



Maple Lane Campus

Preferred Option - Alternative #5

Site Overview:

Located within minutes of the I-5 Corridor, Maple Lane Campus is approximately 20 miles south of Olympia, WA and 100 miles north of Portland, OR. The campus is owned by the Department of Corrections, the DOC also has some operations on site with plans for additional/future inmate housing currently used as a DSHS Competency Restoration facility in partnership with Wellpath.



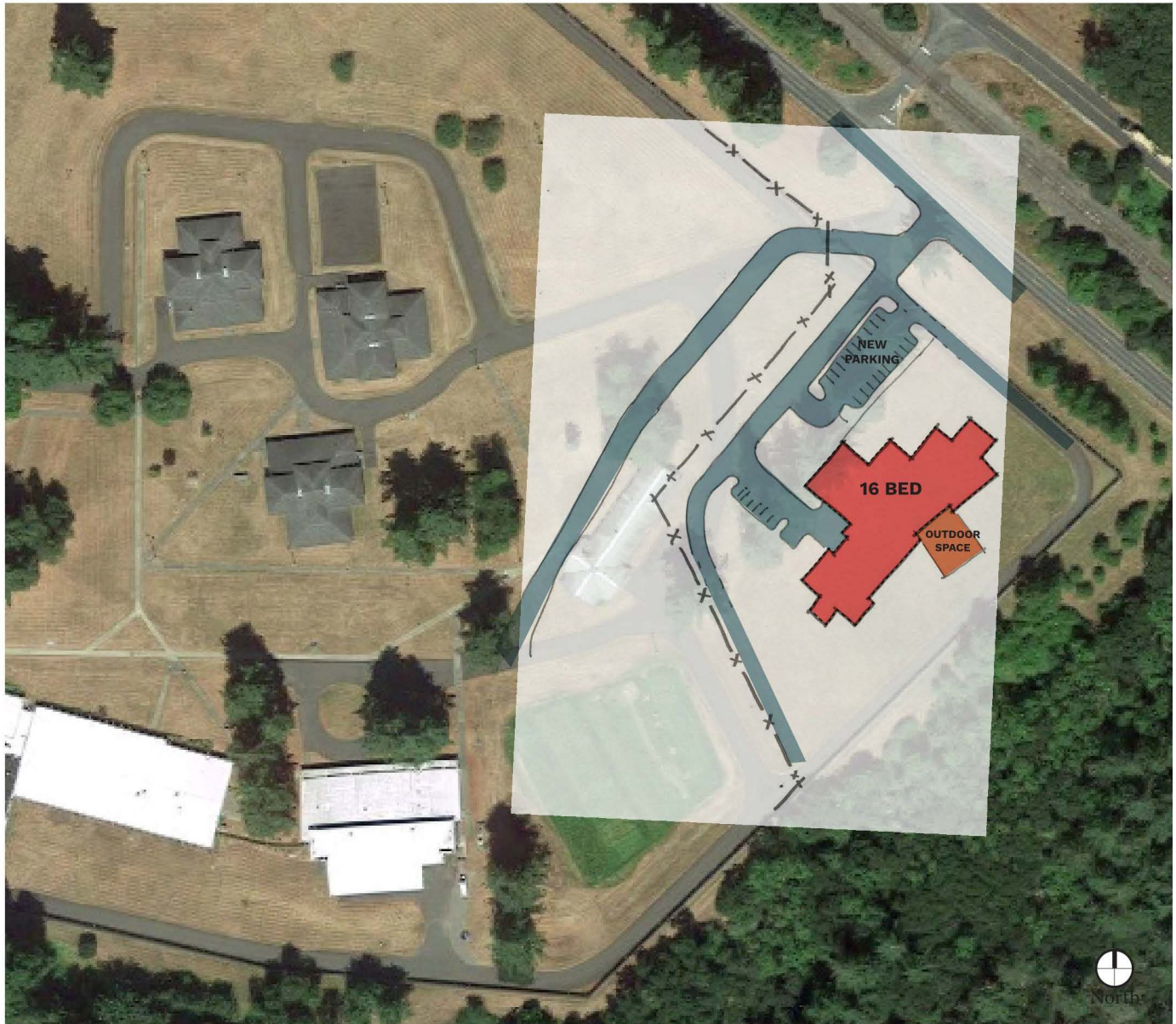
Aerial Photo

Map Data: Copyright 2019 Google

Preliminary Site Layout - Maple Lane

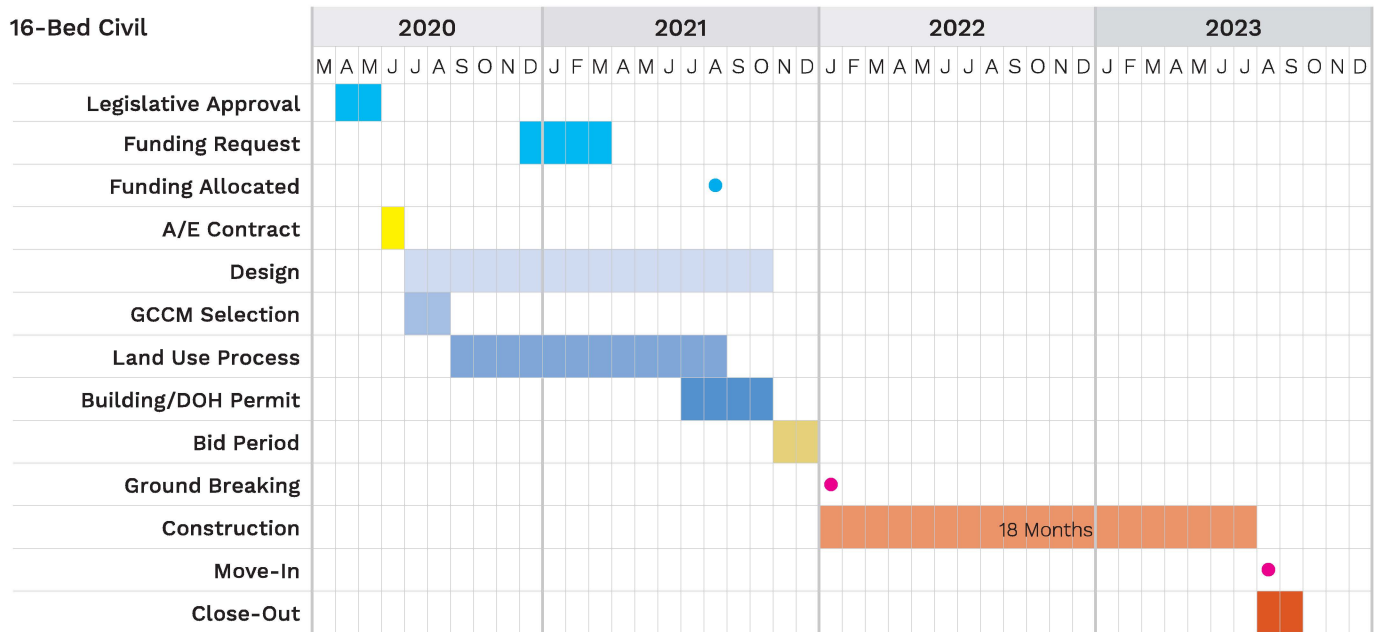
Building Area 1:

Located on the southeast portion of campus. A new access to the facility is shown from Old Hwy 9 SW. The site has a few mature trees. Relocation of the exterior perimeter fencing will be required. A new, secure gate and modified roadway entrance will be required to access the main campus.



Aerial Photo

Map Data: Copyright 2019 Google



Value engineering analysis will be performed and incorporated at the conclusion of the schematic design phase and constructability review will be performed and incorporated at 50% completion of construction documents phase.

Cost Summary

The estimated construction cost for Preferred Alternate #5 Maple Lane: 16-bed, LEED Silver plus Net-Zero, in 2021 dollars, is approximately \$20 million depending on site.

A single cost estimate was generated for this pre-design. Costs will be substantially the same for all alternatives. The building will be the similar for all sites. Site work such as significant grading, frontage improvements or service infrastructure as detailed in the narrative descriptions will include cost premiums that fit within the typical project allowances.

Engineering Narratives - Maple Lane

Topography

The project site is within the former campus of the Maple Lane School Facility which is currently developed with several building and supporting infrastructure. Within the campus there are two possible locations to site the project.

Location 1:

The location for the proposed project site is at the easternmost corner of the developed portion of the parcel. That portion of the campus is a grass lawn area with a row of trees running from northeast to south west. There are also some asphalt drive aisles that delineate the area.

The project area is bordered by Old Highway 9 SW to the north, the rest of the campus to the west, and an undeveloped portion of the parcel to the south and east. In general, the site is relatively flat. Thurston County GIS shows a minimal elevation change east to west and roughly a 2-foot elevation change north to south. It is anticipated that the proposed project would generally match the existing topography.

Storm Drainage

The existing storm drainage system consists of a network of pipes and catch basins. There are some above ground infiltration facilities as well as some pipe outfalls to the south to dispose of stormwater.

The project will comply with the applicable edition of the Thurston County Drainage Design and Erosion Control Manual. The National Resources Conservation Service (NRCS) classifies the onsite soils as Spanaway gravelly sandy loam (0-3% slopes) which are generally favorable to infiltration. Given this information as well as the presence of what appear to be existing infiltration facilities, it is assumed that the project will provide flow control through onsite infiltration. Water quality facilities to treat stormwater runoff from areas subject to vehicular traffic will be designed in accordance with the Drainage Design and Erosion Control Manual.

Water Systems

There is at least one existing well onsite to serve the existing campus. Thurston County is the water utility

purveyor for the site. Further investigation will be needed to determine if the existing water supply system has adequate capacity. If it doesn't, coordination with Thurston County will be required to determine the scope of infrastructure improvements that will be required.

Sanitary Sewer

The existing site is served by sewer. Thurston County is the sewer purveyor for the site. The campus sewer is collected locally by gravity lines then conveyed north by a pressure main to the north. Further investigation will be needed to determine if the existing sewer system has adequate capacity. If it doesn't, coordination with Thurston County will be required to determine the scope of infrastructure upgrades that will be required.

Power and Gas Availability

The existing site electrical infrastructure will be extended to serve these new facilities, likely to come from an existing spare switch located in the campus main electric room. To our knowledge, gas service is not available to the site.

Offsite Improvements

It's likely that frontage improvements will be required for at least a portion of Old Highway 9. Thurston County classifies Old Highway 9 as a County Collector. Based on the 2017 Thurston County Road Standards, that classification would require half street improvements including a bike lane, curb, gutter, planter strip, sidewalk, and street lighting

Electrical Systems

Normal power electric service to each building will be served from a new 500 kVA indoor dry type transformer substation to match other installations on the campus. This transformer will be connected to the campus power system.

The Main Switch for the building will be contained in the substation.

The existing site electrical infrastructure will be extended to serve these new facilities. Utility power comes on to the campus at the Northeast corner of the campus near Old Highway 9 SW and Tea St. SW. Tie-ins to the existing utility power will be determined during building design but it is assumed campus primary power is sufficient to accommodate the new buildings. Refer to General Electrical Conditions for distribution inside each building.

Site supplied standby power will be supplied to this facility as it is assumed the existing site generator is large enough to accept the new loads. Refer to General Electrical Conditions for essential power distribution throughout each building.

Telecommunication fiber network and cable TV will be extended to these buildings from the existing campus facilities. Refer to General Electrical Conditions for telecommunications distribution inside each building.

Refer to General Electrical Conditions for lighting, power, equipment connections, fire alarm, security, nurse call, and solar power for each building.

WAC State Requirements

The project will be required to be licensed as a Residential Treatment Facility by the Washington State Department of Health. The project will be secure and locked complying with WAC 246-337 Residential Treatment Facility code section.

Other codes the project will comply with include:

- 2018 International Building Code
- 2018 International Mechanical Code
- 2020 National Electric Code (NFPA 70)
- 2018 FGI Guidelines for Design and Construction of Residential Health Care, and Support Facilities.
- 2018 Washington State Energy Code
- 2015 Health Care Facilities Code (NFPA 99)
- 2012 Life Safety Code (NFPA 101)
- Behavioral Health Design Guide – Edition 9.0

Energy Requirements

The Governor's Office Executive order 18-01 states that "...all newly constructed state-owned buildings shall be designed to be zero energy or zero energy-capable, and include consideration of net- embodied carbon. In unique situations where a cost effective zero-energy building is not yet technically feasible, buildings shall be designed to exceed the current state building code for energy efficiency to the greatest extent possible."

Accessibility

Americans with Disabilities Act (ADA) accessibility for all spaces is critical not only for Behavioral Health patients, but for any staff, volunteers and visitors who require accessibility and all who are deaf, hard-of-hearing, blind, wheelchair users, people with mobility challenges, etc.

Centers for Medicare and Medicaid Services

The Joint Commission's Environment of Care Standard EC.02.06.05 states the Joint Commission expects organizations to assess building design and construction requirements based on local, state, and federal regulations and codes.

Typically, the state health department licensing entity is the authority having jurisdiction (AHJ), and health care organizations must comply with the AHJ's licensing rules to obtain approvals to operate. When state regulations are silent on a specific design criterion, the Joint Commission recognizes the 2014 Facility Guidelines Institute (FGI) Guidelines for Design and Construction of Hospitals and Outpatient Facilities for new construction and renovation.

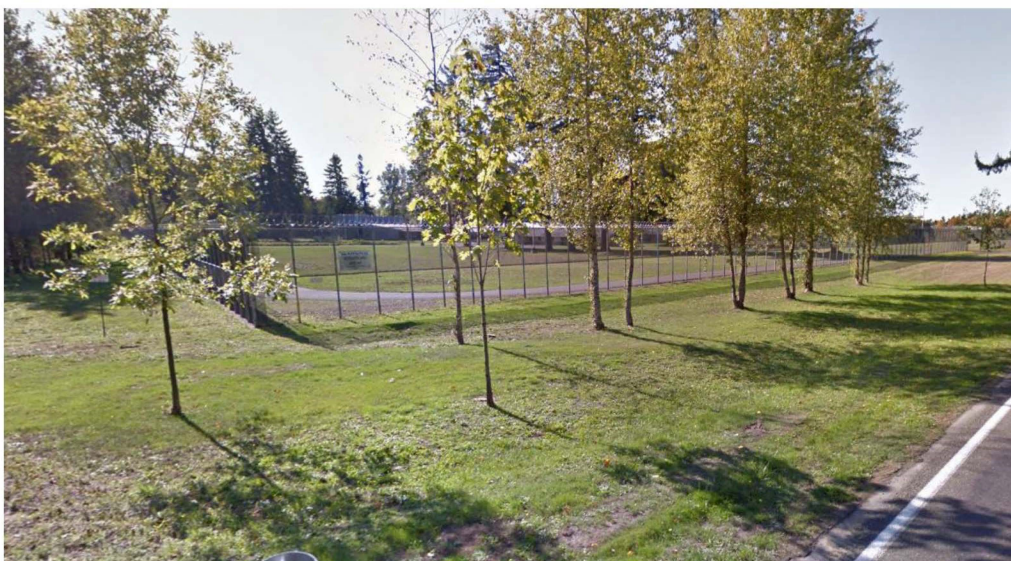
Participation in the Centers for Medicare and Medicaid (CMS) programs requires that the facility also be designed to comply with the requirements of the National Fire Protection Associations' Life Safety Code 101 (2012 Edition) and all referenced codes. When a conflict exists between the Federal requirement and the State building code, the most restrictive provision of code shall be implemented. The design team will work with the various AHJ's (planning, building, and fire) to proactively resolve code related conflicts in advance of completing the design.

Permitting

The Maple Lane Campus is currently a Department of Corrections facility. In order to place a Behavioral Health facility at the site, a Special Use permit through Thurston county is likely required. We recommend allowing six to nine months for this use permit. It will likely require a hearing examiner decision.



View from SE



View from NE

Map Data: Copyright 2019 Google

Pros and Cons

Pros

- Large parcels
- Close to I-5
- Close to Olympia
- Closer to Clark County
- Property prices are lower

Cons

- Staffing may be challenging as there are several private Evaluation and Treatment facilities in Thurston County
- Need to develop plan to provide maintenance, dietary, and laundry facilities

Site Development / Permitting

Permit (Complexity and Duration)	3
Off-Site Development Requirements	3
Utilities Available	3
Land Size and Configuration	4

- A special-use permit appears to be required
- Half street frontage upgrades are required
- Utilities are available, but need to be extended from existing connections

Site Amenities

Shared Facilities	3
Transportation	3
Vocation / Recreation Space	3
Healing Environment	3

- Unlikely that facilities could be shared, especially with private operator
- Pleasant campus environment would support mental health treatment
- The department does not anticipate utilizing shared facilities or Department of Corrections staffing
- Maple Lane's operational staffing is minimal as the facility is not fully occupied

Community Assets

Regional Need	5
Healthcare facilities nearby	3
Access to other Mental Health	4
Staff Availability	4
Community Receptiveness	4
TOTAL SCORE:	45

- Healthcare services nearby in Centralia
- One hour drive to Western State Hospital
- Olympia is nearby so we assume that staff is available
- There are several MH facilities in Thurston County providing services to a similar population.
- There is a concern that adding a 48 bed facility in Thurston County may affect other programs currently in operation.