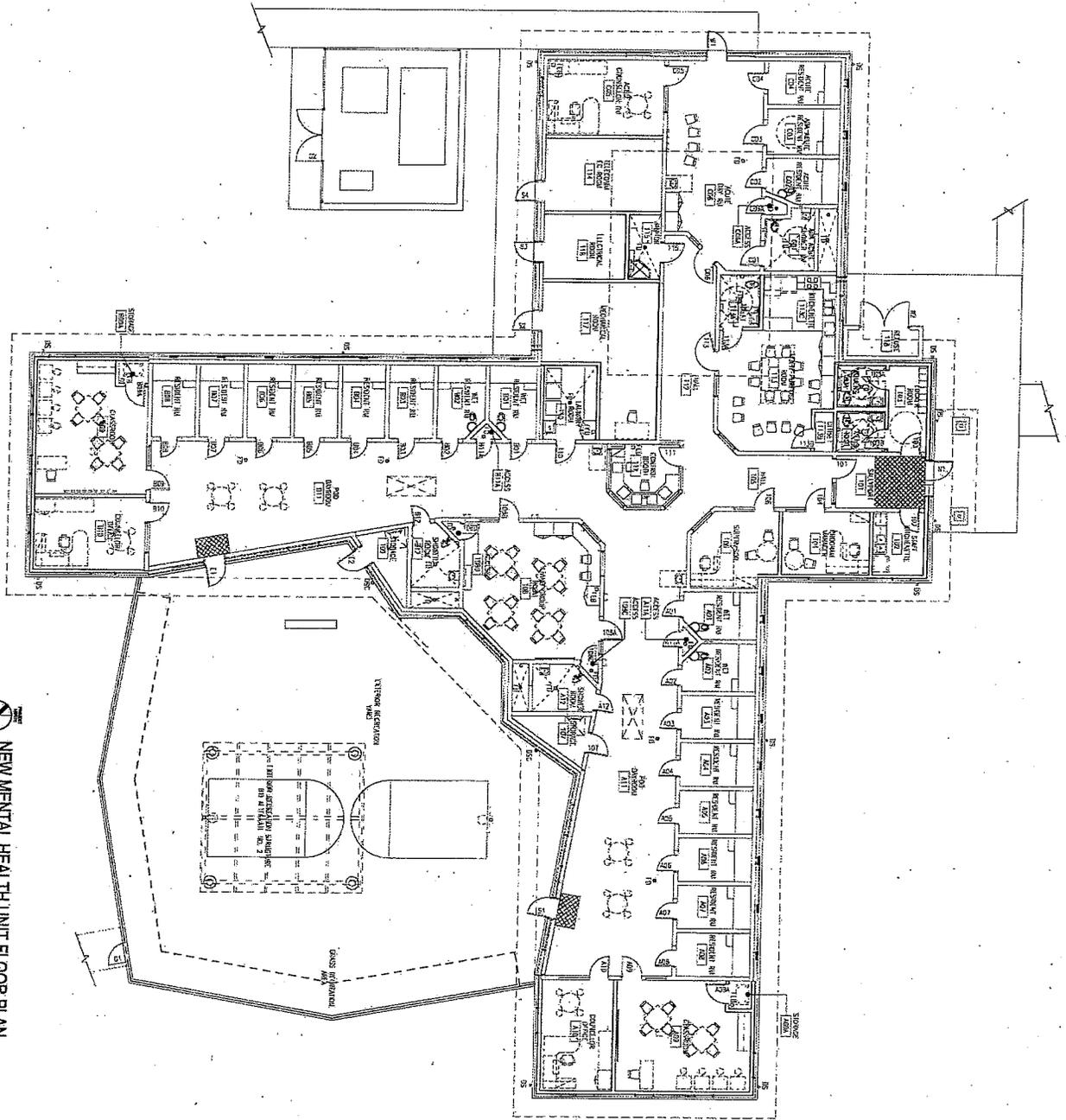
A new construction would require an evaluation of potential site locations within the Green Hill School grounds. While positioning a new mental health unit adjacent to the existing Cedar Cottage is ideal (see appendix, sheet 1.1, option 1), the topography slopes slightly and the space between two existing buildings is fairly tight. Several other options (see appendix, sheet 1.1, options 2-4) have been shown for other potential sites for a new construction.

Option #2 – Renovation and Addition

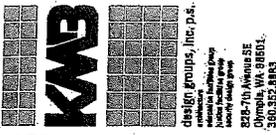
The second option of a new mental health unit involves utilizing Pods A and B of the four pods in Birch Cottage in which only two pods are currently occupied. A renovation would include the demolition of walls and the construction of a new addition to accommodate classrooms and the acute treatment pod (see appendix, sheet 2.2). These two pods would operate independently from the other two existing occupied pods. During demolition and construction, the occupied pods shall remain in operation and a physical separation would be established.

A renovation would include the refinishing of all interior surfaces and independent utilities for the new and remaining areas. It would be ideal to have a finished unit at a comparable level of quality as the existing Cedar Cottage. The renovation would include the same programming as the new construction, including an outdoor recreation yard. Birch Cottage currently has a modular ITU building located in the outdoor yard area, which would be need to be relocated to provide space for the new unit's outdoor recreation yard (see appendix, sheet 2.1).

Utilizing Birch Cottage's existing walls and rooms, the dry resident rooms were split 6 to a pod, with one pod having all four wet rooms. A larger dayroom provides for the higher number of beds. Each pod has the central dayroom connection space, a shower room and a counseling room. In the new addition, the acute treatment pod provides two dry rooms, one wet room, dayroom space, a shower and a counselor's office. Linking all pods is the central connection space with a control booth, two offices, multipurpose room and two classrooms. To provide daylight to the multipurpose room and classroom, skylights shall be installed into the new roof. A new door and wall would be installed in the existing vestibule entrance to provide direct access into the unit. Birch Cottage's existing staff locker rooms would also be reutilized for the new unit's staff area.




NEW MENTAL HEALTH UNIT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



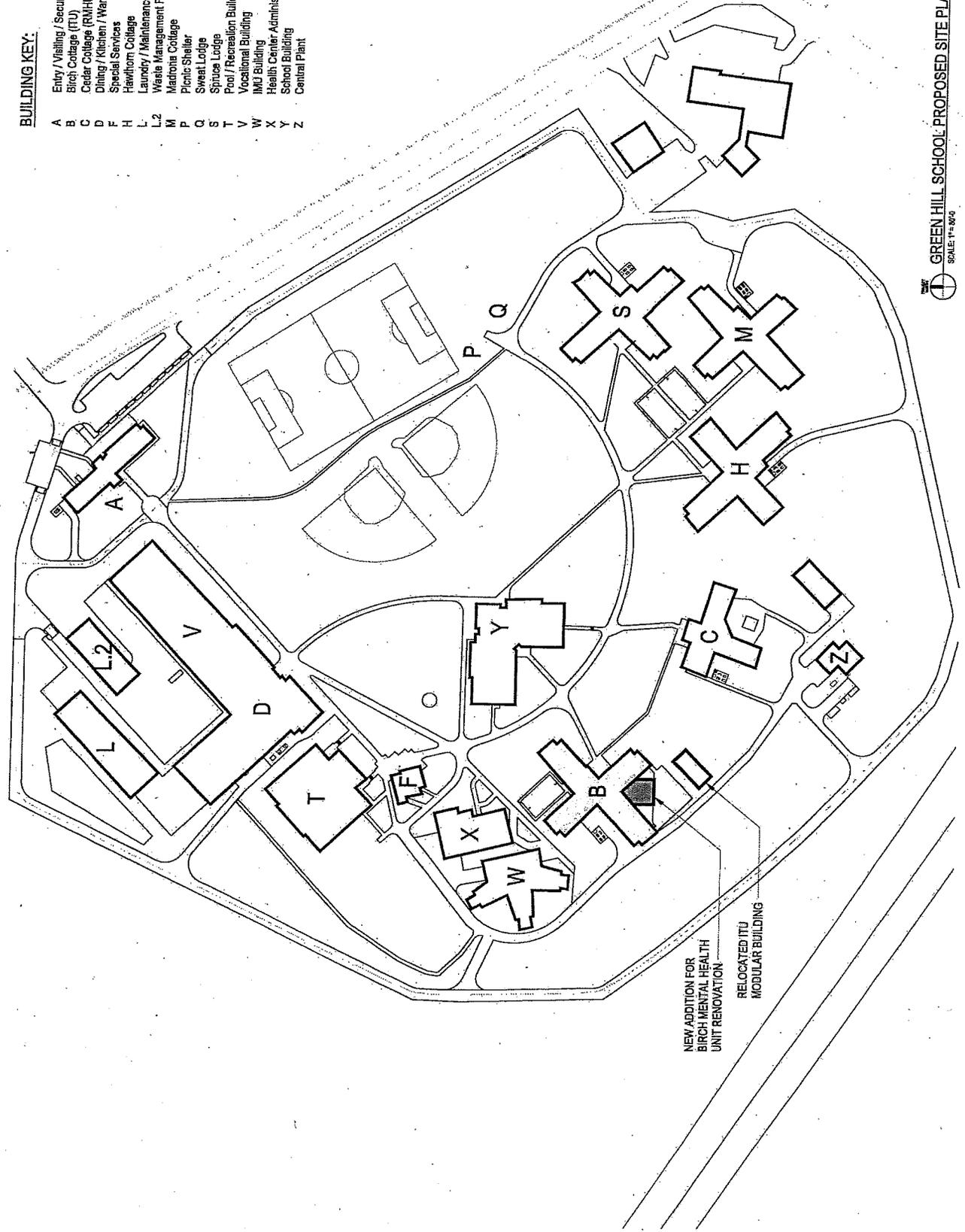
GREEN HILL SCHOOL NEW MENTAL HEALTH UNIT
 WASHINGTON STATE DSHS
 375 SW 11TH STREET, CHEHAUS, WA 98532
 STATE PROJECT NO. 2014-455

DATE: 8-28-2014
 DRAWING NO.: 114549-01

8-28-2014
 STUDY

2.1

- BUILDING KEY:**
- A Entry / Visiting / Security
 - B Birch Cottage (TU)
 - C Cedar Cottage (RMHU)
 - D Dining / Kitchen / Warehouse
 - F Special Services
 - H Hawthorn Cottage
 - L Laundry / Maintenance
 - L2 Waste Management Facility
 - M Madrona Cottage
 - P Picnic Shelter
 - Q Sweat Lodge
 - S Spruce Lodge
 - T Pool / Recreation Building
 - V Vocational Building
 - W IMU Building
 - X Health Center Administration
 - Y School Building
 - Z Central Plant



NEW ADDITION FOR
 BIRCH MENTAL HEALTH
 UNIT RENOVATION
 RELOCATED ITU
 MODULAR BUILDING

GREEN HILL SCHOOL PROPOSED SITE PLAN
 SCALE 1"=80'

Option #2 - Remodel and Addition to Birch

Construction Cost Estimate Summary

See Sheet 2.2 for Floor Plan Sketch

Description		Cost
General Conditions		✓ \$153,000
Demolition		✓ \$65,700
Relocate ITU Building		✓ \$22,000
Site Work		✓ \$129,200
Foundation & Substructure		✓ \$47,000
Superstructure		✓ \$189,000
Weatherproofing		✓ \$78,700
Doors & Windows		✓ \$42,500
Interior Construction		✓ \$274,900
Finish Carpentry & Casework		✓ \$100,000
Detention Equipment		✓ \$161,700
Security Controls		✓ \$176,200
Mechanical		✓ \$827,900
Electrical		✓ \$435,200
Total Base Construction Estimate		<u>\$2,703,000</u>
Change Order Allowance	7.0%	<u>\$190,000</u>
TOTAL CONSTRUCTION ESTIMATE - 2012		\$2,893,000

NOTE : Cost estimates were derived primarily from Schwiesow Schedule of Values.