



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, AUGUST 6, 2020
4:00 – 5:30 P.M.
REMOTE ATTENDANCE AVAILABLE**

To comply with Governor Inslee's Proclamation 20-28, the City Council Worksession will be conducted remotely, not in-person. However, you may view the Council meeting by watching live through Zoom:

<https://us02web.zoom.us/j/86510107945>

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or (877) 853-5247 - when prompted enter Webinar ID **865 1010 7945**
press # (participant ID not required)

AGENDA

- 4:00 I-5 CORRIDOR STUDY**
MARC DAILY, EXECUTIVE DIRECTOR, THURSTON REGIONAL PLANNING COUNCIL
(PRESENTATION)
- 4:30 CORRESPONDENCE FROM HAWKS PRAIRIE CASINO**
TROY WOO, DIRECTOR OF FINANCE
(DISCUSSION)
- 5:00 NEW MUSEUM PROJECT**
JEN BURBIDGE, DIRECTOR OF PARKS AND RECREATION
(PRESENTATION)
- 5:15 REGIONAL HOUSING COUNCIL INTERLOCAL AGREEMENT**
RICK WALK, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
(BRIEFING)
- 5:45 ADJOURN**



LACEY CITY COUNCIL WORKSESSION

August 6, 2020

SUBJECT: Lacey Museum and Civic Center Project

RECOMMENDATION: Update Council and affirm schematic design of the new Lacey Museum and Civic Center project

STAFF CONTACT: Scott Spence, City Manager *SS*
Jen Burbidge, Parks and Recreation Director *JB*
Erin Quinn Valcho, Museum Curator *EQV*

ORIGINATED BY: Parks and Recreation Department

ATTACHMENTS:

1. [New Museum & Civic Center Schematic Design](#)
2. [New Museum Strategic Plan – updated draft](#)
3. [Partners List](#)
4. [Letters of Support](#)

FISCAL NOTE: Schematic design, or 30% stage, is part of the \$979,000 Heritage Capital Projects Grant (HCPG) funded work for the new museum can civic center site. City matching funds were used to secure the HCPG. Future funding, however, would need to be identified to finish the final site and construction of the Lacey Museum and Civic Center Project.

PRIOR REVIEW: Project updates were presented at a February 6, 2020, Joint Worksession with City Council and the Historical Commission, and at a May 28, 2020, City Council meeting.

Historical Commission unanimously voted in favor of the schematic design with comments for the new museum project and the phased approach recommended by KMB Architect team at their June 17, 2020, meeting.

BACKGROUND:

The new museum project has been a long-term goal of the City, and has been in development for almost a decade. In early 2010, extensive public input for the City's Comprehensive Plan substantiated the need for museum expansion. As a result, the

project was added to the Capital Facilities Plan, which was approved by the Lacey City Council in September 2010.

An architectural firm was hired in 2012 to solicit public input for the program and develop a floor plan, a preliminary site plan and cost estimates for the museum. Public workshops generated ideas that helped refine design concepts and solutions.

In 2014, an in-depth review of the site plan, floor plan and design concepts made clear the original plan to house museum operations inside the reconstructed historic train depot was logistically challenging. Two years later, the City purchased the adjoining Carpet Express property. This purchase provide an opportunity for the Historical Commission and City Council to re-envision the project. In 2017, staff updated the site plan, evaluated the Lebanon Street extension, revisited parking and circulation, considered exterior changes, and evaluated interior space needs. The train depot was approved as a separate structure and project, originally conceived as a commemorative project for the City's 50th Anniversary. In 2018, the Community and Economic Development Department conducted a subarea plan for the City's new Depot District. The following year, the State of Washington awarded the City a Heritage Capital Project Grant to fund the current design contract with KMB.

The museum will be an east anchor of the City's new Depot District, which is in close proximity to the historically rich and significant Saint Martin's University. The Depot District will be an inviting, walkable area of Lacey, which will connect Lacey's past; considering the replica of the historic depot and the artifacts that will be housed in the museum – to Lacey's future; considering the larger space needed and the innovative exhibits, programs, education and community gatherings that will take place there. The museum campus will provide vitality to the Depot District with a train-themed playground, picnic tables, and restrooms. The museum campus will provide a picturesque space for families, students and community to gather and has the additional benefits of walkability and connectivity with a focus on cultural heritage, historic preservation and civic value and identity.

The City is currently finishing Phase 1, and has started Phase 2 of 5 for the project. Phase 1 consisted of the Lebanon Street extension, installation of 20 parking stalls, the depot structure, and the train-themed playground. Installation of the playground in Fall 2020 will mark the completion of Phase 1. Phase 2 is underway with the new museum and site design by KMB Architects. Phase 3 would prepare the site for construction. Phases 4 and 5 will consist of part one and two of the museum/civic building.

KMB Architects has provided the first deliverables; a cost estimate and recommendation for how to proceed with Phases 4 and 5. KMB recommends building the entire shell first as Phase 4, and then proceeding with Phase 5 as interior finishes in order to save money overall by not doubling up on demolition and retrofit cost. The Historical Commission unanimously supports this recommendation. Their discussion included the potential to get "final push" donations for the interior if the community can see the tangible exterior shell. They also noted that the City could save a considerable amount on construction cost due to

the economic recession. KMB will continue to provide cost-saving strategies beyond what the current estimate reflects.

The museum mission statement is: The Museum enriches our community and engages visitors by sharing vibrant stories of the past through the preservation and celebration of Lacey and the South Sound region's cultural heritage. The entry pillars in the rendering signify the nine native tribes from this area. The Historical Commission would like to integrate some of the inspirational words of Billy Frank Jr. regarding the Medicine Creek Treaty between these entry pillars.

The schematic design of the new museum and civic center reflects the decision making criteria that was established in 2017 when the project was re-envisioned by Commission and Council;

- Both a museum and civic center
- Form should follow function
- Entrance that's visible from both Lacey Blvd and Pacific Ave and have purpose
- Protect exhibit hall from event space
- Adequate back of house space
- Maximum amount of parking
- Easy access for buses, ADA, pedestrians and bicyclists
- Something fun at the site to attract families

As proposed, the new museum/civic project encompasses over 15,000 square feet with a preliminary cost for the overall project (i.e., site work, building construction, and exhibits) totaling approximately \$13 million in today's dollars.

Community support and funding partners will be integral to this project. Key partners have been identified, and are included in the attachment. A specific non-profit organization will be needed to secure support and lead fundraising efforts. Given the investment necessary to complete the project, public support is essential for this vision to be realized.

City staff will continue to follow the two year Heritage Capital Projects Grant cycle and utilize any available match. The heavy lift will be Phase 4, the main construction of the building. City staff, City Historical Commission, the Historical Society, and other volunteers and partners will search and secure any additional grant, foundation, and funding opportunities including but not limited to:

- Legacy donations
- Foundations (PARC, BNSF, etc.)
- Department of Commerce
- Direct capital appropriation
- Fundraising campaign consultant

For 40 years, the Lacey Museum has preserved and shared Lacey's history with the public and is the only municipally-supported history museum in the South Sound region. In 2019, the museum brought in its first traveling exhibit, which attracted visitors from all of the state, region and even some national visitors. Attendance for the year was 4,258, nine times the previous year's attendance and five times the previous record. The museum could have accommodated even more visitors if the space had been adequate. From survey data we gathered during the traveling exhibit, the number one thing visitors said they would like to see improved was the amount of space the museum has for exhibits.

With a new building, the museum can serve a much larger, more diverse audience such as offering school field trips that match state standards. Not even one regular-sized school group can fit in the current 1,600sf museum, forcing schools out-of-district for field trips. The new site will make programming and events on a larger and broader scale possible. Based on market research and the feedback from the traveling exhibit, staff expects the new site would bring in approximately 9,000-11,000 visitors annually.

The museum's current location is in a residential neighborhood with low visibility. The building is a former farmhouse with inadequate protection for collections and little room for adequate work or research spaces, collections storage, events, programming, or field trips.

The new museum's current schematic design includes larger gallery spaces for core and changing exhibits providing education through interactives and display. There will be a research room, providing researchers easy access to vast museum archival resources, including the extensive ~80,000 image collection and the recently acquired Olympia Genealogical Society collection. The collection storage room would double current capacity, allowing for better stewardship of collections with room for growth. Indoor and outdoor event spaces including a classroom will provide a place to offer heritage-related programming and public events. The native plants and rain garden will provide additional opportunities for heritage education.

The KMB Architect team is at a significant stage of the new museum/civic project. The Historical Commission has endorsed the schematic design and phased approach to construction, and is recommending to Council to affirm proposed direction.

ADVANTAGES:

1. Move from schematic design to design development, which is extremely important for keeping on schedule with the Heritage Capital Project Grant cycle.
2. Emphasizes the importance and value of history in Lacey.
3. Preserves and enhances sites and artifacts of historical and cultural importance and makes them accessible to the community, which is one of seven strategic goals in the 2017 Parks and Recreation Comprehensive Plan.

4. Next step as identified in the Museum Strategic Plan.
5. Provides opportunity for outreach and collaboration with the community regarding a project started a decade ago.
6. Will serve as an anchor and landmark of the City's new Depot District.
7. Proposal relies on significant community support to fulfill final vision of museum/civic project.

DISADVANTAGES:

1. Fundraising for the proposed museum/civic center will be challenging given the level of investment needed to complete project. Additionally, efforts to raise capital will be constrained at this time by the current health crisis—*COVID-19*.



Lacey Museum and Civic Center

5700 Lacey BLVD SE, Lacey, WA 98503

KMB Project: D1952

Schematic Design

June 5, 2020



*Shaping
our community
together*

KMB
architects



Museum Evening Rendering

Lacey Museum & Civic Center | 2



Site Rendering



Plaza Rendering

Lacey Museum & Civic Center | 4



View From Playground Rendering



Event Space Exterior Rendering



Lobby Rendering



Entry Vestibule Rendering



Main Corridor Rendering



Event Space Rendering



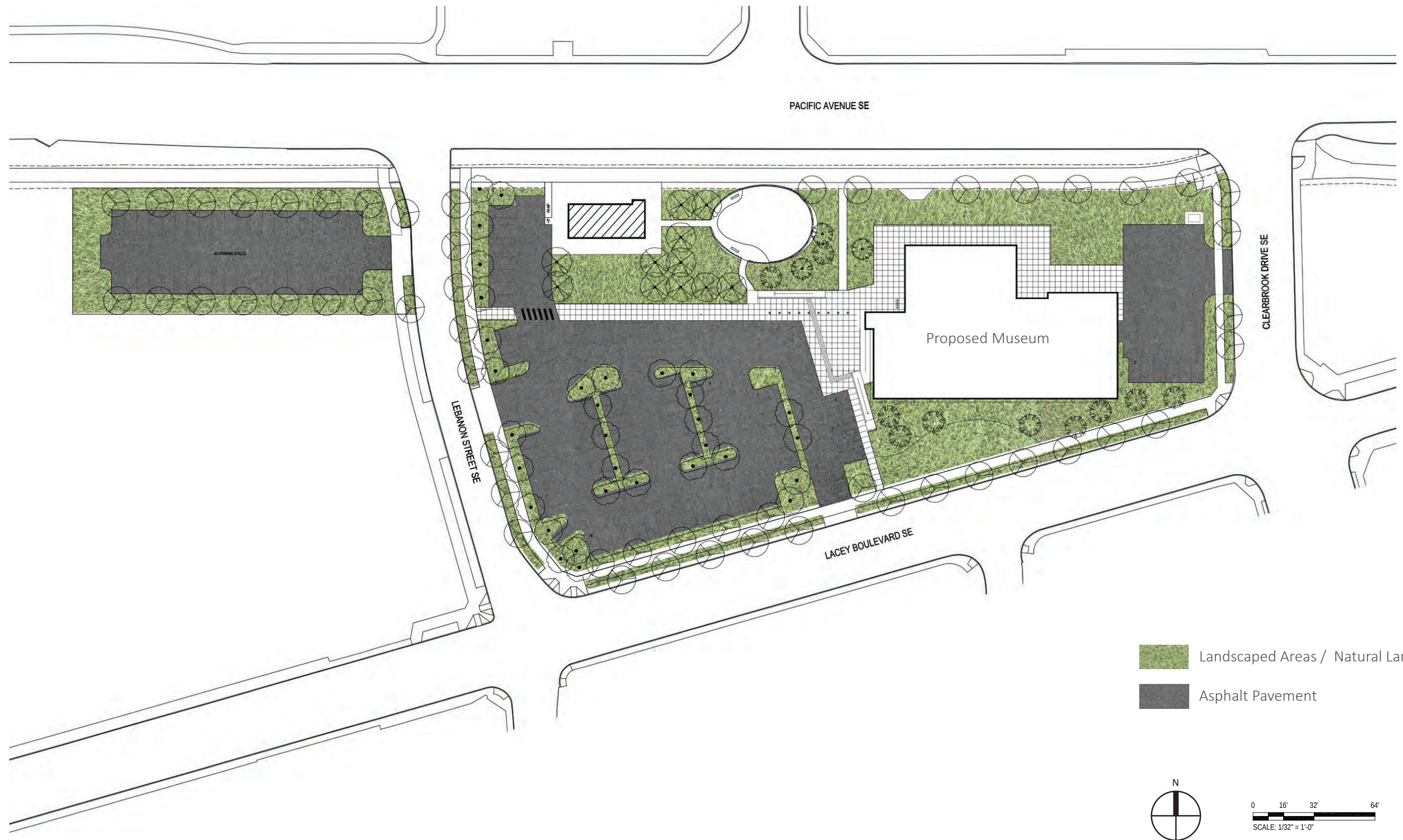
Receiving Area Rendering



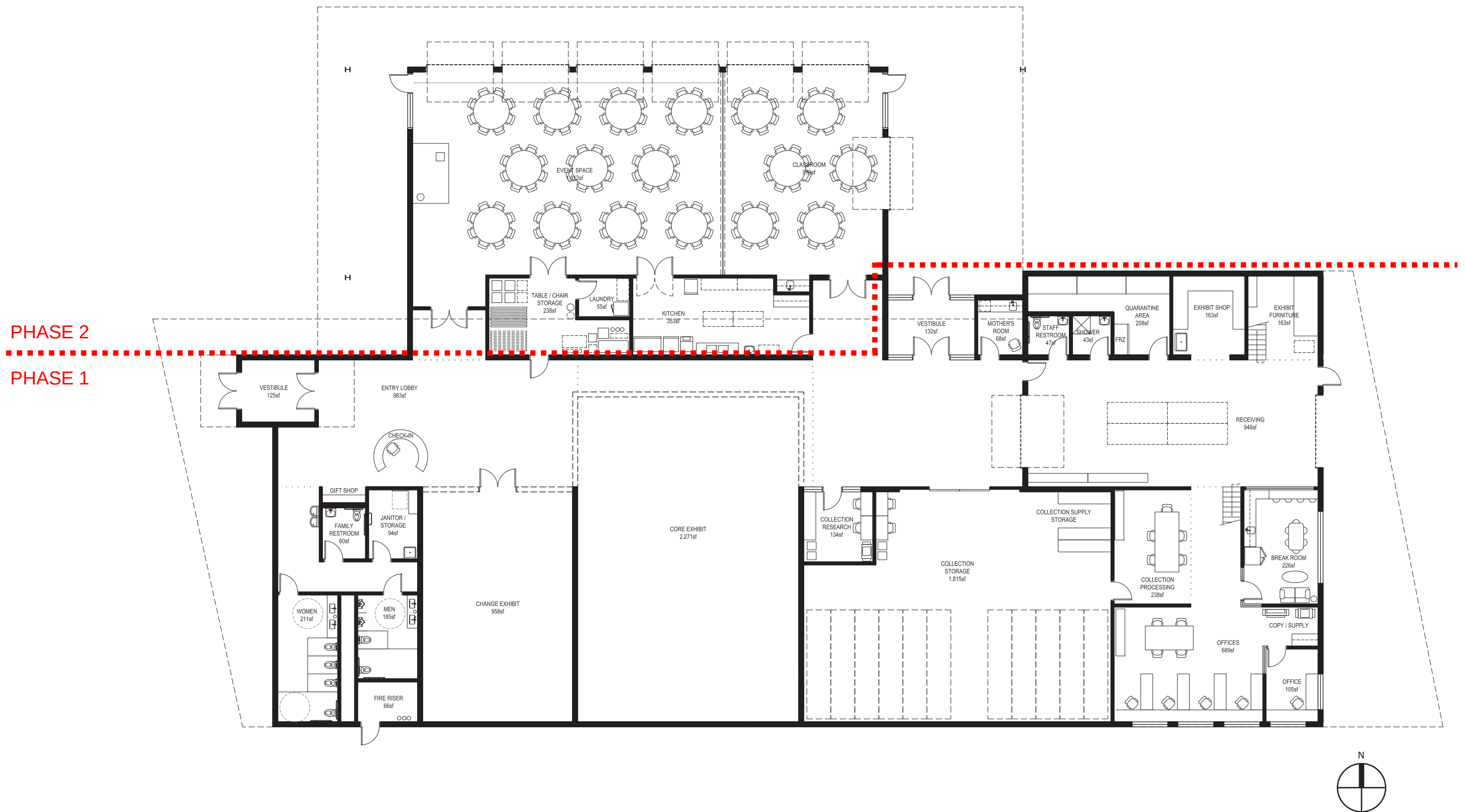
Office Space Rendering



Back of House Exterior Rendering



Site Plan



Floor Plan - Program

Category	Space	Area (Square Feet)				Notes
		Program Base	May 29, 2020			
Public Museum	Entry Lobby	1,000	1,000		-	
	Main Entry Vestibule	-	125		125	Required by energy code.
	Gift Shop	300	-		(300)	Mobile cart.
	Changing Exhibit	1,000	980		(20)	
	Core Exhibit	2,500	2,270		(230)	
	Rear Entry Vestibule	-	133		133	Required by energy code.
	Collection Research / Viewing	150	134		(16)	
Staff Museum	Collection Storage	2,000	1,815		(185)	Includes Collection Supplies Storage.
	Collection Supplies Storage	200	-		(200)	
	Collection Receiving	150	1,023		873	Revised program space; open to roll-up garage door.
	Collection Processing	-	238		238	Added program space.
	Exhibit Furniture	200	145		(55)	
	Exhibit Shop	100	163		63	
	Registrar's Holding Area	200	-		(200)	Eliminated program space.
	Quarantine Area	-	208		208	Added program space.
	Mezzanine Storage	-	-		-	570 sf additional storage provided on mezzanines.
	Offices	500	702		202	(4) workstations
	Private Office	-	105		105	Enclosed office for (1) workstation
	Copy / Supply Room	150	-		(150)	
	Break Room	300	234		(66)	
	Staff Restroom	-	45		45	
	Shower	-	42		42	Added for convenience and LEED credit.
	Mother's Room	-	68		68	Added amenity; accessible to public.
Civic	Event Space	2,000	1,812		(188)	
	Kitchen	300	360		60	
	Classroom	800	918		118	Operable wall may open to Event Space to create one hall.
	Table / Chair Storage	300	238		(62)	
	Laundry	-	55		55	Separate room within storage.
Shared Facilities	Public Restrooms	600	412		(188)	
	Men's Restroom	-	-	140	-	
	Women's Restroom	-	-	212	-	
	Family Restroom	-	-	60	-	
	Closet	-	-		-	
Utilities / Circulation	Janitor / Laundry	200	94		(106)	Laundry relocated elsewhere.
	Mechanical / Electrical	300	66		(234)	
	Fire Riser	-	-	66	-	Accessible from exterior only.
	Mechanical	-	-	-	-	1,000 sf total located on mezzanines.
	Electrical / Data	-	-	-	-	162 sf total located above office mezzanine.
	Circulation	1,688	1,200		(488)	
	Building Mass	-	1,102		1,102	Includes exterior and interior walls, voids, access chases, etc.
	Museum Spaces	8,750	9,430			
	Civic Spaces	3,400	3,383			
	Shared Spaces	2,788	2,874			
	Civic : Museum (Max. = 33%)	38.86%	35.87%			
	TOTAL NET	14,938	14,585			
	TOTAL	14,938	15,687			



Core Exhibit:
Netrual Open Space



Main Hall:
Interactive Video



Main Hall
Clearstory Diffused Glass



Change Exhibit:



Receiving Area:
Open Work Space

Interior Inspiration



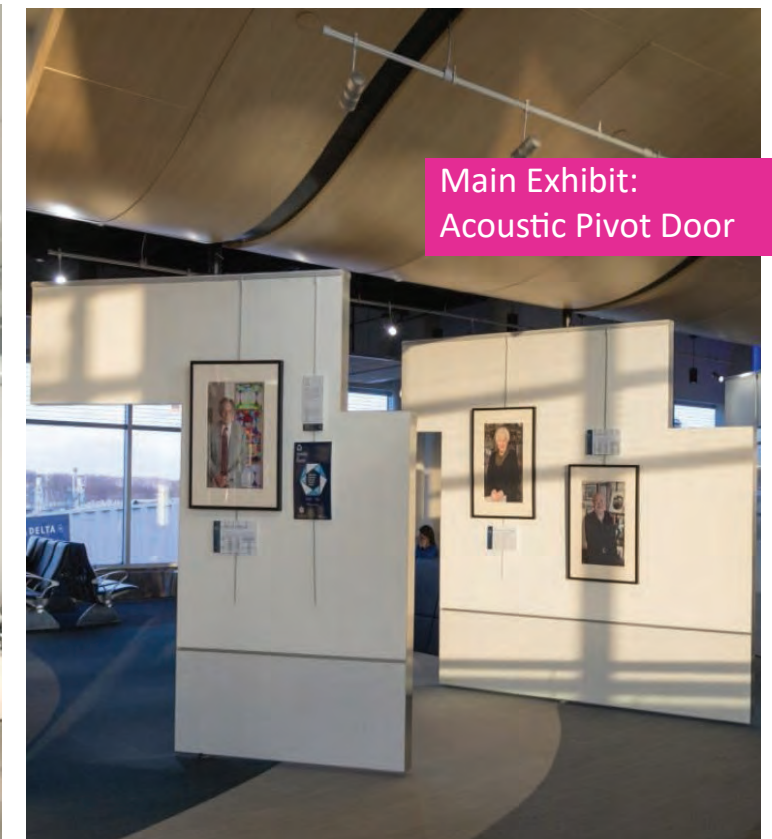
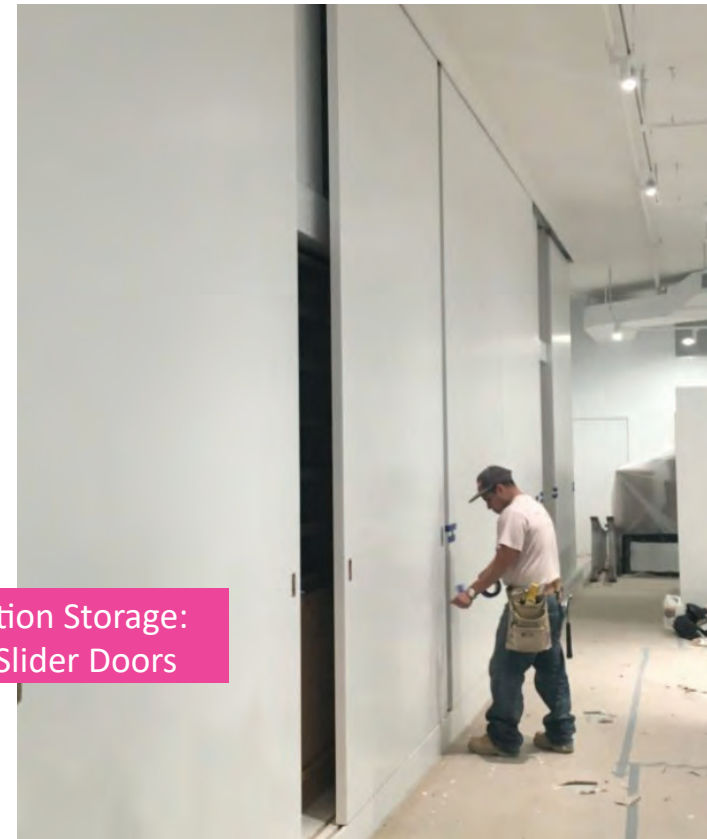
Receiving/Exhibit:
Large Wood Pivot Door



Collection Storage:
Large Slider Doors

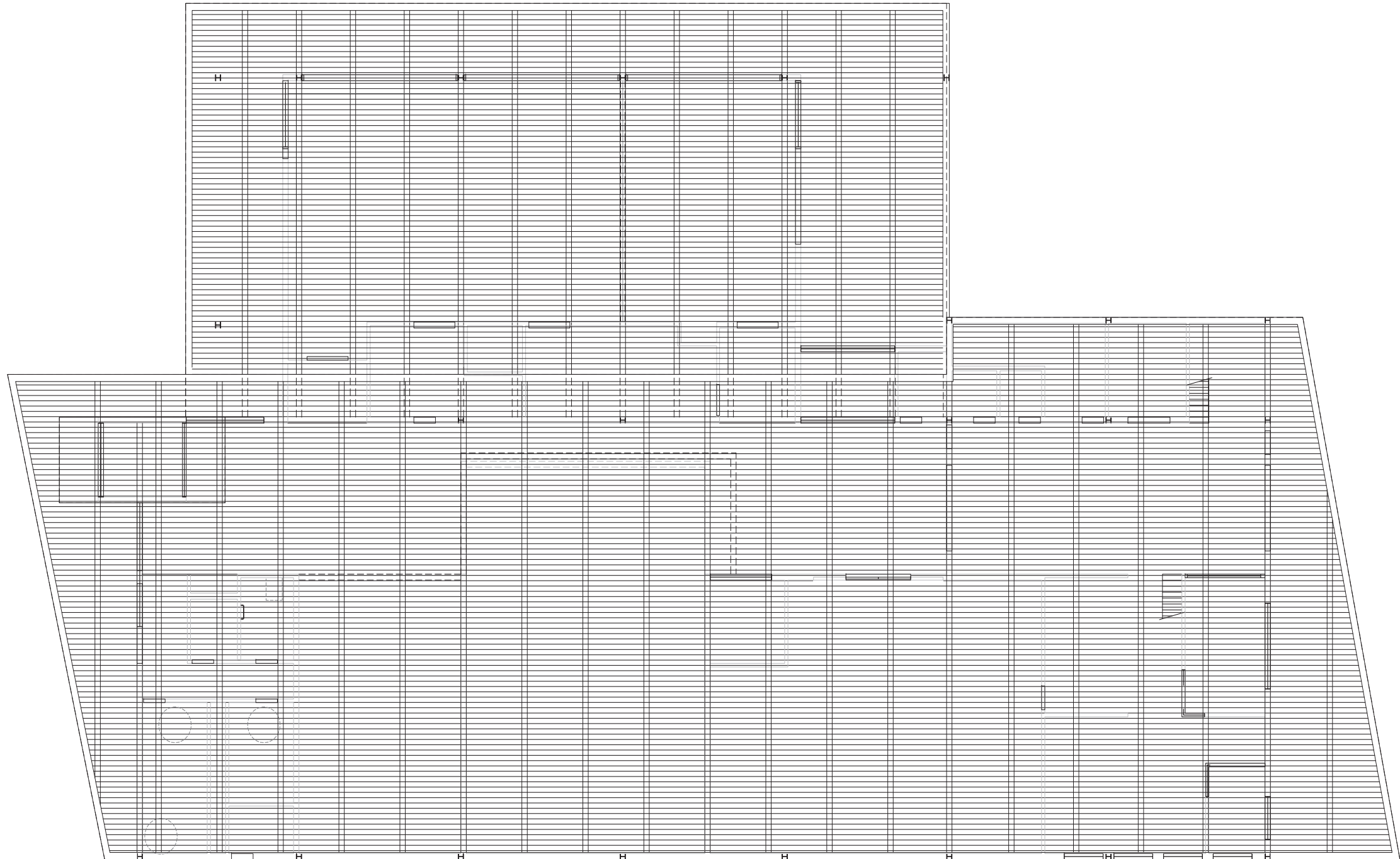


Main Exhibit:
Acoustic Pivot Door

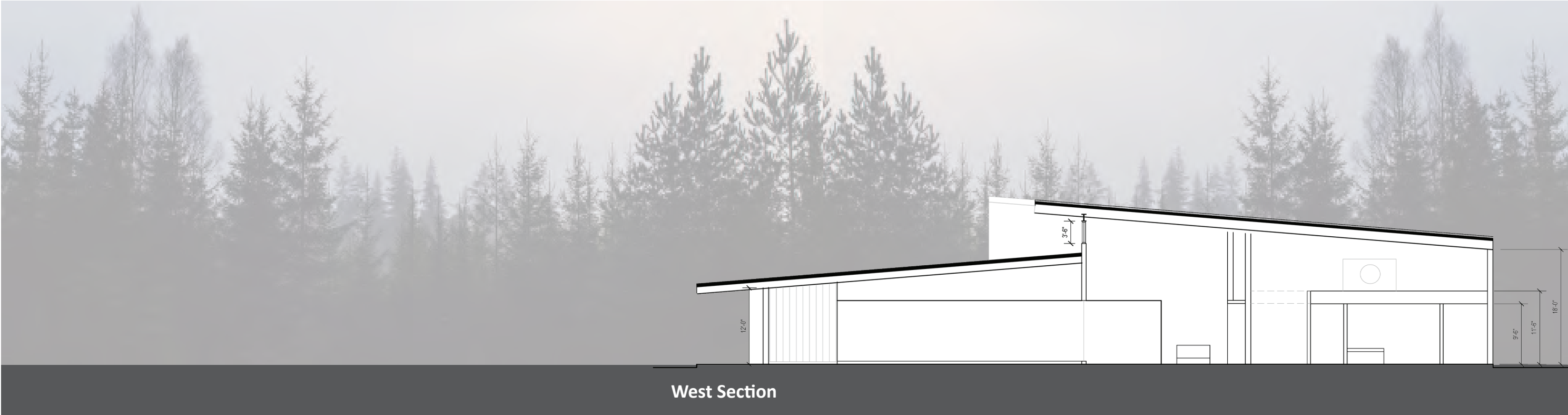


Main Exhibit:
Acoustic Pivot Door

Interior Large Doors



Reflected Ceiling Plan



Building Sections

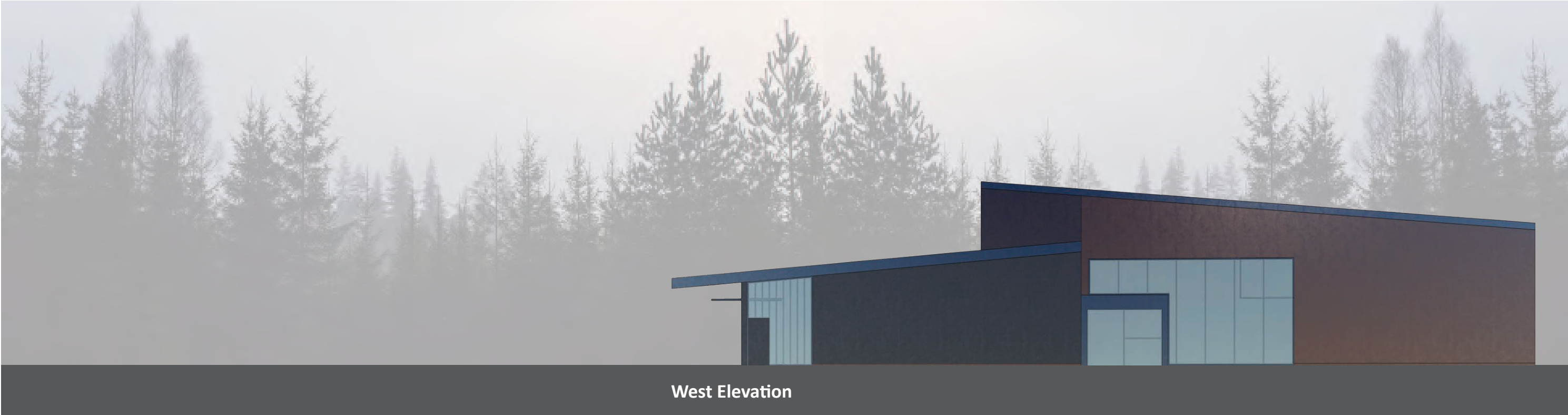


South Elevation



East Elevation

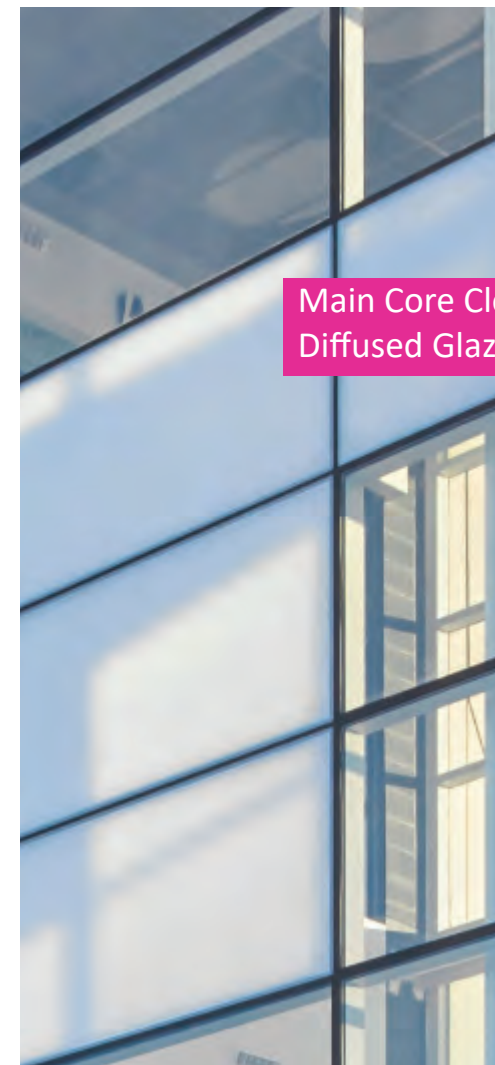
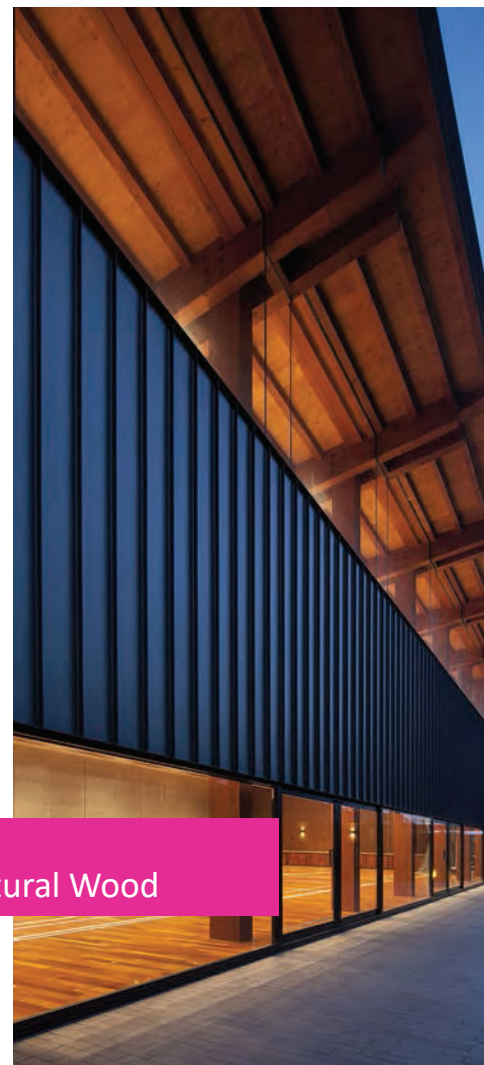
Elevations



Elevations



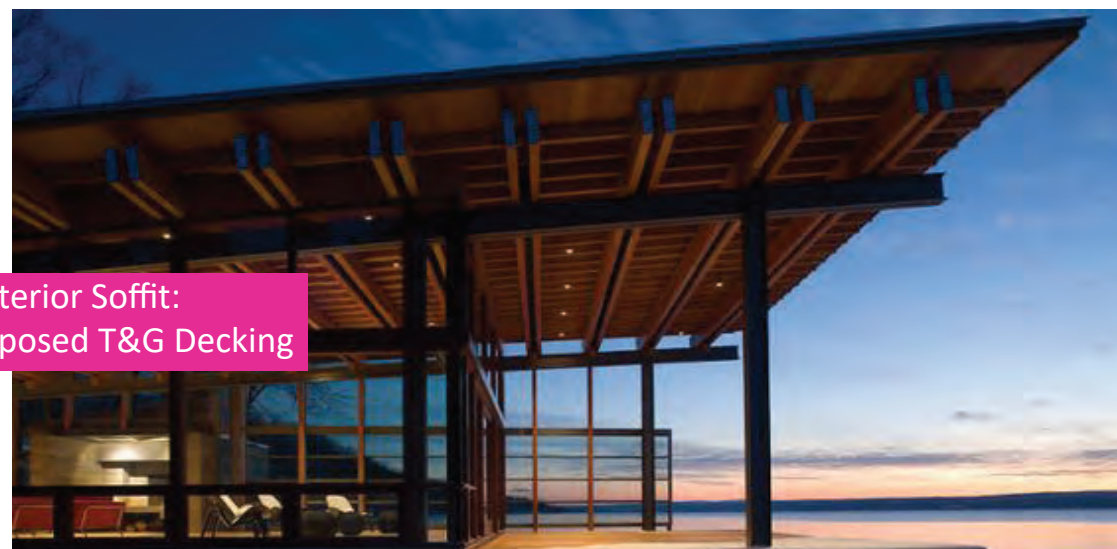
Building Facade:
Composite Panels & Natural Wood



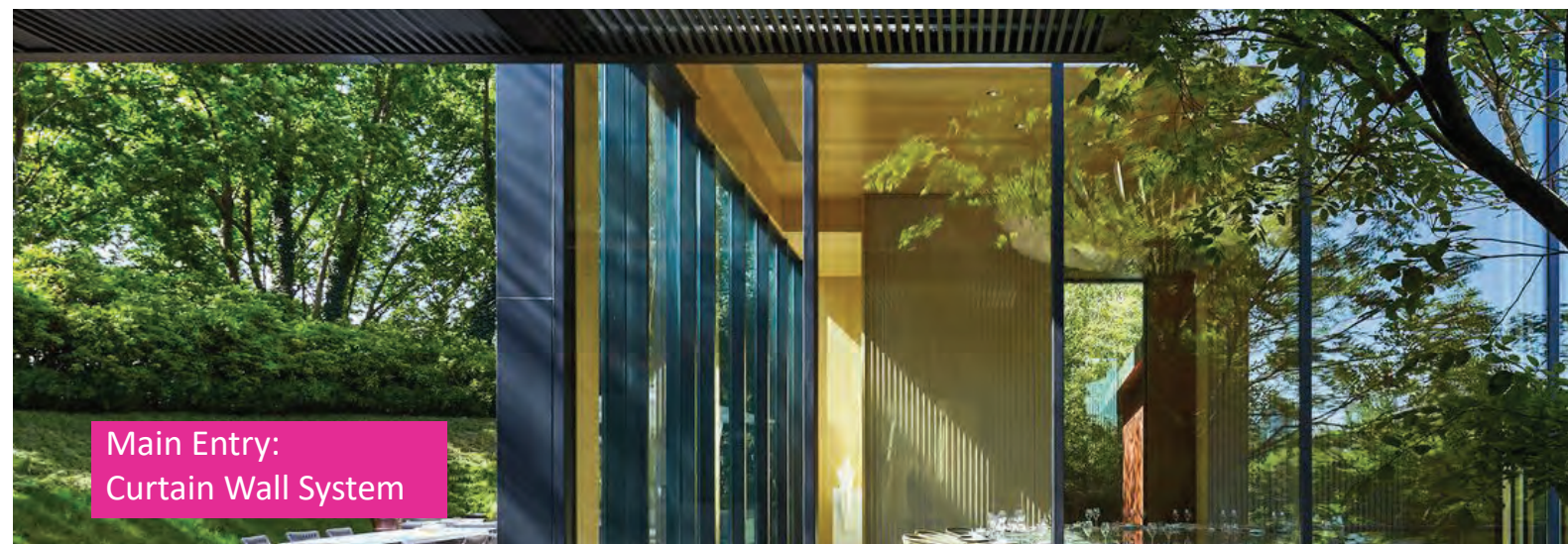
Main Core Clearstory:
Diffused Glazing



Main Exhibit:
Acoustic Pivot Door

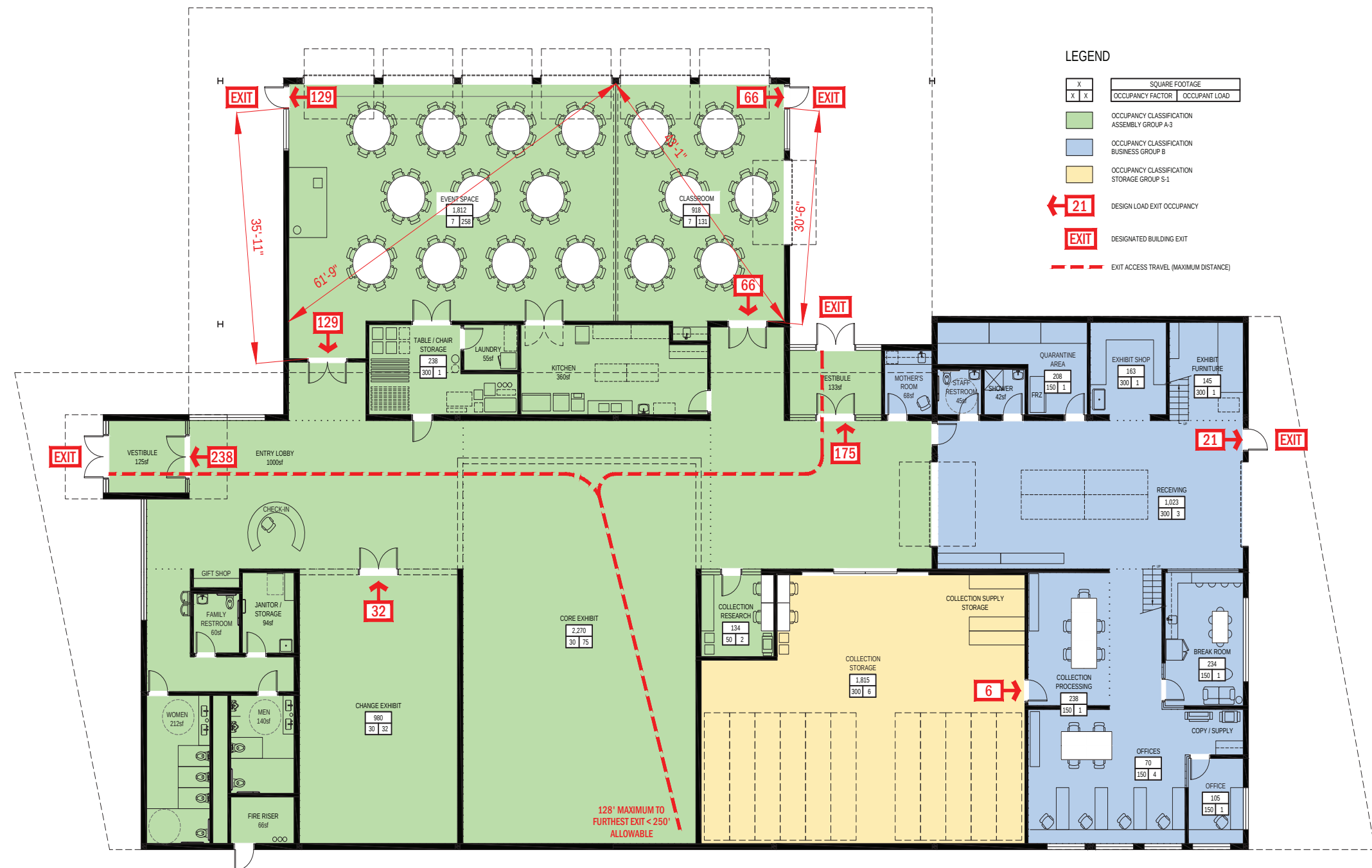


Exterior Soffit:
Exposed T&G Decking



Main Entry:
Curtain Wall System

Exterior Materials



Code Analysis - Occupancy & Egress Plan

Security Goals

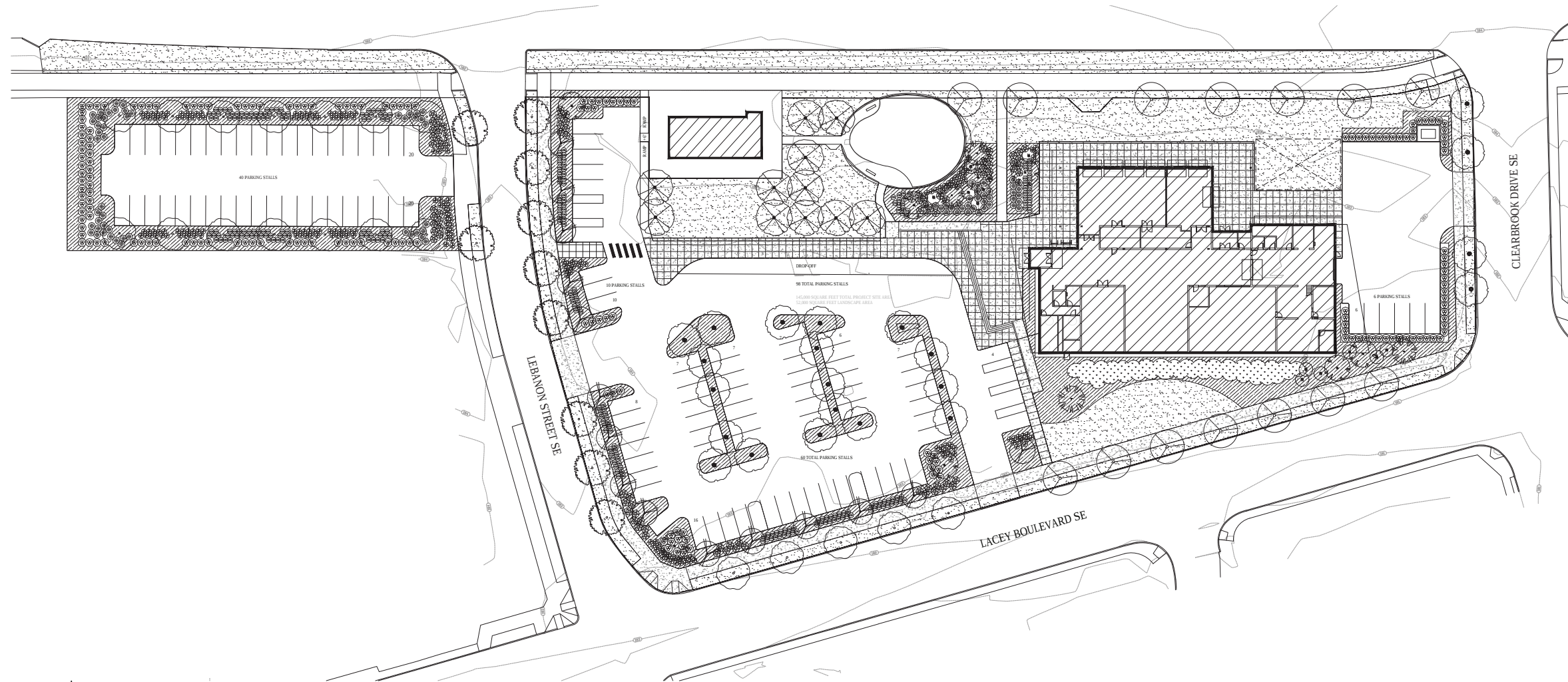
Coordination will occur during design between the Electrical Engineer and the City of Lacey to determine exact equipment requirements and device locations. At a minimum, it is expected that door position switches will be located at each exterior door, with card access at the two main entrance doors as well as the exterior door at Receiving. Video cameras will be located at all main entrance exterior doors as well as the Check-in point-of-sale. Glass break detectors will be located at the Change Exhibit area. Motion sensors will be located at main hallway and Core Exhibit. Access control and cameras will tie in to the existing system if the City has one, otherwise the head end will be located at the Museum data room or in the City’s datacenter.

Outstanding Security Questions:

- Does the city have an existing access control or video system? If so, what, and where is the head end located?
- Do any of the buildings on the city have intrusion panels? If so, who monitors them?
- Unsupervised after-hours access to the Event Space & Museum, who and where are credentials issued?
- Does the staff in the Museum need to have a camera viewing station?
- Does the staff in the Museum need to have an access control station?
- Does the staff in the Event Space & Museum need a duress button or a building lockdown button?
- If the Event Spacee needs to be open to the public after hours, who will control overriding the access control schedule?

PLAN LEGEND

STORAGE (S-1)	OCCUPANCY GROUP
146/300 =	ROOM SQUARE FOOTAGE / OCCUPANT LOAD
1 OCC	FACTOR EQUALS # OF OCCUPANTS IN ROOM
	EXIT SIGNAGE
	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER
EX # # OCC	EXIT NUMBER # OF OCCUPANTS EXITING FROM EXIT
	FURTHEST TRAVEL DISTANCE



1 PLANTING PLAN

SCALE | 1"=30'-0"

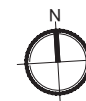
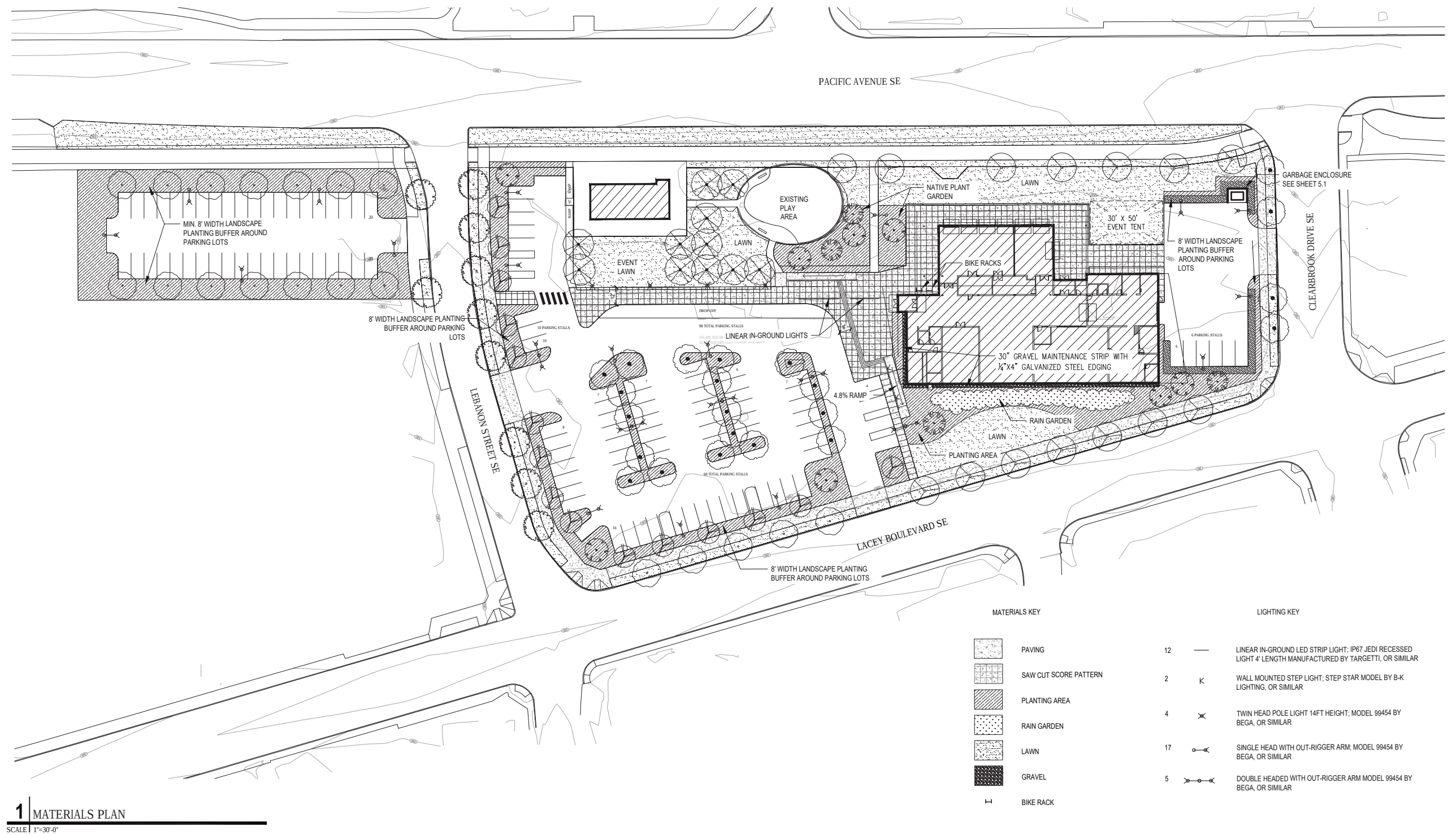
PLANT SCHEDULE

QTY SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING / COMMENTS
TREES			
TREES			
1	ACER SACCHARUM	SUGAR MAPLE	2" CAL., BAB, MULTI-STEM, NATURAL FORM
2	BETULA NIGRA	RIVER BIRCH	2" CAL., BAB, MULTI-STEM, NATURAL FORM
3	THUJA PLICATA	WESTERN REDCEDAR	8' HT., BAB, MULTI-STEM, NATURAL FORM
4	CORNUS X 'VENUS'	VENUS DOGWOOD	2" CAL., BAB, MULTI-STEM, NATURAL FORM
5	PIEDMONTIS MENZIESII	DOUGLAS-FIR	8' HT., BAB, MULTI-STEM, NATURAL FORM
6	QUERCUS RUBRA	RED OAK	2" CAL., BAB, MULTI-STEM, NATURAL FORM
7	ULMUS PARVIFOLIA 'HERITAGE'	HERITAGE ELM	2" CAL., BAB, MULTI-STEM, NATURAL FORM
8	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL., BAB, BRANCHING ABOVE 5'

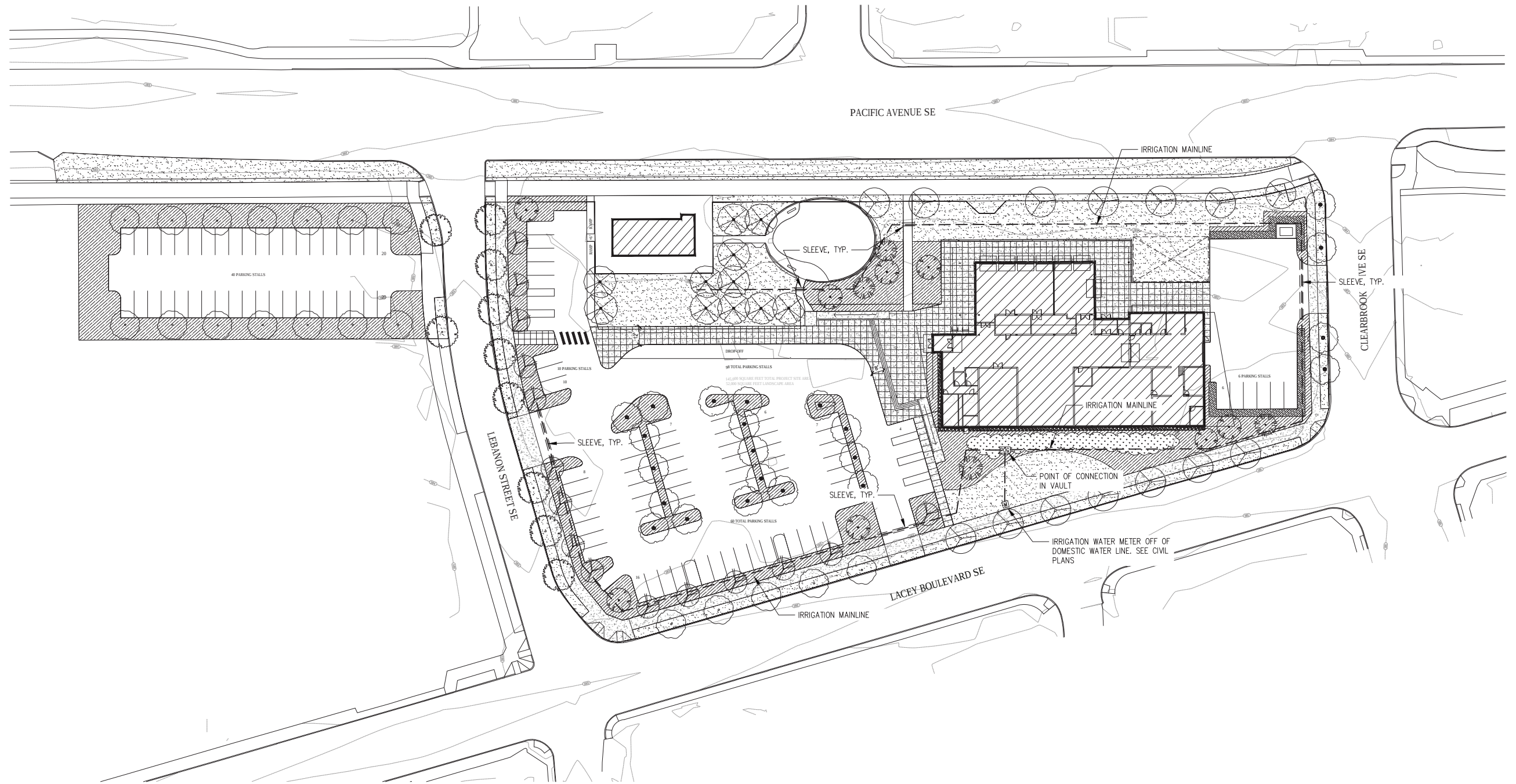
QTY SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING / COMMENTS
SHRUBS, PERENNIALS, AND GROUNDCOVER			
SHRUBS			
9	ACER ORNATUM	VINE MAPLE	8" MIN. HT.; 3-STEM MIN.
10	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL. FULL & BUSHY, 30" O.C.
11	MYRTICA CALIFORNICA	WAX MYRTLE	5 GAL. FULL & BUSHY, 40" O.C.
12	PIRIS SANDWICHENSIS	FLOWERING CURRANT	2 GAL. FULL & BUSHY, 40" O.C.
13	SYMPHORICARPOS ALBUS	DOGWOOD	5 GAL. FULL & BUSHY, 40" O.C.
14	VACUNUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL. FULL & BUSHY, 30" O.C.
PERENNIALS & GROUNDCOVER			
15	FRAGARIA CHILOENSIS	SAND STRAWBERRY	4" POT, 12" O.C.
16	CANADIAN LINDLEYI	GREY CHAMPA	BULBS IN 1 GAL. CONTAINERS
17	POLYSTICHUM MUNITUM	SWOON FERN	1 GAL. FULL & BUSHY, 18" O.C.
18	TURF MIX		
BARK GARDEN NET ZONE			
19	CAREX OBSPATA	SLOUGH SEDGE	4" POTS OR PLUGS, 8" O.C.
20	ANJOS TENNIS	SLIMMER RUSH	4" POTS OR PLUGS, 8" O.C.
21	SCORPUS MICROCARPUS	SMALL-FRUITED BARNARD	4" POTS OR PLUGS, 12" O.C.
22	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL., 24" O.C.
23	LYSICHITON AMERICANUS	DOG LANTERN	1 GAL., 24" O.C.
24	CALTHA PALUSTRIS	DOG MARIGOLD	1 GAL., 12" O.C.
25	GERANIUM MACRONYCTHUM	PROFOOT CRANESBILL	1 GAL., 12" O.C.



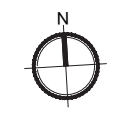
Landscape Architect Narrative - Planting Plan



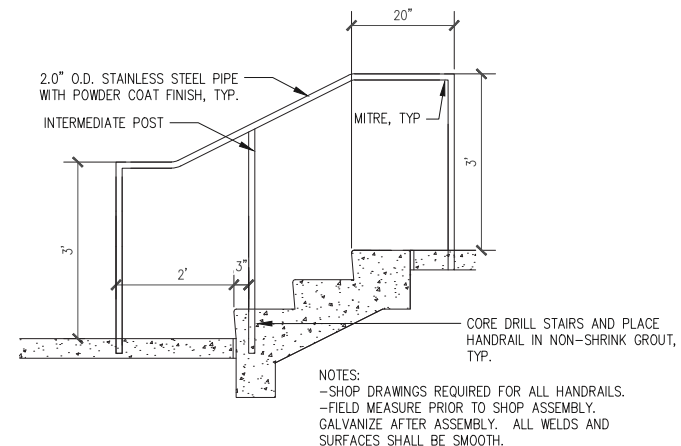
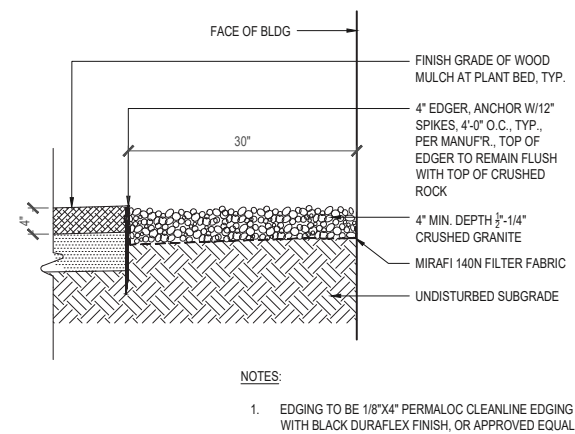
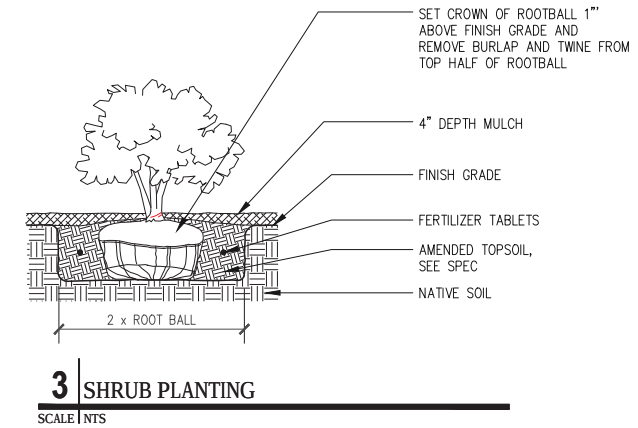
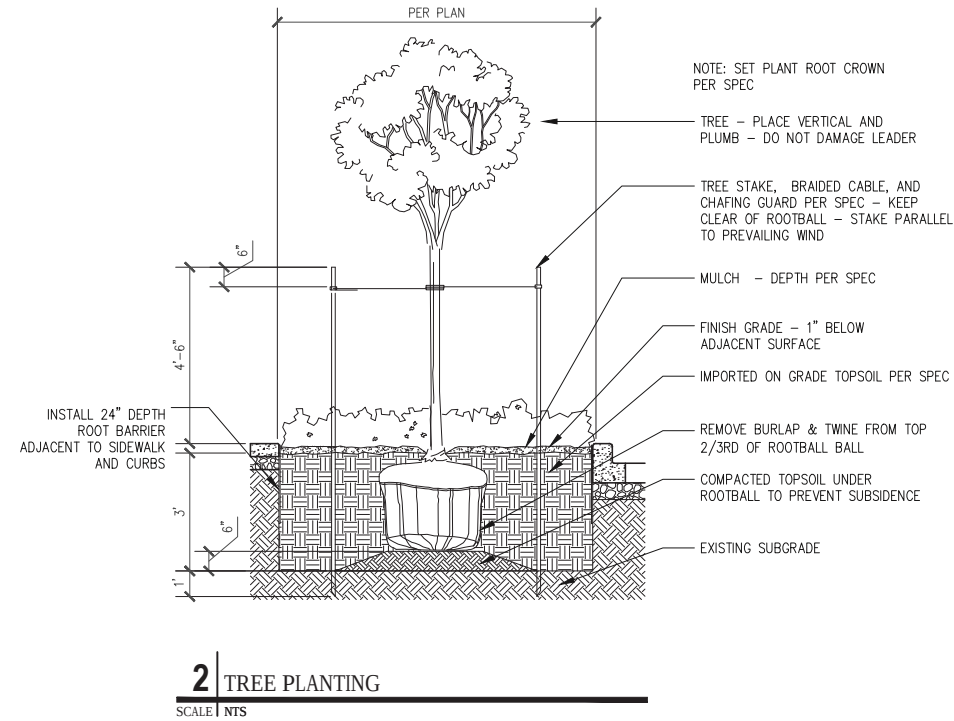
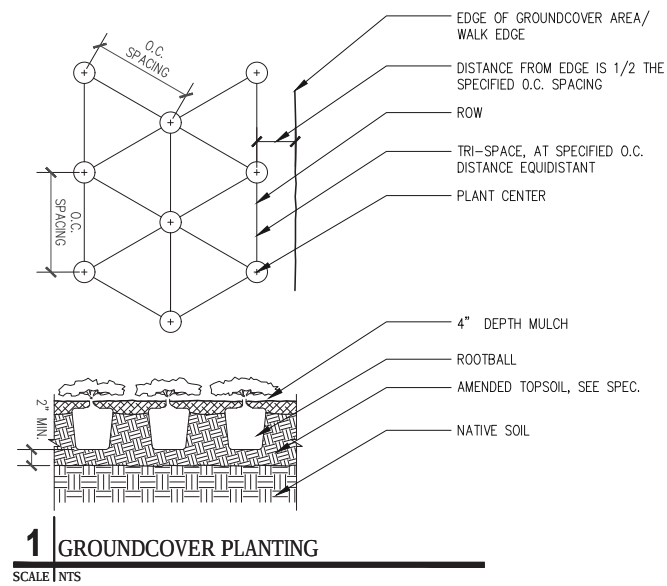
Landscape Architect Narrative - Materials Plan



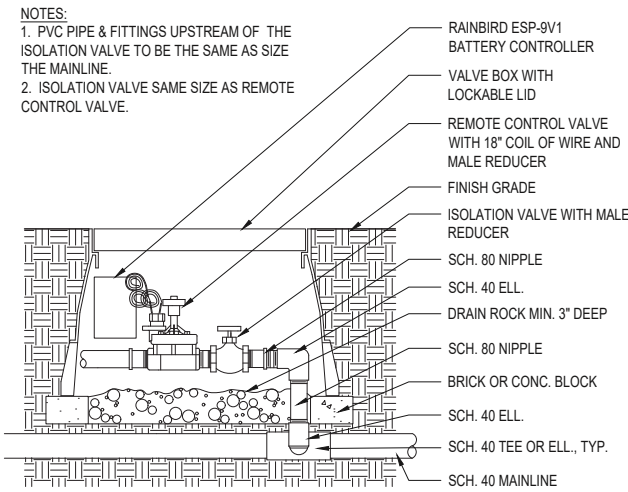
1 IRRIGATION PLAN
 SCALE | 1"=30'-0"



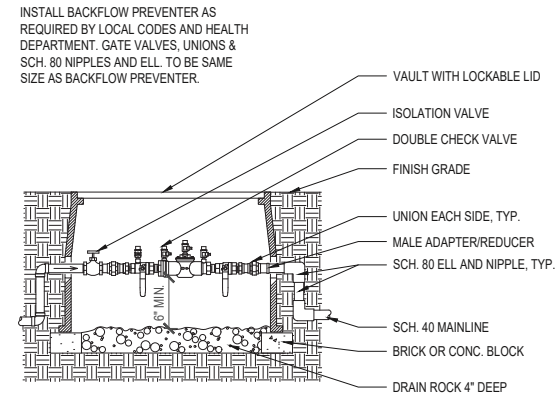
Landscape Architect Narrative - Irrigation Plan



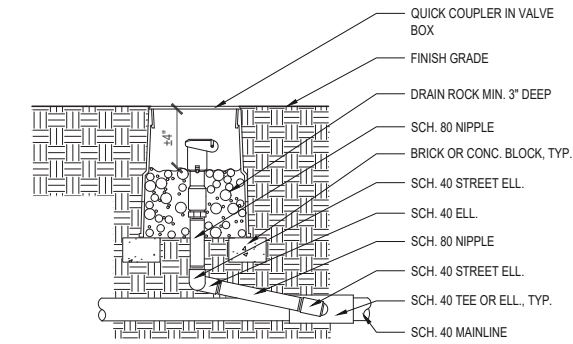




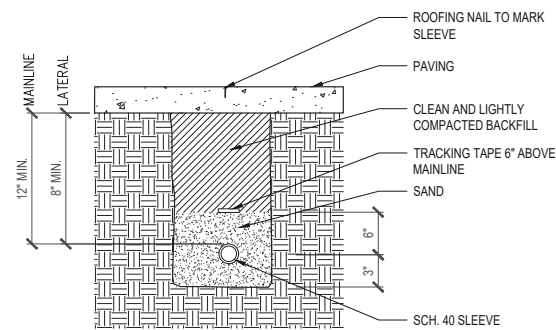
1 REMOTE CONTROL VALVE
SCALE: NTS



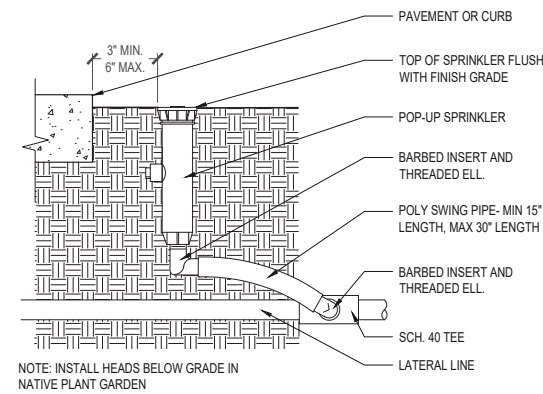
2 BACKFLOW PREVENTER
SCALE: NTS



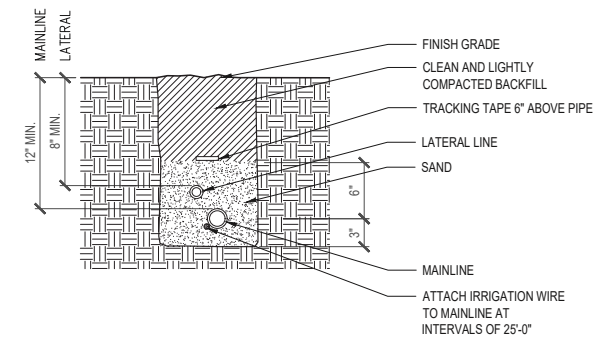
3 QUICK COUPLER
SCALE: NTS



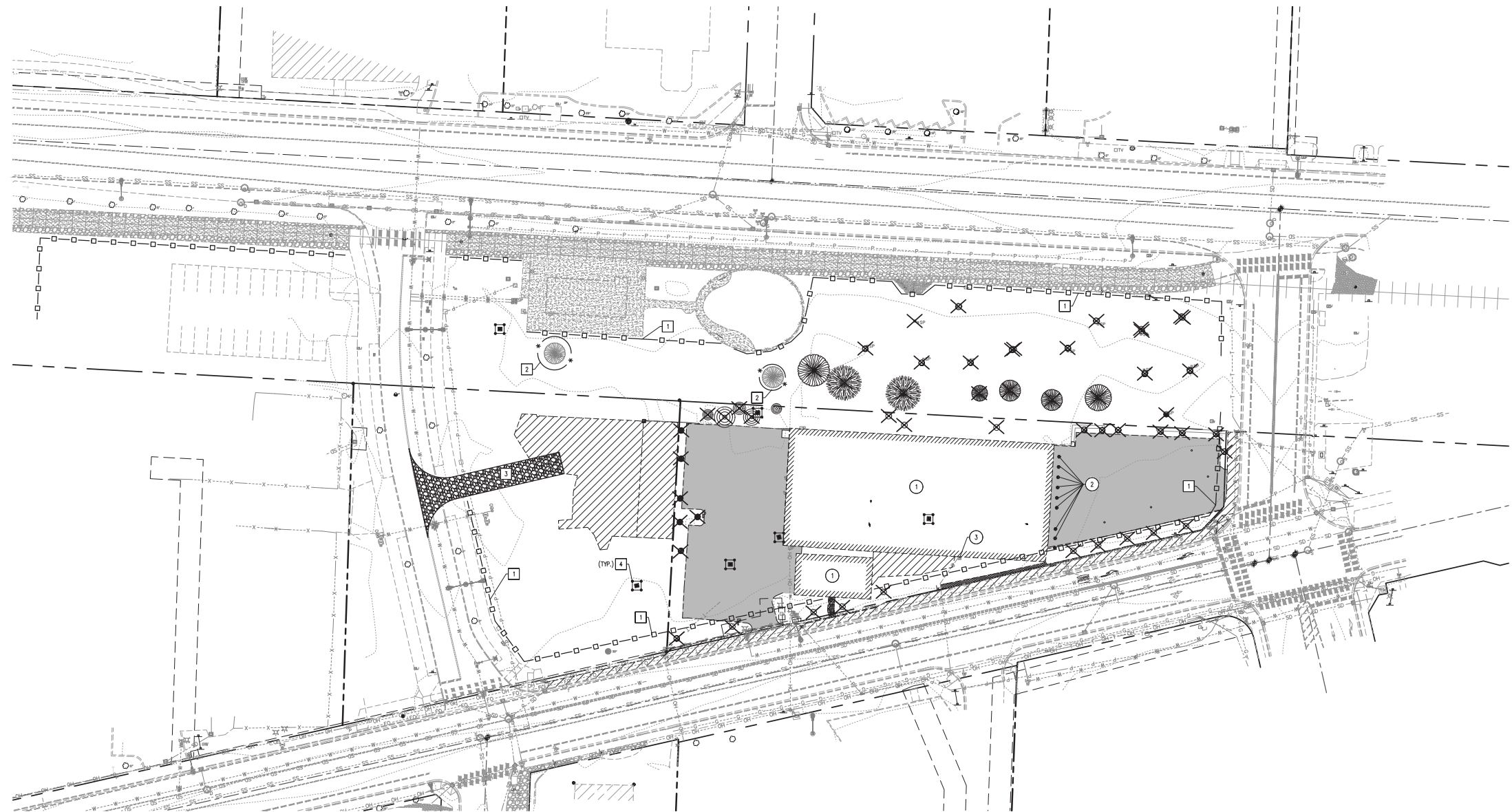
4 IRRIGATION SLEEVING
SCALE: 1"=1'-0"



5 TYPICAL SPRINKLER HEAD
SCALE: 1"=1'-0"



6 IRRIGATION TRENCH
SCALE: NTS



EROSION CONTROL NOTES

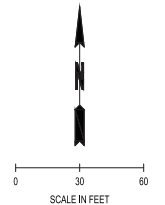
1. SILT FENCE
2. TREE PROTECTION FENCING
3. STABILIZED CONSTRUCTION ENTRANCE
4. INLET SEDIMENT PROTECTION

DEMOLITION NOTES

1. EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED
2. REMOVE EXISTING BOLLARDS
3. REMOVE EXISTING GAS METER, COORDINATE WITH UTILITY PURVEYOR

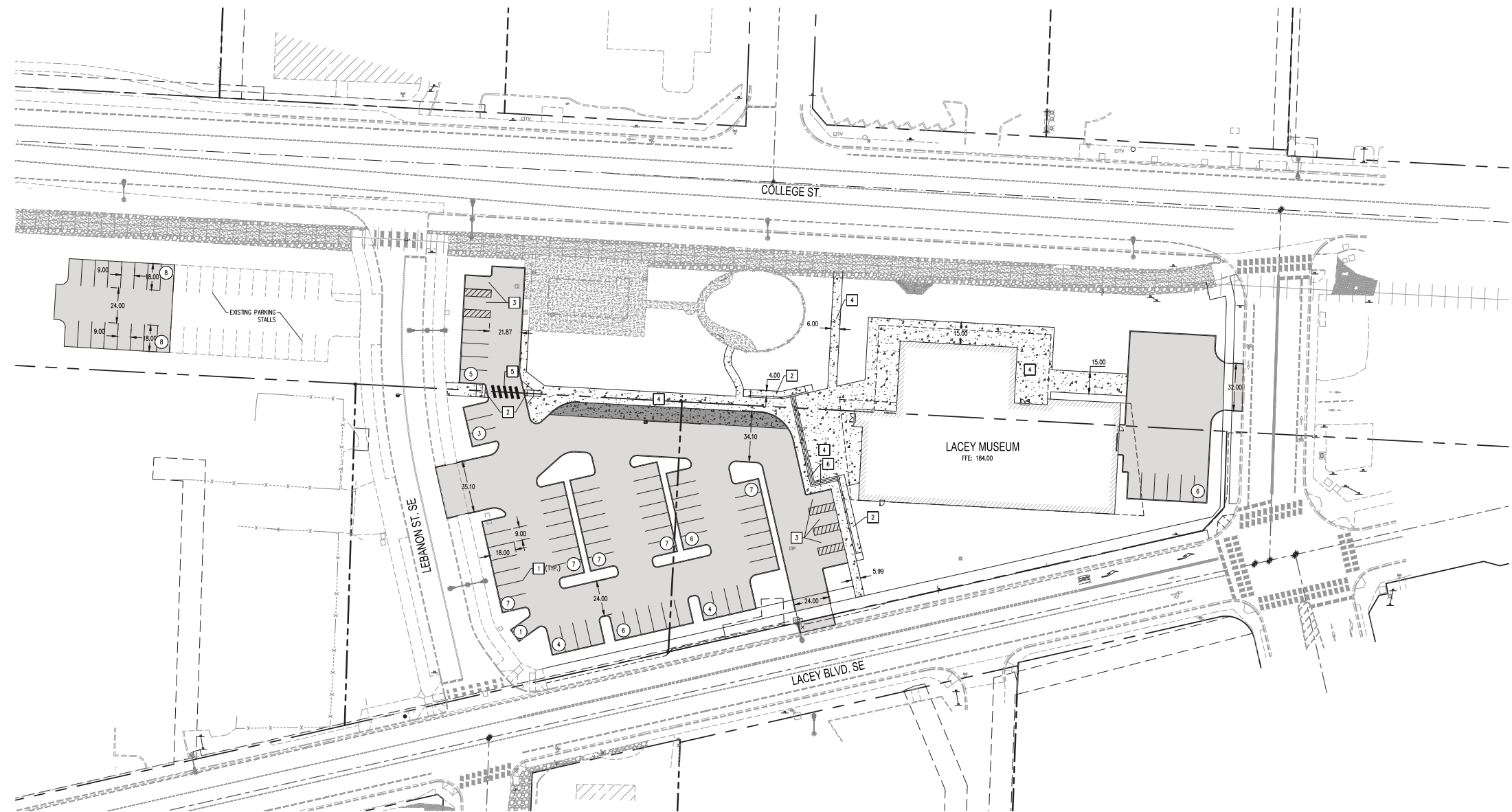
LEGEND

- INLET SEDIMENT PROTECTION
- SILT FENCE
- SWALE
- CLEARING AND GRADING LIMITS
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED



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Civil Narrative - Demolition and Temporary Erosion Control

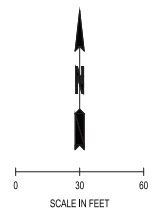


CONSTRUCTION NOTES:

1. 4" WIDE WHITE STRIPE
2. ADA RAMP
3. ADA PARKING STALLS
4. CEMENT CONCRETE SIDEWALK
5. CROSSWALK
6. CONCRETE STAIRS

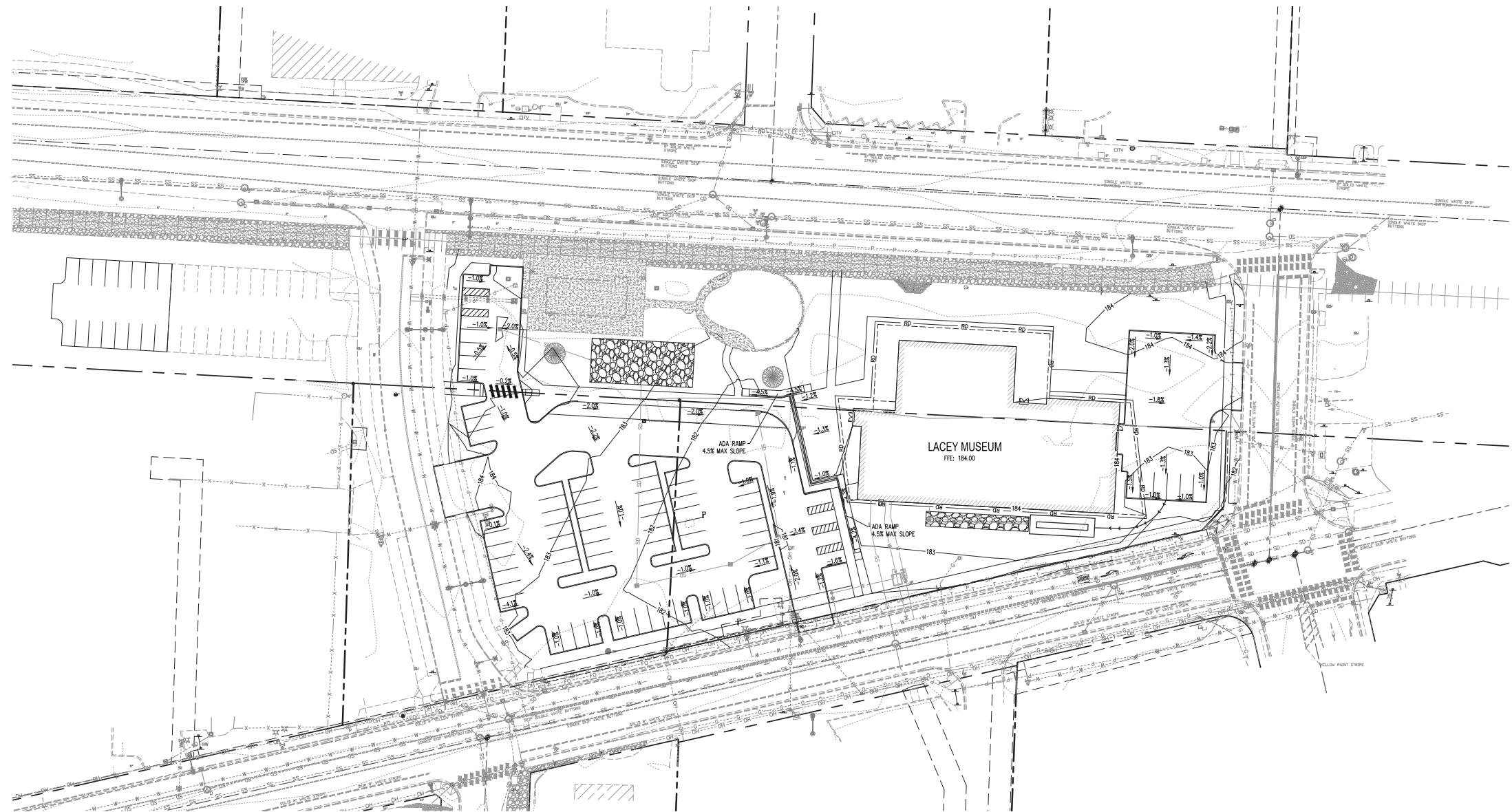
LEGEND

	PROPOSED BUILDING
	STALL COUNT
	CEMENT CONCRETE TRAFFIC CURB
	CEMENT CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVING



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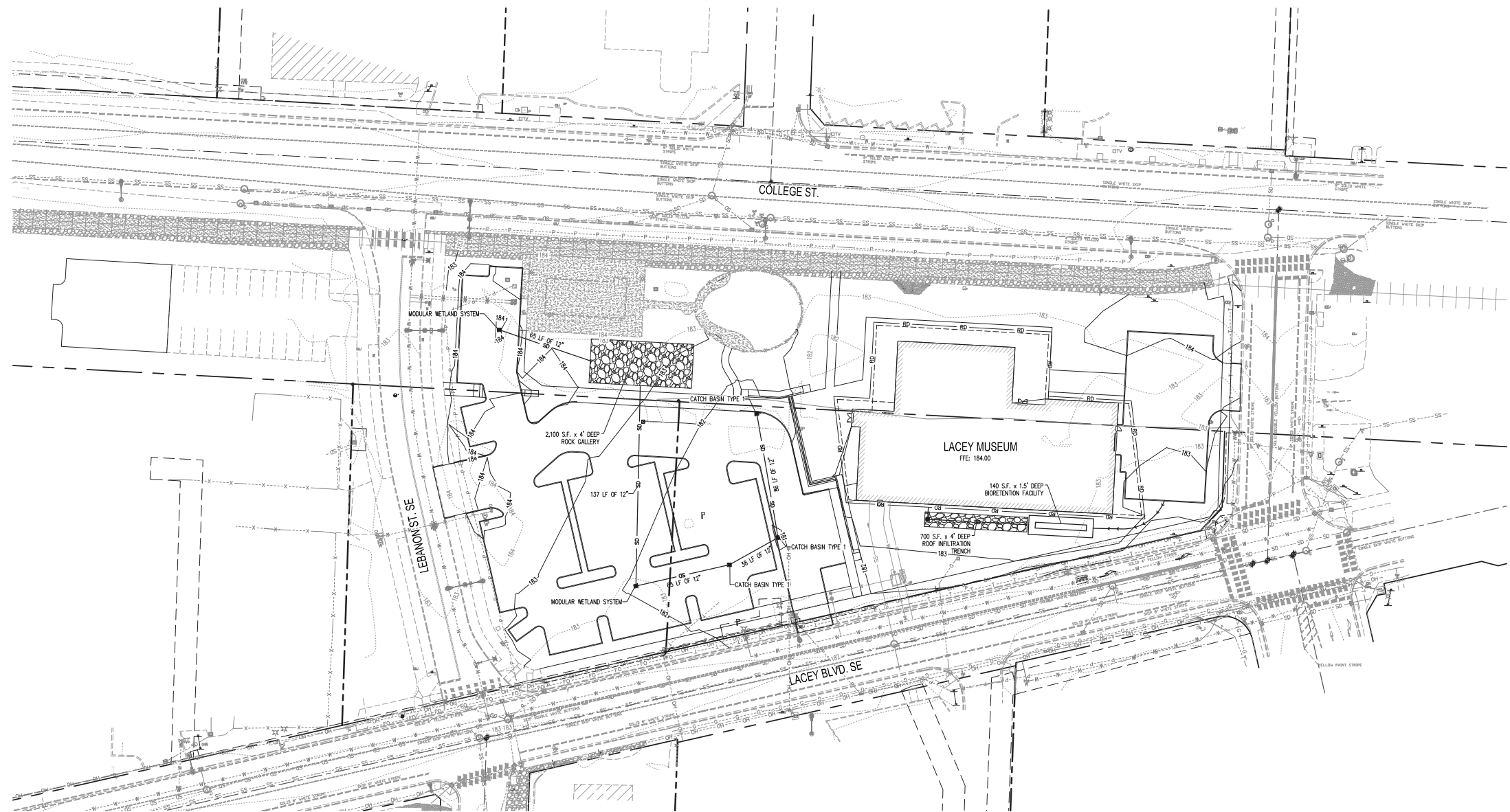
Civil Narrative - Site Improvement Plan



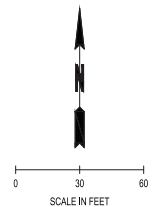
LEGEND	
---	EXISTING CONTOURS (MAJOR/MINOR)
---	PROPOSED CONTOURS (MAJOR/MINOR)
---	GRADE BREAK
●	SPOT ELEVATION
FL:XXXXXX	FLOW LINE ELEVATION
TBC:XXXXXX	TOP BACK OF CURB
TW:XXXXXX	TOP OF WALL
FW:XXXXXX	FACE OF WALL
HP:XXXXXX	HIGH POINT
LP:XXXXXX	LOW POINT
1:1	SLOPE LABEL


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Civil Narrative - Grading Plan



LEGEND	
XX	EXISTING CONTOURS (MAJOR/MINOR)
XX	PROPOSED CONTOURS (MAJOR/MINOR)
SD	STORM PIPE
RD	ROOF DRAIN
■	TYPE 1 CATCH BASIN




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Civil Narrative - Drainage Plan

STRUCTURAL NARRATIVE

Design Codes and Standards:

a. Design and construction of the structural systems shall comply with the following codes and standards.

- Codes:

2018 International Building Code (IBC)
Loads: ASCE 7-16, Minimum Design Loads and Associated Criteria for Buildings and Other Structures
- Concrete:

ACI 318, Building Code Requirements for Structural Concrete
ACI 301, Specifications for Structural Concrete
ACI 302.1R, Guide for Concrete Floor and Slab Construction
- Steel:

AISC 325 – Manual of Steel Construction
ANSI/AISC 360 – Specification for Structural Steel Buildings
AISC 303 – Code of Standard Practice for Steel Buildings and Bridges
AWS D1.1 – Structural Welding Code, Steel
- Lumber:

AWC – National Design Specifications for Wood Construction
AWC – Special Design Provisions for Wind and Seismic
- Cold Formed Steel:

AISI S100 – North American Specification for the Design of Cold-Formed Steel Structural Members
AISI S202 - Code of Standard Practice for Cold-Formed Steel Framing
AISI S240 - North American Standard for Cold-Formed Steel Structural Framing
AISI S400 – North American Standard for Seismic Design of Cold-Formed Steel Structural Systems

Design Criteria and Loads:

a. Design loads for snow, wind, and seismic shall be developed from the 2018 IBC and ASCE 7-16 based upon the following criteria:

- General for Snow, Wind & Seismic

Nature of Occupancy: Assembly and Business
Occupancy Category: III
Building Importance Factor: 1.10 snow, 1.25 seismic
Surface Roughness: C

- Snow loads/Roof Live Load

Ground Snow Load: 15.0 psf (per ASCE 7)
Minimum Roof Snow Load: 25 psf plus 5 psf rain on snow for flat roofs
Minimum Roof Design Live Load: 20.0 psf (reducible)

Wind Loads

- Design Wind Speed: 105 mph (3-second gust per ASCE 7)
- Site Exposure Category: B (per City of Lacey)
- Seismic Analysis
- 0.2 Sec Spectral Response Acceleration, Ss: 1.385
- 1.0 Sec Spectral Response Acceleration, S1: 0.507
- Site Classification: D
- 0.2 Sec Design Spectral Acceleration, SDS: 0.920
- 1.0 Sec Design Spectral Acceleration, SD1: 0.610
- Seismic Design Category: D
- Seismic Force-Resisting Systems:
- Light-framed (wood) walls sheathed with wood structural panel sheathing, and Special steel moment-resisting frames

Foundation System:

- a. Insight Geologic, Inc. has provided a geotechnical report for the project. The report provides a general overview of the soil and geologic conditions with detailed descriptions at discrete boring locations.
- b. Conventional shallow individual concrete column footings (24-inch minimum) and continuous concrete wall footings (18-inch minimum) have been assumed for the foundation system for this project. Size of footings shall be based upon an allowable soil bearing pressure of 2,000 psf.
- c. Bottom of interior footings will be set minimum of 6-inches below finished floor and bottom of exterior footings will be set minimum of 12-inches below adjacent finished grade.
- d. Footings shall be placed on a minimum 12-inch thick overexcavation and compacted structural fill pad.

Slab-on-Grade

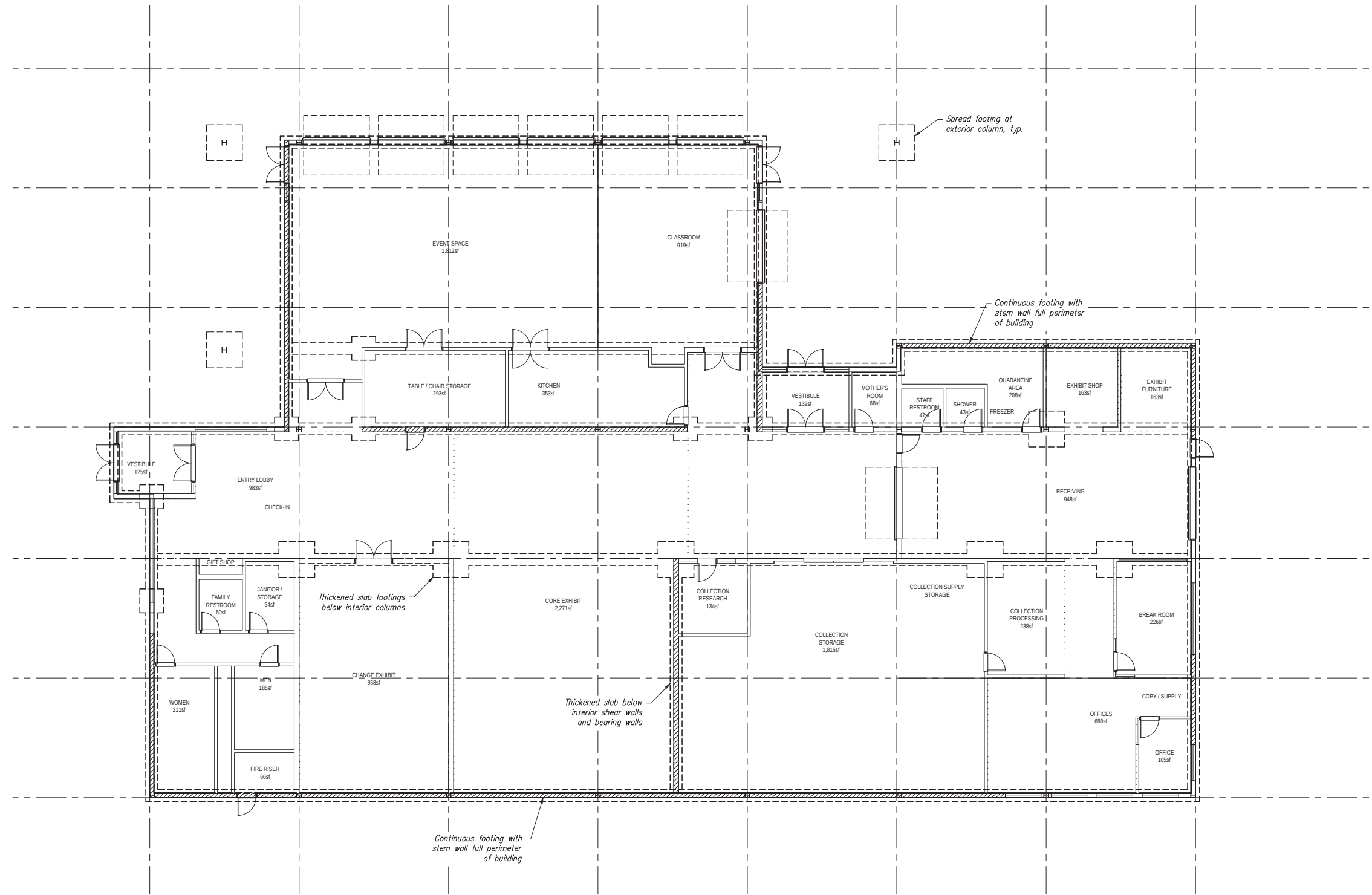
- a. A 4-inch minimum thickness, 4,000 psi concrete slab, reinforced with a minimum of 1-layer of #4 bars at 18” o.c, each way. Subgrades shall be per the geotechnical report.

Structural Frame:

- a. The vertical and lateral load framing system selected for the building will likely use cold-formed metal studs framing with plywood wall sheathing. Due to the narrow “wall” panels between windows of the north wall of the Event Space, steel moment frames will likely be required.

Roof Framing System:

- a. The typical roof framing system shall consist of plywood sheathing over tongue-and-groove wood decking over steel I-joists. The joists will be supported by a combination of bearing walls and steel girders or trusses.

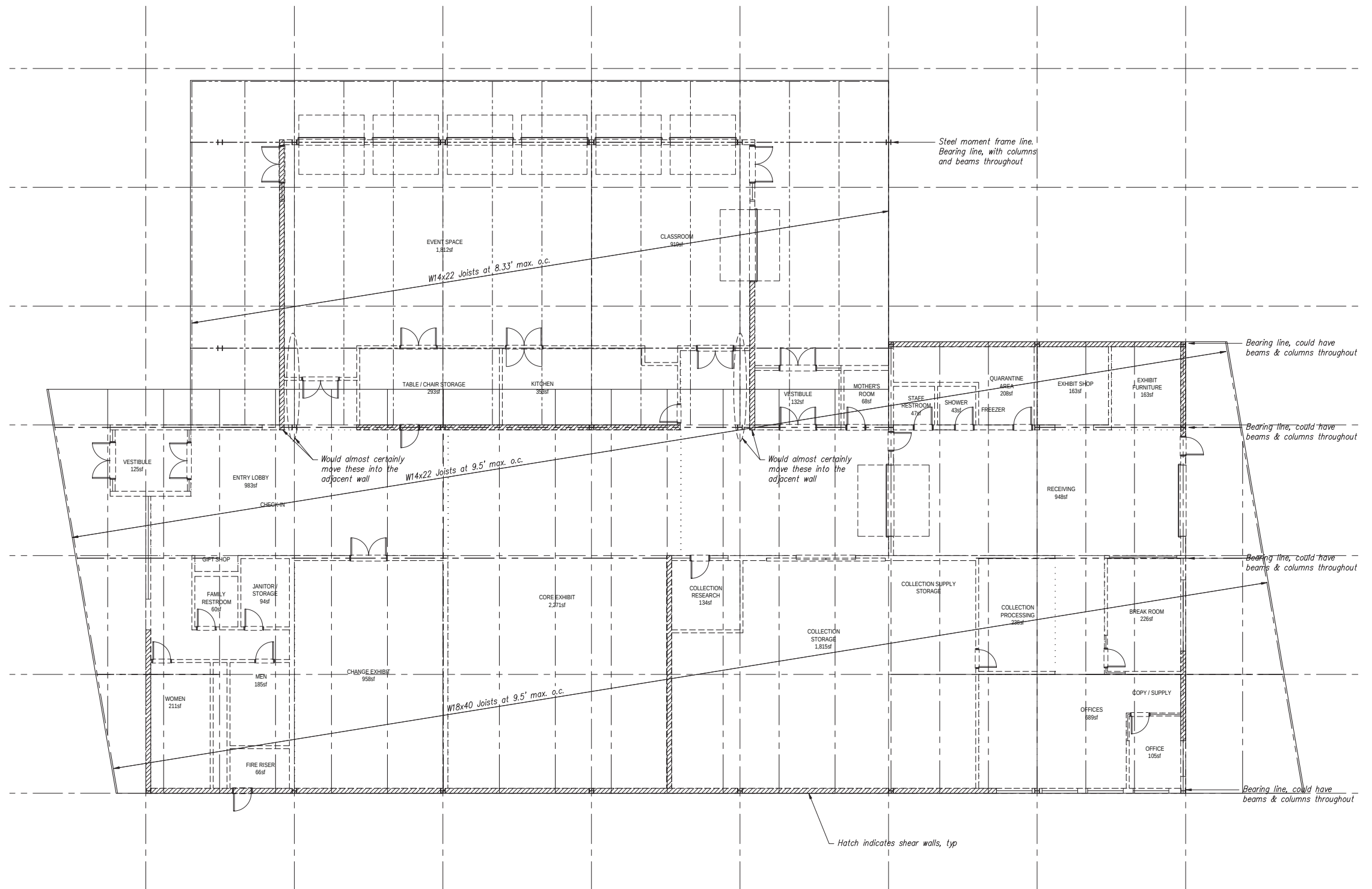


FOUNDATION PLAN

Scale: 1/8" = 1'-0"



Structural Narrative - Foundation Plan



ROOF FRAMING PLAN

Scale: 1/8" = 1'-0"



Structural Plan - Roof Framing Plan

MECHANICAL SYSTEMS

Codes

- The mechanical system will be designed to comply with the following codes:
- 2018 Washington State Energy Code
 - 2018 International Mechanical Code with Washington State Amendments
 - 2018 Uniform Plumbing Code with Washington State Amendments

HVAC System

General

The overall mechanical system approach will be to provide Dedicated Outdoor Air Units (DOAU), to deliver conditioned ventilation air, in combination with a Variable Refrigerant Flow (VRF) system for heating and cooling.

DOAU Ventilation

The DOAUs will be central energy recovery air handling units located. One unit will be provided for the museum/event areas and one unit will be provided for the offices/collection areas. The units will include a heat exchanger with sensible and latent transfer capabilities and a DX coil for tempering. These units will be located on the mechanical mezzanine and louvers will be provided for outside air intake and exhaust. The outdoor condensing units will be located outside on grade and piped to the DOAUs.

The DOAU for the museum/event areas will deliver air to multiple “shut-off” type Variable Air Volume (VAV) terminal units throughout the building. There will be one VAV terminal without reheat serving each space. The VAV terminals will supply the code required ventilation air to each space. The temperature of the ventilation air will be room neutral. High occupancy spaces (event spaces, exhibit areas, etc) will have a CO2 sensor that will keep the VAV terminal damper closed to a minimum position until CO2 levels within the space fall outside of range. This means the DOAU will only provide the code minimum amount of ventilation to meet the needs of the occupants and in turn will save energy. The return/relief air from the spaces will be ducted back to the DOAU to capture waste heat/cooling from the building to precondition the ventilation air. Spaces requiring constant exhaust (restrooms, etc.) will be provided with “shut-off” type VAV terminals to maintain constant exhaust airflow in these spaces. Additional exhaust VAV terminals will be provided to maintain space pressurization requirements.

The DOAU for the offices/collection areas will deliver air directly to occupied spaces. The temperature of the ventilation air will be room neutral. The return/relief air from the spaces will be ducted back to the DOAU to capture waste heat/cooling from the building to precondition the ventilation air. Both supply and return air from this unit will be constant volume.

VRF

The VRF system is comprised of indoor and outdoor heat pump type equipment. The outdoor condensing units will be located outside on grade and piped to the individual indoor units. Both ductless cassette style and ducted fan coil type VRF units will be utilized for the interior distribution.

Split Systems

DX split systems will be provided for the data/IDF room and the electrical room. Outdoor condensing units for these systems will be located outside on grade and piped to the indoor units

Exhaust

Dedicated exhaust fans will be provided for the janitor room and kitchen to meet the LEED requirement for exhaust from these spaces. These exhaust fans will be ducted to sidewall louvers.

Controls

The VRF controls system shall be utilized for all of the heating and cooling equipment connected to the VRF refrigerant system. The system will be used for monitoring of the VRF mechanical equipment and control of other miscellaneous equipment. The controls system will be fully programmable and adequate to direct and monitor building temperature and ventilation. The controls system will have additional functionality to monitor water and energy consumption for LEED credit.

PLUMBING SYSTEMS

Domestic Hot Water

A central electric water heater, located in the janitor room, will produce and store 140°F hot water for service to the building fixtures. A recirculation pump will keep hot water readily available at the fixtures. Individual point of use mixing valves will be provided at the hand washing sinks to provide tempered water at 105°F.

Plumbing Fixtures

Institutional quality vitreous china plumbing fixtures are to be utilized for the restroom areas and stainless steel sinks for other areas. Water conserving faucets and manual flush valves will be used including 1.28 gallon per flush (GPF) water closets, 0.125 GPF urinals, 0.35 gpm lavatory faucets, 1.5 gpm sink faucets, and 1.5 gpm shower heads.

Domestic Water Piping

The domestic water piping will be PEX.

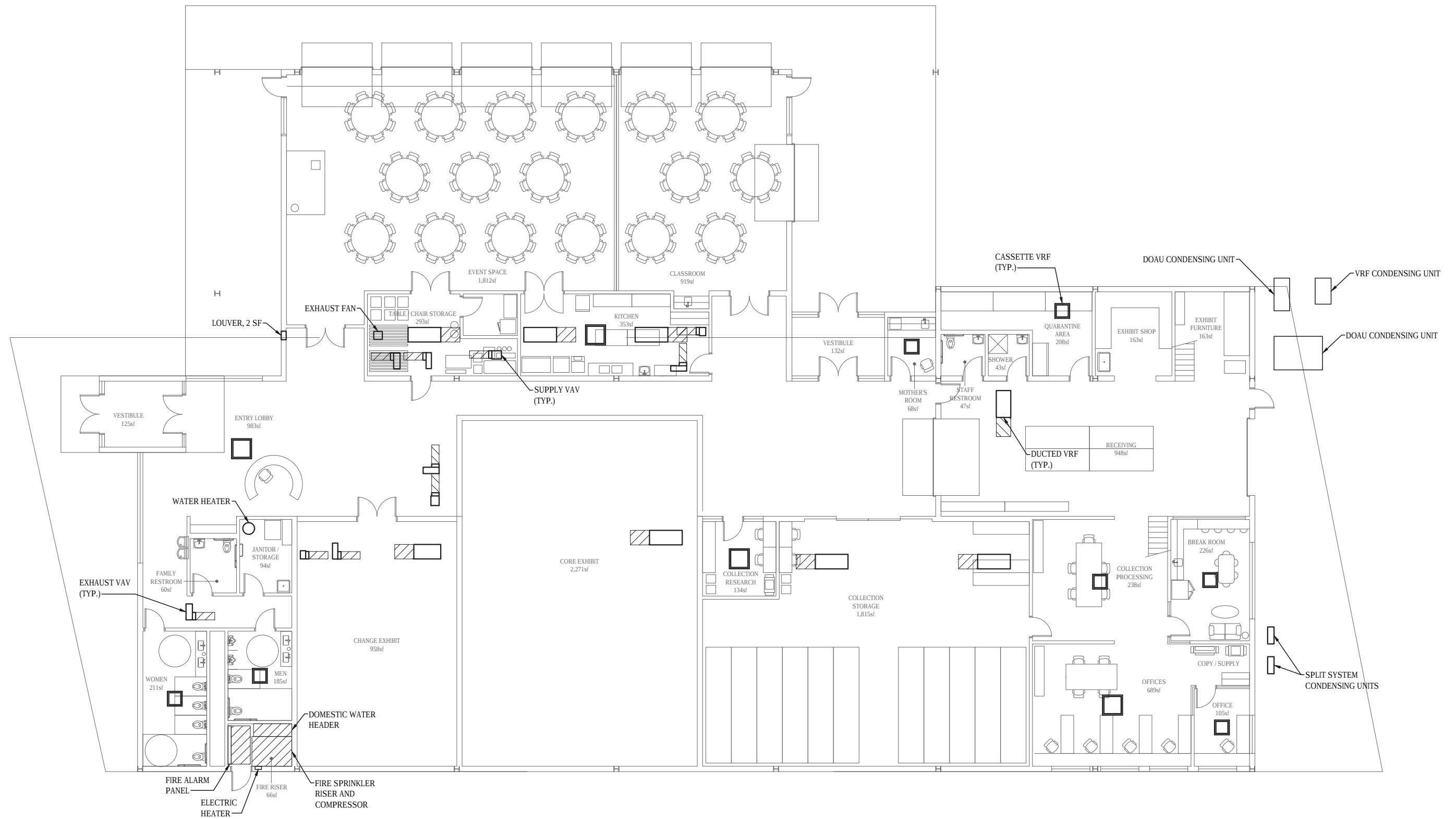
Waste and Vent Piping

The sanitary sewer waste and vent system will utilize solid core PVC above and below ground.

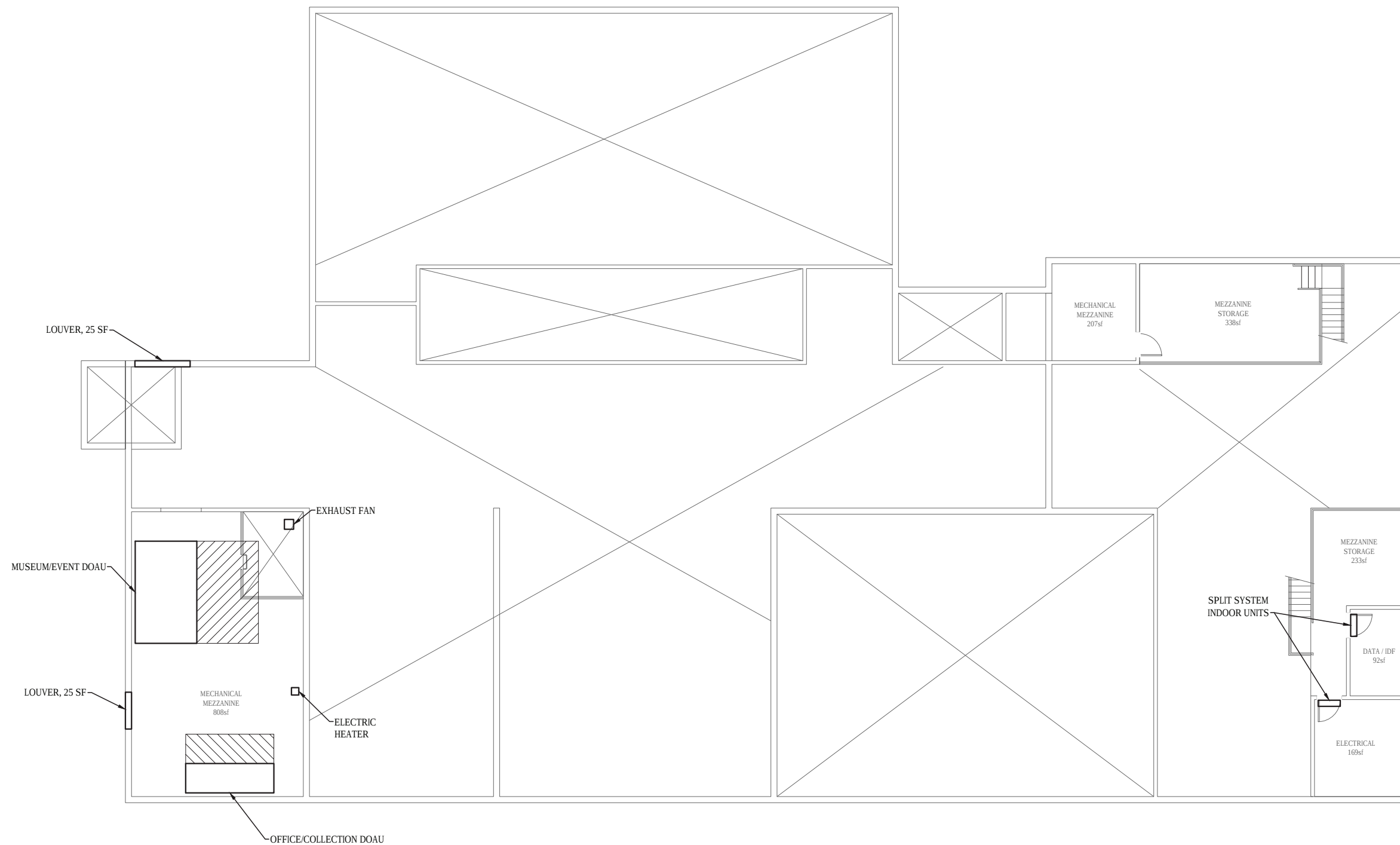
FIRE PROTECTION SYSTEMS

Fire Protection

The building will be provided with an automatic fire protection sprinkler system. Exterior canopies and other areas subject to freezing will be provided with dry-type sprinklers or dry-pipe distribution system. All other areas will be served by a wet-pipe distribution system. A mix of prescriptive and performance based design specifications will be issued as part of the contract documents. The final design will be provided by the installing contractor. All aspects of the fire protection systems will be in accordance with NFPA 13 and will comply with the requirements of the local jurisdiction.



Mechanical Plan



Mechanical Mezzanine Plan

Introduction

The electrical systems design and implementation will focus on enhancing visitor experience; emphasizing Museum exhibits through careful selection and layout of LED lighting for flexibility and ease of use for Maintenance and Staff; improving sustainability and reducing energy consumption; and minimizing first costs while balancing life cycle cost and ongoing operations and maintenance.

Enhancing the environment through the electrical installation will primarily be accomplished by providing comfortable light levels and an integrated lighting control system in all of the spaces. Lighting throughout will be energy saving LED light sources. The lighting in the exhibit spaces will utilize LED light sources in aesthetically pleasing, high-CRI track fixtures for accurate color rendering and flexibility of exhibit locations and functions. The lighting in the office, storage, and events spaces will utilize LED light sources which provide direct and indirect lighting which will improve visitor experience by reducing glare, while accentuating the wood decking architectural elements above. The lights will be fully dimmable to suit the varied uses through the building, while automatically adjusting to the amount of incoming natural light for further energy savings. The lighting control system will be set up to be a simple system with intuitive controls and preprogrammed scene selections- thereby reducing the time spent on training users and ongoing service and troubleshooting.

Scope of Work

Provide new electrical systems including:

Upgraded Electrical Service

Power Distribution

Interior and Exterior Lighting and Lighting Control

Frontage Improvements

Mechanical Equipment connections including motor starters and disconnect switches

Addressable Fire Alarm System

Telecommunications Distribution System

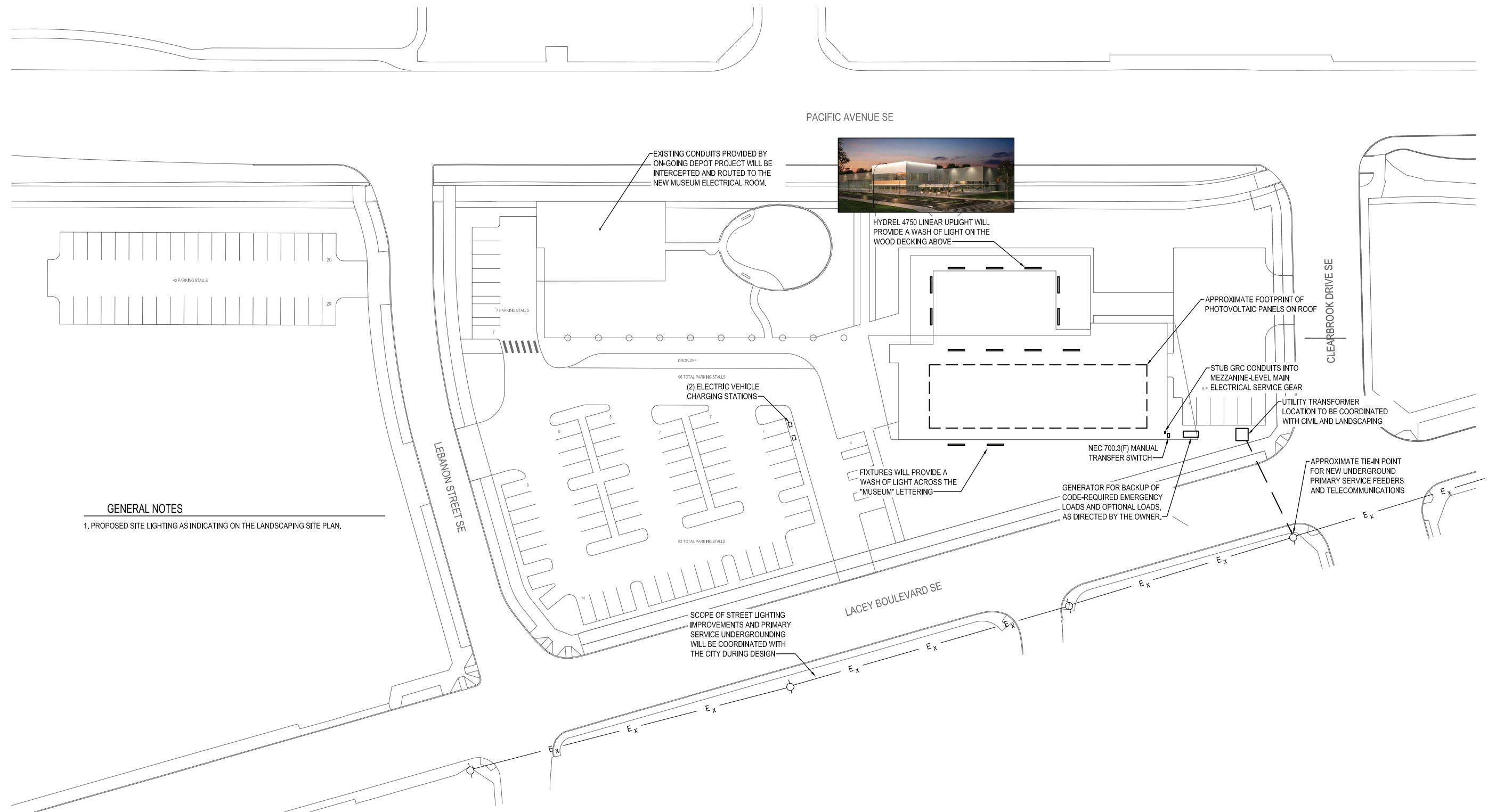
Intrusion Detection

Audio/Visual

Codes and Standards

The electrical design and construction will be in accordance with the applicable requirements of the following:

- International Building Code — latest approved edition
- National Electric Code (NEC) NFPA 70 — latest approved edition
- State and County Department of Health
- Local Fire Marshal
- National Fire Protection Association (NFPA)
- Washington Administrative Code (WAC) — latest approved edition
- The Americans with Disabilities Act (ADA)
- City of Lacey Standards
- LEED v4.1 or v4, as applicable



Electrical Narrative - Site Plan

ELECTRICAL SYSTEMS

Power Distribution

The existing service is routed overhead from a pole across Lacey Blvd to a revenue meter at the SW corner of the existing warehouse to be demolished. The new service will be provided via underground conduits which tie into the primary service along Lacey Blvd which will be undergrounded as part of the frontage improvements required for this project. A new 3-phase, pad-mounted transformer will be provided to serve the new building. A generator will be provided to backup emergency and optional standby loads, as coordinated with the City. The Depot project (currently under construction on the same site) has a 1-1/2" conduit stubbed to the warehouse building for power. Permit documents for the Depot project indicate that an approximately 100A, 3-phase power service is intended to come from the location of the new Museum. Based on the size of the building and the requirement to feed the Depot facility, we anticipate that a new 120/208V, 3-phase, 800A service to serve the Museum.

Panelboards shall contain bolt on circuit breakers. Branch panels shall contain 25% spare load capacity. Lighting and Mechanical branch panels shall have a minimum 10% spares and 10% spaces. Receptacle branch panels will contain a minimum of 25% spares. (2) 1" spare conduits with pull-strings will be provided from each recess-mounted panelboard to the nearest accessible ceiling space for future additions. All conductors will be copper. Aluminum feeders will be reviewed during VE if budget is a concern.

To protect sensitive electronic systems from power surges, at a minimum, Surge Protective Devices will be provided at the main and sub-distribution boards and at each panelboard that serves computer equipment, communications, and low voltage electronics.

Electrical Devices

Receptacles and equipment power connections will be provided in each space as required. Special exhibit equipment, warming kitchen equipment, and mechanical equipment electrical connections will be coordinated throughout the design process. Receptacles that are switched based on occupancy will be utilized where required by Code (offices, classrooms, breakrooms, etc.).

GFCI duplex receptacles will be provided in all areas subject to water and within 6' of any water source. Convenience receptacles will be provided on 40' spacing in hallways, on the interior side at exterior doors, and will only be provided on the exterior of the building where required to be within 25' of mechanical equipment.

Floorboxes will only be provided where there is no other option available, or as necessary to serve electrical requirements for exhibit power.

MC cable will be allowed for use in specific circumstances only. Receptacle feeds shall come overhead from a junction box and drop down the wall to the receptacle with MC cable. MC cable will not be routed horizontally in the walls to "daisy-chain" receptacles. All homeruns will be in EMT conduit with copper conductors.

Lighting and Exit Signage

Interior lighting will generally be suspended from the ceiling or structure and will use integrated LEDs. Lighting will be dimmable and controlled through a daylight harvesting system, which will dim the lights in response to the quantity of incoming natural light, where required by the Washington State Non-Residential Energy Code. Lighting will be provided with high-CRI optics (90 CRI minimum) in all locations displaying art or exhibits.

The site lighting will utilize LED fixtures on poles with light levels of 1.0 foot-candle minimum. The building perimeter and exterior pedestrian walkway lighting will also be LED fixtures and will blend with the aesthetics of the building/site. All exterior lighting will be controlled via points on the DDC system.

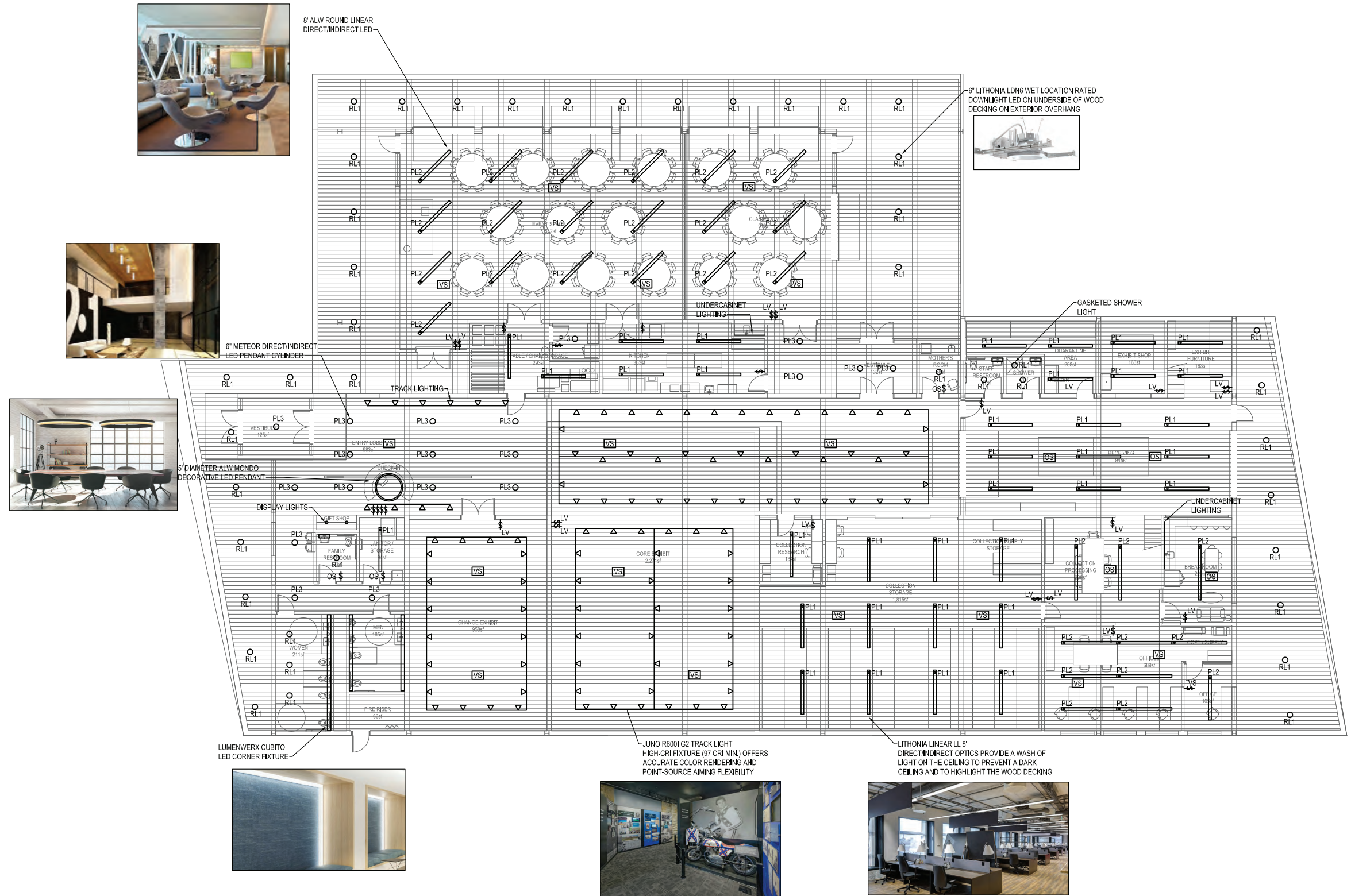
Light fixtures will conform to applicable LEED standards, as required, and will generally be controlled by occupancy sensors with manual local override dimmer switches wherever practical. Common area lights will be controlled by a relay panel that is interfaced with the DDC system.

The emergency lighting will be provided by use of an emergency generator. Emergency lighting will be provided for selected light fixtures in rooms with occupant loads of 50 or more, corridors, exit passageways, mechanical and electrical rooms, accessible attic or mezzanine spaces, and public restrooms. Exit signs will use low maintenance LED lamps and will be located in corridors and exit doorways.

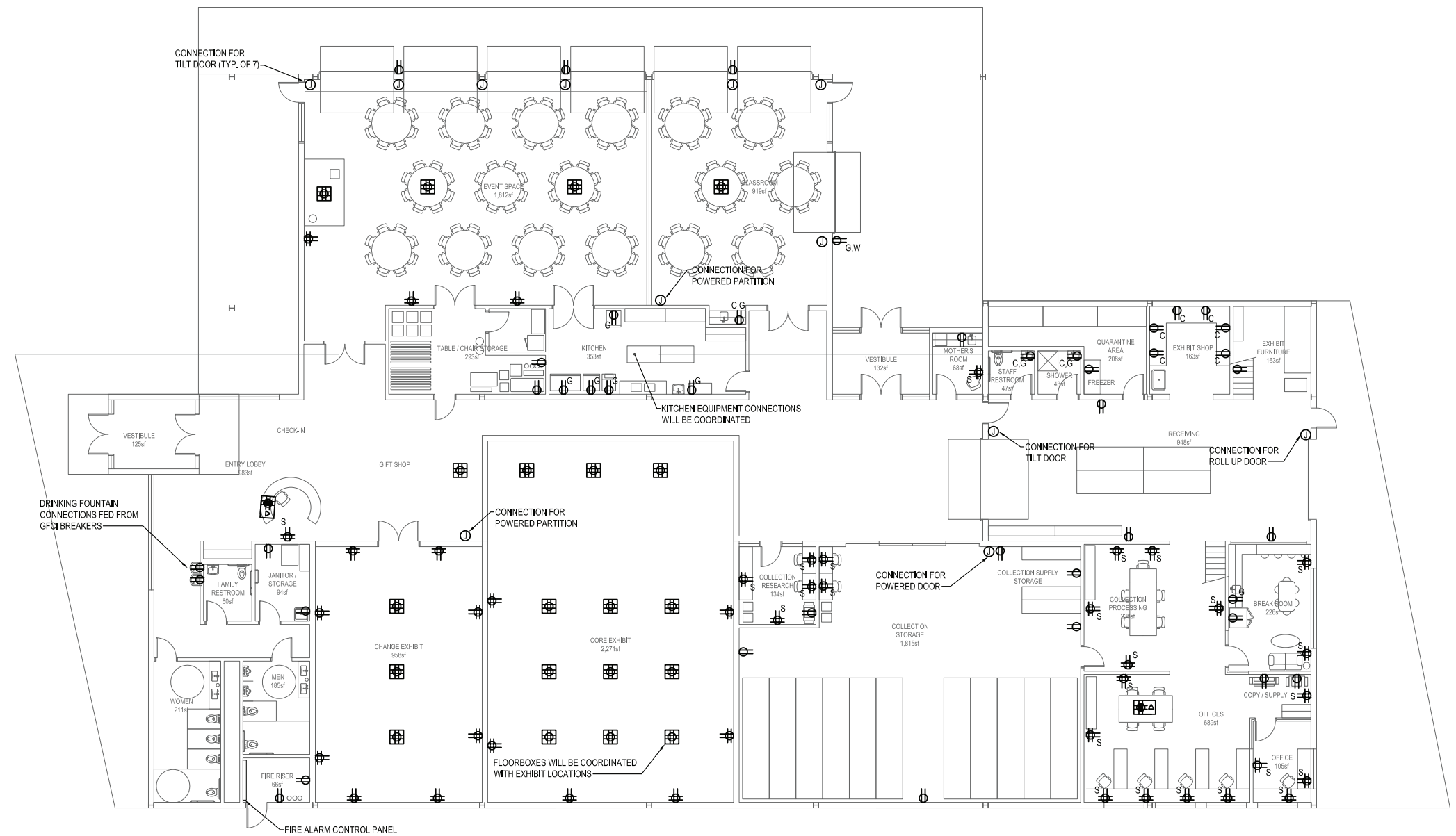
Typical light levels will be as follows:

- Classroom & Event Space – 40 foot-candles
- Corridors & Exhibit Areas – 25 foot-candles
- Office Areas – 40 foot-candles
- Exhibit Shop – 50 foot-candles

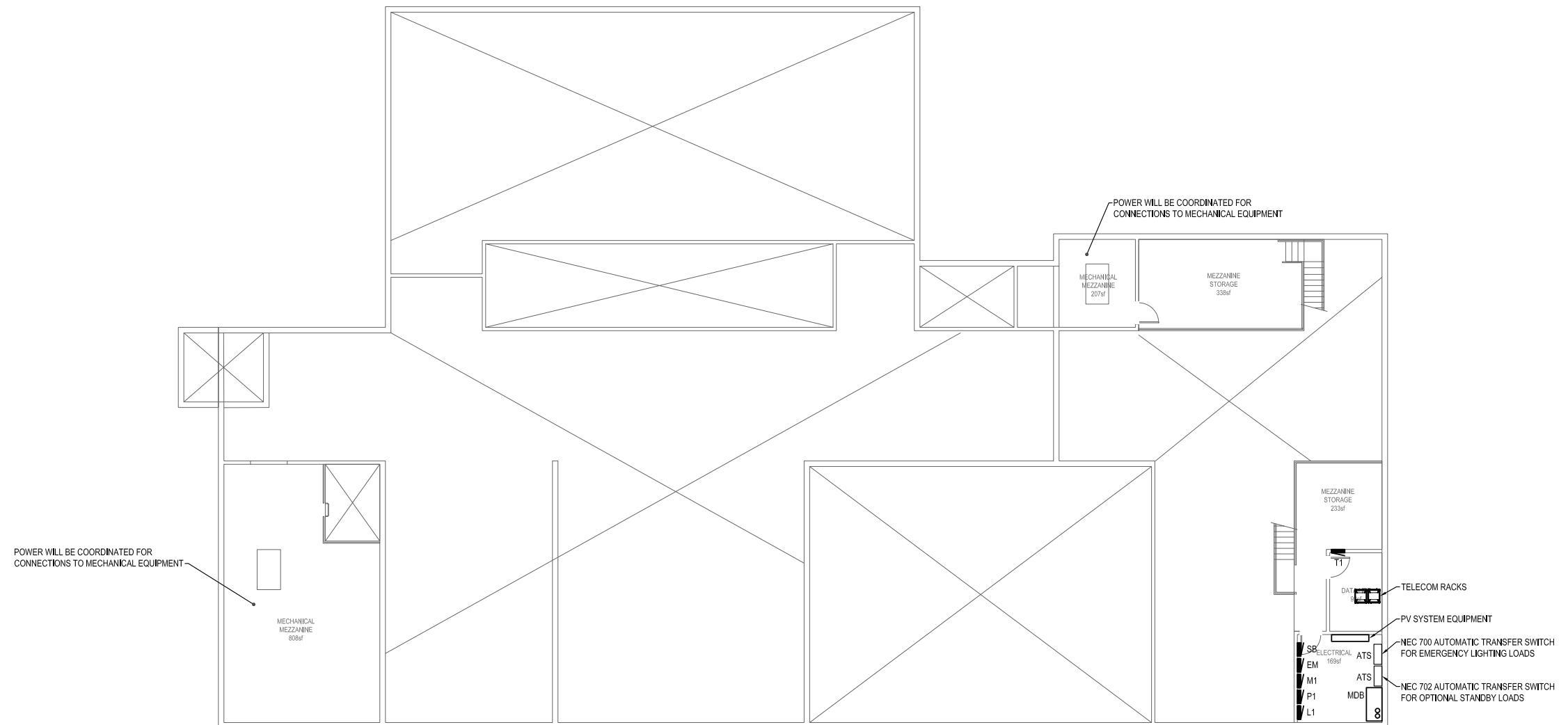
Street lighting will be provided as part of the frontage improvements, as required by The City.



Electrical Narrative - Lighting Plan



Electrical Narrative - Power Plan



Electrical Narrative - Mezzanine Power Plan

TELECOMMUNICATIONS

Security System

Coordination will occur during design between the Electrical Engineer and The City to determine exact equipment requirements and device locations. At a minimum, it is expected that door position switches will be located at each exterior door. Glass break detectors and motion sensors will be located in each room that contains exterior glazing, and corridors (every 50-60').

The Security System Vendor will supply and install all devices, trim, and cabling. The electrical contractor will provide all raceway and backboxes required by the Security System Vendor.

The control panel will be located in the mezzanine-level Data/IDF room. A keypad to disarm the system is expected to be provided adjacent to the main entry.

Data Network Infrastructure

A new CAT 6 cable infrastructure system will provide data wire and outlets to meet the needs of the building occupants and the programs provided. Multiple data outlet locations will be provided in each Event/Classroom space with two data jacks and Category 6 cables routed from the local IT room to each outlet. Private Offices will generally have one outlet with (3) CAT 6 jacks. Wall-mounted phone outlets will be provided in Utility and Storage rooms. Ceiling or wall-mounted data outlets with (2) CAT 6A cables will be provided throughout the building as coordinated with the Owner, including one on the exterior wall for Wireless Access Points. In addition to standard outlet layouts, outlets will be provided for specific equipment as required (CCTV cameras, monitors, Point of Sales, etc). All cables, racks with cable management, cable tray, raceway, device plates, patch panels, cable terminations, and grounding will provide a complete data network infrastructure to support the Owner-provided active electronics (switches, routers, access points, etc).

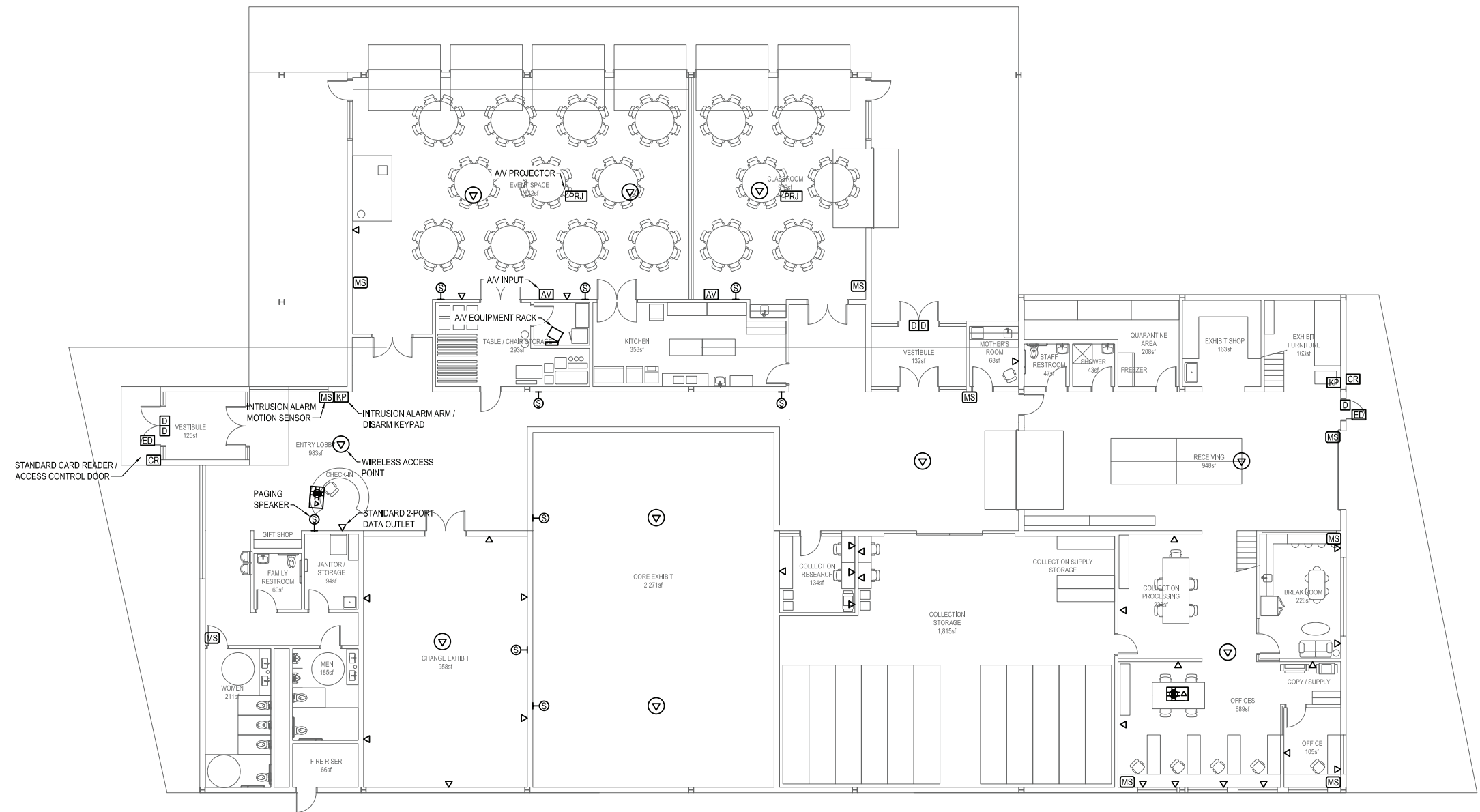
Audio-Visual Systems

The Event space and Classroom will be provided with new integrated Sound and Video systems. A/V control systems and components will be Crestron.

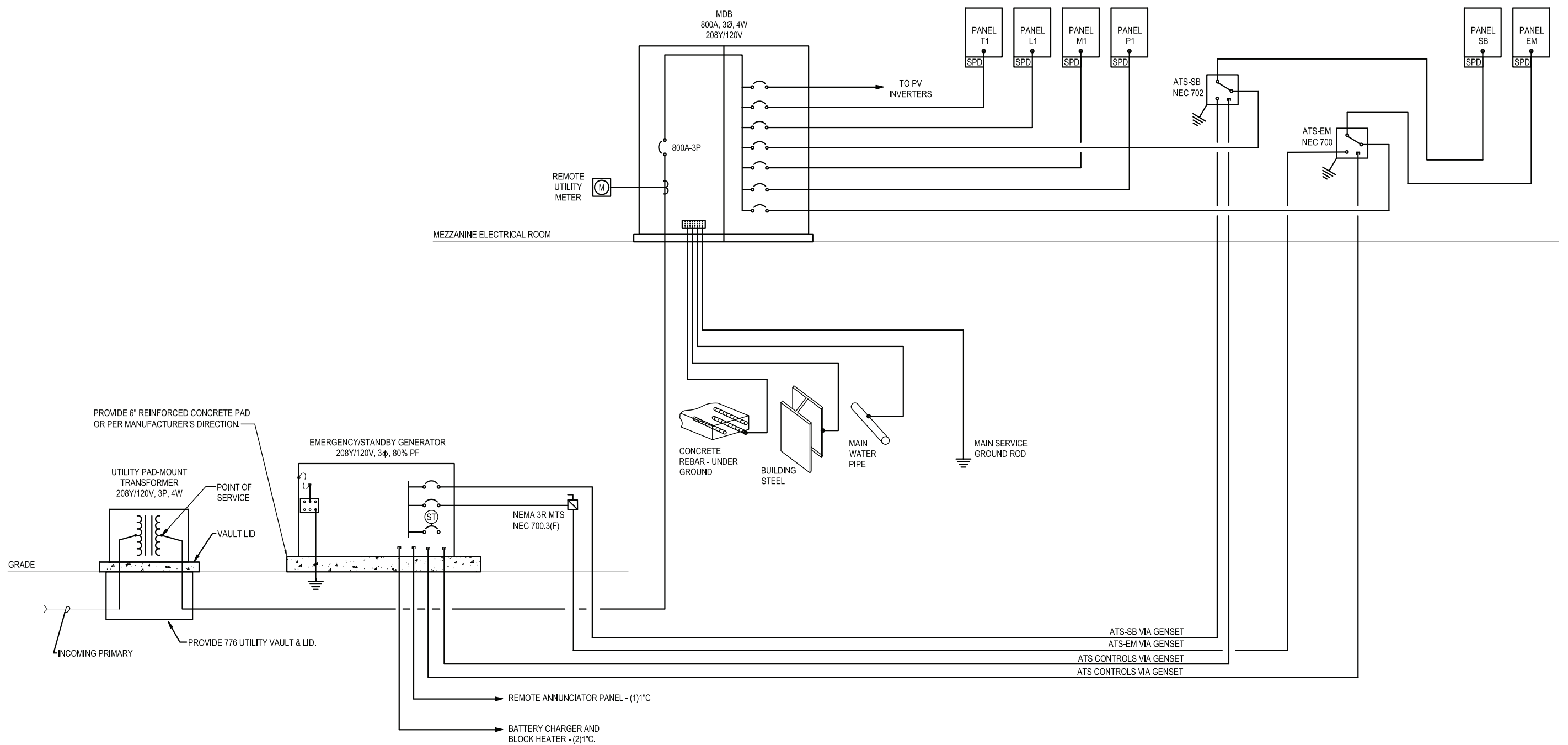
Fire Alarm System

The fire alarm system will be manufactured by Silent Knight and will be an addressable voice evacuation system where applicable per IBC, and NFPA standards. It will be a microprocessor-based system that will monitor and report the alarm and operating status, including individual component locations of all devices connected to the system. This aids significantly in identifying problems with the system and pinpointing the location of the device that is in alarm. The system will monitor fire sprinkler activity and report all information to the monitoring agent. The Fire Alarm/Voice Evacuation Panel will be located in the Main Electrical Room and will contain 20% spare capacity (battery, detection and notification).

Audio/visual devices will be provided throughout the facility and shall conform to current ADA requirements.



Electrical Narrative - Systems Plan



Electrical Narrative - One Line Diagram

LACEY MUSEUM AND CIVIC CENTER

LACEY MUSEUM AND CIVIC CENTER

GENERAL SCOPE:

This is a Schematic Design estimate and review to construct a new Museum in the City of Lacey. The project is anticipated to break ground around March of 2021 and be completed about 12 to 13 months later. A playground area, Depot Station, and a portion of a west parking lot is work by others that is not part of this estimate scope. Ditto with the removal of some existing underground fuel tanks and perhaps half of existing onsite paving. An extension and improvements at the west parking is listed as an Alternate.

There are some expensive glazing, specialty door and exterior wall cladding premiums which increases the overall \$/SF building costs, in addition to providing large building volumes, and exposed steel & roof structures with extended overhangs. Also, provisions of over \$800,000 before mark-ups for a net-zero photovoltaic system have been put into an Alternate. The estimate includes full construction costs, plus sales tax, but not other soft costs. Current costs and scope are preliminary, and a combined 10% design, construction market and cost escalation contingency has been added to the estimate bottom-line.

INCLUDED:

Demolition of an existing onsite warehouse & office building.
Removal and decommissioning of an existing onsite well.
Self-contained storm drainage infiltration systems.
Extension and completion of a west side parking lot, listed as an Alternate.
New onsite lighting, landscaping & irrigation, including at play area & Depot.
Street frontage edge improvements at Lacey Boulevard & Clearbrook Drive.
Traffic signal modifications at Lacey Blvd. and new street lights at Clearbrook Dr.
Exposed steel and wood plank roof structures with extended overhangs.
Three interior mezzanine structures, totaling 1,800 SF.
Large quantities of specialty glazing and doors at both exteriors and interiors.
Phenolic exterior siding on a rain screen system, and large signage lettering.
Premiums for reclaimed wood floor in Events, and interior accents, trim & panels.
Limited new commercial kitchen equipment for event set-ups.
Two operable walls, rolling storage archives, limited storage racks & casework.
DX cooling & ventilation premiums to accommodate museum artifacts.
AV and PA systems inside museum.
Some electronic security door locks, and monitoring & intrusion systems.
A net-zero photovoltaic system, listed as an Alternate, not the Base Estimate.
Conduits for a future emergency back-up generator system.
Contractor's general requirements, and overhead & profit.
Contractor's bond & insurance, B & O tax, and Silver LEED administration.
A combined 10.0% design, construction market and escalation contingency.

EXCLUDED:

Any hazardous material abatement, if applicable.
Removal of existing underground fuel tanks or contaminated soils.
An outside grease trap--N/A, or a new playground area of Depot Station.
Any new onsite fencing or screen walls beyond a dumpster enclosure.
Any gas service to new building--not applicable.
Street edge improvements along Pacific Avenue and Lebanon Street
Converting existing Pacific Ave. utilities to underground--at Lacey Blvd. only.
Extensive subgrade overexcavation--assumes good onsite soils conditions.
An elevator or ADA lift.
Fixed sunshades, or skylights beyond some clerestory glazing.
Any lighted or digital signage.
Any fixed seating, stage, tables, or special performance lighting.
A dishwashing scullery, or cooking type operation in the Museum kitchen.
Artifacts and displays, furniture or furnishings.
A hydronics type HVAC system or gas piping.
Special display lighting or display speakers.
Extensive "hardened" type construction.
Any special project phasing premiums--assumed to be not applicable.
An emergency back-up generator system--by others.
Third party commissioning of mechanical & electrical systems--by others.
Permits, third party testing, and design fees.
Utility company primary power service, transformer, and connection fees.

		BUDGETARY COST ESTIMATE				
PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With 10.0% Contingency	REMARKS	
BASE ESTIMATE SUMMARY: (Includes Contractor G.R, OH&P, B&I, B&O Tax Mark-Ups, No Sales Tax.)						
SITE IMPROVEMENTS.	1.10	LS	\$2,034,977	\$2,238,474	See Page 2 for an Base Estimate Summary Breakdown. " " " " " " " " " " " " " " " "	
NEW BUILDING FACILITY.	1.10	LS	\$6,764,241	\$7,440,665		
BASE ESTIMATE MACC, with CONTINGENCY:				\$9,679,139		
MACC, with CONTINGENCY & SALES TAX:		1.094	LS	\$9,679,139	\$10,588,978	

See Page 2 for a Base Estimate Summary Breakdown and a listing of Alternates.

For: KMB Architects

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

PROJECT COMPONENT		Quantity	Unit	Estimate Cost	With G.C. Mark-Ups	REMARKS
BASE ESTIMATE SUMMARY BREAKDOWN: (Includes Contractor G.R, OH&P, B&I, B&O Tax Mark-Ups, No Sales Tax.)						
SITE IMPROVEMENTS:						\$2,034,977
1.1) Building Demolition.	1.185	LS	\$104,700	\$124,070	See Pages 3 & 4 for detailed cost breakdowns.	
1.2) Site Prep to Subgrades.	1.185	LS	\$279,500	\$331,208	" " " " " " " " " " " "	
1.3) Outside Wet Utilities.	1.185	LS	\$134,100	\$158,909	" " " " " " " " " " " "	
1.4) Storm Infiltration Systems.	1.185	LS	\$74,400	\$88,164	" " " " " " " " " " " "	
1.5) Site Electrical Services.	1.185	LS	\$22,000	\$26,070	" " " " " " " " " " " "	
1.6) Site Fixtures & Specialties.	1.185	LS	\$209,200	\$247,902	" " " " " " " " " " " "	
1.7) Site Concrete Paving & Curbing.	1.185	LS	\$201,640	\$238,943	" " " " " " " " " " " "	
1.8) Asphalt Paving.	1.185	LS	\$137,200	\$162,582	See Page 4 for detailed cost breakdowns.	
1.9) Landscaping & Irrigation.	1.185	LS	\$150,290	\$178,094	" " " " " " " " " " " "	
1.10) Frontage Improvements at Lacey Blvd.	1.185	LS	\$336,600	\$398,871	" " " " " " " " " " " "	
1.11) Frontage Work at Clearbrook Drive.	1.185	LS	\$67,650	\$80,165	" " " " " " " " " " " "	
NEW BUILDING FACILITY:						\$6,764,241
2.1) Building Foundation.	1.185	LS	\$225,240	\$266,909	See Pages 5 & 8 for detailed cost breakdowns.	
2.2) Building Framing.	1.185	LS	\$960,430	\$1,138,110	" " " " " " " " " " " "	
2.3) Roofing & Sheet Metal.	1.185	LS	\$482,620	\$571,905	" " " " " " " " " " " "	
2.4) Exterior Glazing & Doors.	1.185	LS	\$452,860	\$536,639	" " " " " " " " " " " "	
2.5) Exterior Wall & Soffit Finishes.	1.185	LS	\$566,550	\$671,362	See Pages 6 & 8 for detailed cost breakdowns.	
2.6) Interior Rough-In.	1.185	LS	\$358,310	\$424,597	" " " " " " " " " " " "	
2.7) Interior Finishes.	1.185	LS	\$355,320	\$421,054	" " " " " " " " " " " "	
2.8) Building Specialties & Casework.	1.185	LS	\$643,290	\$762,299	" " " " " " " " " " " "	
2.9) Commercial Kitchen Equipment.	1.185	LS	\$20,800	\$24,648	See Pages 7 & 8 for detailed cost breakdowns.	
2.10) Building Mechanical.	1.185	LS	\$931,800	\$1,104,183	" " " " " " " " " " " "	
2.11) Building Electrical.	1.185	LS	\$706,000	\$836,610	" " " " " " " " " " " "	
2.12) Emergency Generator Set-Up.	1.185	LS	\$5,000	\$5,925	" " " " " " " " " " " "	
BASE ESTIMATE MACC:		1.00	LS	\$7,425,500	\$8,799,218	
10.0% Design/Market/Escalation Contingency:		10.0%	LS	\$8,799,218	\$879,922	
BASE ESTIMATE MACC WITH CONTINGENCY:					\$9,679,139	
MACC, with CONTINGENCY & SALES TAX:		1.094	LS	\$9,679,139	\$10,588,978	
ALTERNATES:				(With Contingency & Sales Tax)		
A-1) Glazed Skywalls in Lieu of Op. Walls.	864.00	SF	\$60.00	\$73,613	An upgrade at two locations, in Event Space and Core Exhibit.	
A-2) Provide a Net-Zero Photovoltaic System.	1.00	LS	\$810,000.00	\$1,150,200	Based on a BCE budget from a 5/18/20 electrical estimate.	
A-3) West Parking Extension & Upgrades.	1.00	LS	\$176,300.00	\$250,346	Completing a west parking area by others, see Page 8.	

NOTES:

The above Base Estimate costs include an 18.5% general contractor's mark-up, intended to cover general requirements, overhead & profit, bond & insurance, B & O tax, and LEED Silver administration. In addition, a combined 10.0% design, construction market and escalation contingency has been added to the estimate bottom-line, and another 9.4% for sales tax is listed. Other soft costs however, such as permits, 3rd party testing, utility company connection fees if applicable, 3rd party mechanical & electrical commissioning, design fees, and owner's moving & administration costs, are not included. Line items on the following pages highlighted in light green represent mechanical costs, and those in light blue electrical. The above Alternates include a 42% contractor, contingency and sales tax mark-up.

For: KMB Architects

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

LACEY MUSEUM AND CIVIC CENTER

	Quantity	Unit	\$\$\$	Est. Cost	
SITE IMPROVEMENTS:					
Remove existing Warehouse bldg, complete.	14,400.00	SF	\$6.25	\$90,000.00	A 1-story mostly open space with high walls & SOG foundation.
Remove existing south building wing, complete.	1,600.00	SF	\$7.00	\$11,200.00	Single-story office space on a SOG foundation.
Add for utility disconnects.	1.00	LS	\$3,500.00	\$3,500.00	Allowance.
			1.1) Building Demolition:	\$104,700.00	
Mobilization.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for site demo and mass earthwork.
Temporary construction fencing & barricades.	1.00	LS	\$2,500.00	\$2,500.00	Around most of site improvement area perimeter.
Erosion control measures.	1.00	LS	\$25,000.00	\$25,000.00	Silt fencing, temporary ponds & entry, protection, maintenance.
Remove balance of onsite paving.	1.00	LS	\$9,000.00	\$9,000.00	Allowance, mostly presumably removed by others.
Remove site fixtures & specialties.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for existing site specialties, poles, bases, misc.
Remove existing underground wet utilities.	1.00	LS	\$10,000.00	\$10,000.00	Allowance, assumed to be minor.
Remove & decommissioning of existing well.	1.00	LS	\$25,000.00	\$25,000.00	Allowance, based on SCJ budget.
Remove existing underground power services.	1.00	LS	\$5,000.00	\$5,000.00	Allowance, scope to be determined, assumed to be small.
General site clearing and grubbing.	115,000.00	SF	\$0.50	\$57,500.00	Generally light clearing, 6" average stripping haul-offs.
Excavation, compacting, grading to subgrade.	115,000.00	SF	\$0.90	\$103,500.00	Fairly open, good soils, subgrade cuts used as fills.
Possible soft spot overexcavation.	500.00	CY	\$40.00	\$20,000.00	Allowance, a hedge for a preliminary design.
Earthwork pick-up & coordination.	1.00	LS	\$12,000.00	\$12,000.00	Allowance.
			1.2) Site Prep to Subgrades:	\$279,500.00	
New domestic water service.	80.00	LF	\$30.00	\$2,400.00	C500, at south side of new building from an existing main.
Add for domestic meter & backflow preventer.	1.00	LS	\$4,000.00	\$4,000.00	C500, as indicated at south side of new building, 1-1/2".
Water service wet taps & road patches.	3.00	LS	\$6,000.00	\$18,000.00	C500, at new fire, fire hydrant and domestic water services.
Fire sprinkler protection & hydrant services.	170.00	LF	\$60.00	\$10,200.00	C500, assumes 6" ductile iron at south side of new building.
Add for fire hydrant assembly.	1.00	Ea	\$3,500.00	\$3,500.00	C500, at south side of site improvements.
Add for PIV, DCV, vault, FDC, valves & fittings.	1.00	LS	\$12,000.00	\$12,000.00	C500, allowance at new outside fire sprinkler & hydrant lines.
New gravity sanitary line.	90.00	LF	\$40.00	\$3,600.00	C500, assumes a 6" plastic line, about 6' deep.
Sanitary tie-in, coordination, cleanout & misc.	1.00	LS	\$8,000.00	\$8,000.00	C500 allowance at Lacey Blvd, with street cut & patch.
Type #1 catch basins.	5.00	Ea	\$1,600.00	\$8,000.00	C400, assumed to be about 4' deep.
Add for possible control structures.	2.00	Ea	\$4,500.00	\$9,000.00	C400, allowance at storm lines entering large rock gallery.
12" storm lines.	340.00	LF	\$40.00	\$13,600.00	As laid out on C400, assumes a 3' to 4' average depth.
Storm tie-in, coordination & pick-up.	1.00	LS	\$3,000.00	\$3,000.00	C400 allowance.
Add for possible imported trench backfills.	680.00	LF	\$20.00	\$13,600.00	C400 & C500, at new outside utility lines, roughly 3.5' x 5' avg.
Footing & roof drain lines.	720.00	LF	\$35.00	\$25,200.00	C400, allowance around new building perimeter.
			1.3) Outside Wet Utilities:	\$134,100.00	
Main proposed rock gallery.	12,600.00	CF	\$4.00	\$50,400.00	C400, under new parking lot, 2,100 SF x 6', complete.
Roof & footing drain infiltration trench.	4,200.00	CF	\$5.00	\$21,000.00	C400 at north side of building, 700 SF x 6' with perforated pipe.
Storm treatment pick-up & coordination.	1.00	LS	\$3,000.00	\$3,000.00	C400 allowance.
			1.4) Storm Infiltration Systems:	\$74,400.00	
Primary power conduits & trenching.	1.00	LS	\$6,000.00	\$6,000.00	Allowance to new building, wire & hook-ups by others.
Provide secondary power service to building.	1.00	LS	\$10,000.00	\$10,000.00	Allowance from transformer by others to new building.
Communications conduits & trenching.	1.00	LS	\$6,000.00	\$6,000.00	Allowance to new building, wire & hook-ups by others.
			1.5) Onsite Electrical Services:	\$22,000.00	
Parking lot pole type light fixtures & bases.	17.00	Ea	\$3,500.00	\$59,500.00	Both single & double lamped in main & north parking lots.
Pedestrian pole type light fixtures & bases.	4.00	Ea	\$2,800.00	\$11,200.00	At main parking lot sidewalk.
Accent site lighting fixtures.	16.00	Ea	\$1,200.00	\$19,200.00	Both wall mounted and linear and concrete steps & walls.
Add for underground electrical services.	1,600.00	LF	\$20.00	\$32,000.00	Allowance from onsite light fixtures to new building.
EV charging stations.	2.00	Ea	\$3,000.00	\$6,000.00	Allowance near building entry in parking lot.
Dumpster enclosure & gates.	1.00	LS	\$6,000.00	\$6,000.00	Tube steel frames with gates & cedar board planking, 6' high.
Onsite cast-in-place walls & bench seats.	220.00	LF	\$140.00	\$30,800.00	Allowance at south side of new building, 3' high walls on ftg's.
Possible monument sign.	1.00	LS	\$3,500.00	\$3,500.00	Allowance at south site entrance.
Architectural steel posts.	9.00	Ea	\$3,000.00	\$27,000.00	Vertical HHS columns with wood trim wraps on concrete bases.
Parking lot & directional signage.	1.00	LS	\$2,000.00	\$2,000.00	Allowance at new parking lots and plaza.
Minor small site specialties.	1.00	LS	\$12,000.00	\$12,000.00	Possible bike rack, railings, trash & ash receptacles, misc.
			1.6) Site Fixtures & Specialties:	\$209,200.00	
Backhoe trenching.	40.00	Hr	\$150.00	\$6,000.00	Allowance for site concrete trenching.
Cast-in-place curbing.	2,340.00	LF	\$30.00	\$70,200.00	At typical new main & north parking lot asphalt paving edges.
Concrete sidewalk paving.	14,000.00	SF	\$8.00	\$112,000.00	Based on Landscape Plan C2.01 layout, with gravel base.
Add for ramp, stair & accent premiums.	12.00	MD	\$800.00	\$9,600.00	Allowance at plaza, tie-ins and misc, plus for equipment pads.
Onsite clean-up & coordination.	6.00	MD	\$640.00	\$3,840.00	Allowance.
			1.7) Site Concrete Curbing & Paving:	\$201,640.00	
SITE IMPROVEMENTS, continues on the next page:					

LACEY MUSEUM AND CIVIC CENTER

	Quantity	Unit	\$\$\$	Est. Cost	
SITE IMPROVEMENTS:					
(Continued from the previous page.)					
New asphalt paving.	41,000.00	SF	\$3.20	\$131,200.00	Onsite, assumes 3" mix over 4" base in onsite areas.
Crushed rock paving.	1,000.00	SF	\$2.00	\$2,000.00	A 30" wide strip at south and SW sides of new building.
Onsite striping.	1.00	LS	\$4,000.00	\$4,000.00	Allowance at new onsite paving.
			1.8) Asphalt Paving:	\$137,200.00	
Irrigation point-of-connection.	1.00	LS	\$5,000.00	\$5,000.00	C2.01, allowance at new domestic water line.
Irrigation coverage in planter areas.	15,000.00	SF	\$1.00	\$15,000.00	L3.00, in planters, less bio retention & groundcover areas.
Irrigation in lawn & groundcover areas.	9,100.00	SF	\$0.70	\$6,370.00	L3.00, in more open and outlying areas.
Topsoil, mulch & plantings in typical planters.	15,000.00	SF	\$4.20	\$63,000.00	L3.00, at shrub areas, with 6" topsoil and 2" mulch.
Topsoil, mulch & groundcover plants.	6,500.00	SF	\$3.00	\$19,500.00	L3.00, at south and east perimeters, with 6" topsoil & 2" mulch.
Topsoil, mulch & plants in bioretention ponds.	800.00	SF	\$4.00	\$3,200.00	L3.00, in two locations with 6" topsoil and 2" mulch.
Topsoil and seeding in lawn areas.	2,600.00	SF	\$0.70	\$1,820.00	L3.00, in semi-open areas around new building, with 5" topsoil.
Add for new trees.	66.00	Ea	\$400.00	\$26,400.00	Based on L3.00 layout and schedule.
Landscaping warranty, maintenance, pick-up.	1.00	LS	\$10,000.00	\$10,000.00	L3.00 allowance, including irrigation sleeving.
			1.9) Landscaping & Irrigation:	\$150,290.00	
Street edge sawcutting & demo.	510.00	LF	\$20.00	\$10,200.00	Street edge cuts, paving chipping, C&G and sidewalk demo.
Subgrade site prep work.	9,000.00	SF	\$2.00	\$18,000.00	Stripping, grading and compacting.
Backhoe trenching.	24.00	Hr	\$150.00	\$3,600.00	Allowance for site offsite concrete trenching.
Street side utility modifications.	1.00	LS	\$15,000.00	\$15,000.00	Allowance at existing storm piping, basins and other utilities.
Traffic signal modifications.	1.00	LS	\$70,000.00	\$70,000.00	Allowance, based on SCJ budget.
Overhead electrical utilities to underground.	1.00	LS	\$90,000.00	\$90,000.00	" " " " " " " " " "
Street signage & specialties.	1.00	LS	\$3,000.00	\$3,000.00	Allowance at Lacey Blvd, relatively minor.
New street edge curb & gutter.	510.00	LF	\$30.00	\$15,300.00	At replaced Lacey Blvd. street edge.
Asphalt patches, fills & striping.	510.00	LF	\$20.00	\$10,200.00	Assumes a 3' wide fill and striping, 4" mix over 18" base.
New sidewalks.	5,000.00	SF	\$7.50	\$37,500.00	6' wide with gravel base along Lacey Blvd.
ADA ramp, driveway premiums & tie-ins.	1.00	LS	\$5,000.00	\$5,000.00	One street corner ADA ramp and a new driveway entry & misc.
Irrigated seeded lawn areas.	3,000.00	SF	\$3.00	\$9,000.00	At new planter strips along Lacy Blvd.
Add for new trees.	12.00	Ea	\$400.00	\$4,800.00	" " " " " " " " " "
Add for traffic control.	1.00	LS	\$40,000.00	\$40,000.00	Allowance for street edge and traffic signal work.
Site clean-up & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance at Lacey Blvd. work.
			1.10) Frontage Improvements at Lacey Blvd:	\$336,600.00	
Street edge sawcutting & demo.	170.00	LF	\$20.00	\$3,400.00	Street edge cuts, paving chipping, C&G and sidewalk demo.
Subgrade site prep work.	3,000.00	SF	\$2.00	\$6,000.00	Stripping, grading and compacting.
Backhoe trenching.	16.00	Hr	\$150.00	\$2,400.00	Allowance for site offsite concrete trenching.
Street side utility modifications.	1.00	LS	\$3,000.00	\$3,000.00	Allowance at existing storm piping, basins and other utilities.
New street lights.	1.00	LS	\$15,000.00	\$15,000.00	Allowance, based on SCJ budget.
Street signage & specialties.	1.00	LS	\$1,000.00	\$1,000.00	Allowance at Clearbrook Drive, relatively minor.
New street edge curb & gutter.	170.00	LF	\$30.00	\$5,100.00	At replaced Clearbrook Drive street edge.
Asphalt patches, fills & striping.	170.00	LF	\$20.00	\$3,400.00	Assumes a 3' wide fill and striping, 4" mix over 18" base.
New sidewalks.	1,300.00	SF	\$7.50	\$9,750.00	6' wide with gravel base along Clearbrook Drive.
Driveway premiums & tie-ins.	1.00	LS	\$2,000.00	\$2,000.00	A new driveway entry & misc.
Irrigated seeded lawn areas.	1,000.00	SF	\$3.00	\$3,000.00	At new planter strips along Clearbrook Drive.
Add for new trees.	4.00	Ea	\$400.00	\$1,600.00	" " " " " " " " " "
Add for traffic control.	1.00	LS	\$10,000.00	\$10,000.00	Allowance for street edge and traffic signal work.
Site clean-up & pick-up.	1.00	LS	\$2,000.00	\$2,000.00	Allowance at Lacey Blvd. work.
			1.11) Frontage Work at Clearbrook Drive:	\$67,650.00	
SITE IMPROVEMENTS:					
Add 18.5% for General Contractor Mark-Ups:	115,000.00	SF	\$14.93	\$1,717,280	
	115,000.00	SF	\$17.70	\$2,034,977	

About 115,000 SF of onsite improvements are figured. This does not count another 15,000 SF to 20,000 SF of improvements at a west parking lot extension that is figured as an Alternate and outside the Base Estimate scope. Site improvements includes the removal of an existing onsite warehouse and office building, but no hazardous material abatement if applicable. The removal of some existing underground fuel tanks and any associated contaminated soils remediation if applicable is figured to be by others, along with the removal of perhaps half of existing onsite paving. The estimate does include the removal and decommissioning of an existing onsite well.

New outside utility services, paving and landscaping & irrigation follows what is indicated on the most recent preliminary site plan layouts. Generally good onsite soils conditions are figured, along with a close to balanced cut/fill subgrade site. Onsite storm drainage is figured to be self contained and treated through rock filled infiltration beds. Cast-in-place curbing is typically figured at new asphalt paving edges. Provisions are included for onsite lighting, including around a playground and Depot Station area constructed by others.

Street edge replacement work is figured at the near side of Lacey Boulevard and Clearbrook Drive, which includes a new cast-in-place curb & gutter, street patching, sidewalks and irrigated lawn strips with trees. In addition, a \$70,000 allowance is included for traffic signal modifications at Lacey Boulevard, and another \$90,000 to convert existing overhead utilities to underground. Plus some new street lights are included at Clearbrook Drive. No Base Estimate street improvement work is figured along Pacific Avenue or Lebanon Street.

Cost Estimate

LACEY MUSEUM AND CIVIC CENTER

	Quantity	Unit	\$\$\$	Est. Cost	
NEW BUILDING FACILITY:					
Backhoe trenching.	32.00	Hr	\$150.00	\$4,800.00	Allowance for new S101 foundation.
Box footings.	16.00	Ea	\$520.00	\$8,320.00	Per S101 at both interiors & exteriors.
Add for plinths.	3.00	Ea	\$340.00	\$1,020.00	S101, over exterior canopy box footings.
Exterior stem walls on continuous footings.	600.00	LF	\$110.00	\$66,000.00	S101, mostly 6" & 8" x 2' walls on 2' x 1' footings.
Interior continuous footings & stem walls.	460.00	LF	\$75.00	\$34,500.00	S101, 6" x 1' walls on 2' x 1' footings.
Foundation dampproofing & rigid insulation.	1,800.00	SF	\$2.00	\$3,600.00	Around exterior perimeter faces, 600 LF x 3'.
Building slab-on-grades.	16,000.00	SF	\$6.50	\$104,000.00	S101, 4" thick with light rebar, Visqueen and gravel base.
Foundation pick-up & coordination.	4.00	MD	\$750.00	\$3,000.00	S101 allowance.
\$14.08			2.1) Building Foundation:	\$225,240.00	
W14 x 40 roof joists.	8,000.00	SF	\$17.00	\$136,000.00	S102, at south side of building, with lookout beams, 7#/SF.
W14 x 22 roof joists.	13,400.00	SF	\$12.50	\$167,500.00	S102, at mid & north side of building, w/ lookout beams, 5#/SF.
Add for steel column & beam premiums.	16,000.00	SF	\$5.00	\$80,000.00	S101&2 allowance, to be fully laid out and sized.
Add for possible diagonal "X" bracing.	1.00	LS	\$12,000.00	\$12,000.00	A relatively minor allowance to supplement framed shear walls.
3x8 T&G exposed roof sheathing.	21,400.00	SF	\$10.00	\$214,000.00	S102, over all steel roof joists, cedar planks.
Add for 1/2" CDX roof sheathing overlay.	21,400.00	SF	\$2.40	\$51,360.00	S102, over all 3x6 T&G roof decking.
Add for main entry roof framing & sheathing.	200.00	SF	\$25.00	\$5,000.00	A low roof with exposed planking & supports.
High roof exterior wall framing & sheathing.	8,580.00	SF	\$10.00	\$85,800.00	At south bulk of bldg, 8" 16 ga, 1/2" CDX, 390 LF x 22' avg.
Low roof exterior wall framing & sheathing.	2,800.00	SF	\$8.50	\$23,800.00	At north portion of bldg, 6" 16 ga, 1/2" CDX, 200 LF x 14' avg.
Clerestory exterior wall framing & sheathing.	1,200.00	SF	\$9.00	\$10,800.00	Between low & high roofs, 6" 16 ga, 1/2" CDX, 120 LF x 10'.
Main entry exterior wall framing & sheathing.	240.00	SF	\$8.00	\$1,920.00	At west entrance, 6" 16 ga, 1/2" CDX, 20 LF x 12'.
West mezzanine structure, complete.	600.00	SF	\$20.00	\$12,000.00	Allowance for simple framing, sheathing and supports.
Northeast mezzanine structure, complete.	600.00	SF	\$20.00	\$12,000.00	" " " " " " " " " " " " " " " "
Southeast mezzanine structure, complete.	600.00	SF	\$20.00	\$12,000.00	" " " " " " " " " " " " " " " "
Add for hoisting.	80.00	Hr	\$160.00	\$12,800.00	Allowance primarily for S102 roof structures.
Interior full-height non-structural wall framing.	12,000.00	SF	\$5.00	\$60,000.00	6" 20 gage, 600 LF x 20' avg,
Interior partition framing to ceilings.	3,400.00	SF	\$4.25	\$14,450.00	4" 20 gage, includes mezzanines, 300 LF & 40 LF x 10' avg.
Dropped ceiling framing.	2,200.00	SF	\$5.00	\$11,000.00	In Kitchen, Restroom & Quarantine areas.
Add for interior soffit framing.	150.00	LF	\$40.00	\$6,000.00	At ceiling accents and over operable wall.
Misc. framing blocks, braces, tie-ins & pick-up.	16,000.00	SF	\$2.00	\$32,000.00	Allowance for the entire building, including misc. headers.
\$60.03			2.2) Building Framing:	\$960,430.00	
Perimeter roof nailers & roof carpentry.	21,400.00	SF	\$1.00	\$21,400.00	Allowance at building roofs, including minor curbs & misc.
Standing seam metal roofing & flashings.	21,400.00	SF	\$10.00	\$214,000.00	Over the bulk of building roofs, 22 gage pre-finished.
Add for an ice shield membrane.	21,400.00	SF	\$1.40	\$29,960.00	Under all standing seam metal roofing.
Add for 8" rigid insulation.	21,400.00	SF	\$7.50	\$160,500.00	R-38 under all metal roofing, no cover board.
Add for single ply roof system premium.	200.00	SF	\$35.00	\$7,000.00	Over west main entry, with insulation, flashings & drainage.
Roof drip edge and fascia flashings.	780.00	LF	\$40.00	\$31,200.00	Allowance around the bulk of roof perimeters, with backing.
High wall reglect flashings.	140.00	LF	\$16.00	\$2,240.00	At lower portion of clerestory walls.
New eave gutters.	320.00	LF	\$24.00	\$7,680.00	At typical low roof eaves.
Add for downspouts & connectors.	8.00	Ea	\$280.00	\$2,240.00	Allowance at low roof eave gutters.
Roofing & sheet metal coordination & pick-up.	1.00	LS	\$6,400.00	\$6,400.00	Allowance.
\$30.16			2.3) Roofing & Sheet Metal:	\$482,620.00	
Aluminum commercial windows.	252.00	SF	\$80.00	\$20,160.00	At southeast office area, 18 LF x 4', 30 LF x 6'.
Exterior storefront glazing.	480.00	SF	\$105.00	\$50,400.00	At four exterior entrances, Solera curtain walls, 48 LF x 10'.
Add for aluminum storefront entry doors.	8.00	Ea	\$3,200.00	\$25,600.00	At exterior storefront entrances.
Add for automatic door opening hardware.	2.00	Ea	\$3,600.00	\$7,200.00	Allowance at main west entrance.
Special curtain wall glazing.	540.00	SF	\$105.00	\$56,700.00	Outside west main entry area, roughly 24' & 12' x 15' average.
Special clerestory wall glazing.	720.00	SF	\$105.00	\$75,600.00	At upper north elevation, roughly 120 LF x 6' average.
Folding glazed doors.	660.00	SF	\$275.00	\$181,500.00	At north side of Event Space, 6 each @ 11' x 10'.
Solid panel exterior folding door.	110.00	SF	\$250.00	\$27,500.00	At east side of Event Space, 11' x 10'.
Motorized coil-up metal door.	1.00	Ea	\$5,000.00	\$5,000.00	At east elevation, 12' x 12'.
Exterior flush door assemblies.	2.00	Ea	\$1,600.00	\$3,200.00	At Fire Riser room and Receiving.
\$28.30			2.4) Exterior Glazing & Doors:	\$452,860.00	
NEW BUILDING FACILITY, continues on the next page:					

LACEY MUSEUM AND CIVIC CENTER

	Quantity	Unit	\$\$\$	Est. Cost	
NEW BUILDING FACILITY:					
(Continued from the previous page.)					
Armor Wall cladding & shear wall system.	11,000.00	SF	\$48.00	\$528,000.00	Based on vendor budget pricing, with trim & accessories.
Field painted exterior finishes.	6,000.00	SF	\$1.80	\$10,800.00	Primarily at exterior soffit planking and steel.
Exterior field painting pick-up.	5.00	MD	\$750.00	\$3,750.00	At exterior metal doors, steel, accents, misc.
Exterior signage & louvers.	1.00	LS	\$16,000.00	\$16,000.00	Bulk of costs are at large unlit south wall letters.
Building sealants & firestopping.	10.00	MD	\$800.00	\$8,000.00	Allowance for the entire project.
\$35.41			2.5) Exterior Wall & Soffit Finishes:	\$566,550.00	
Exterior wall batt insulation.	11,000.00	SF	\$1.00	\$11,000.00	R-21 in all building envelop walls.
Interior wall sound batts.	15,000.00	SF	\$0.60	\$9,000.00	In most interior wall & partition framing.
Finished GWB walls.	41,000.00	SF	\$2.20	\$90,200.00	Roughly 11,000 SF at exterior framing, 15,000 SF x 2.
Add for high wall premiums.	12,000.00	SF	\$0.50	\$6,000.00	Allowance, up to 24' in height.
GWB finished flat ceilings.	2,200.00	SF	\$2.30	\$5,060.00	Over wet areas and misc.
GWB finished interior soffits.	1,500.00	SF	\$3.50	\$5,250.00	At ceiling breaks and over operable walls, 250 LF x 6' average.
GWB tie-ins, possible one hour & pick-up.	1.00	LS	\$15,000.00	\$15,000.00	Allowance.
Interior walk door assemblies, complete.	21.00	Ea	\$1,900.00	\$39,900.00	Mostly pre-finished wood doors on hollow metal frames.
Interior glazed wall relites.	8.00	Ea	\$1,200.00	\$9,600.00	In office areas, either hollow metal or aluminum frames.
Interior aluminum curtain wall glazing.	620.00	SF	\$105.00	\$65,100.00	At interior Vestibules, Change Exhibit & Research, 62 LF x 10'.
Add for interior aluminum storefront doors.	7.00	Ea	\$3,000.00	\$21,000.00	At interior curtain wall glazing.
Solid panel exterior folding door.	144.00	SF	\$250.00	\$36,000.00	At east side of Event Space, 12' x 12'.
Custom sliding wood doors.	100.00	SF	\$40.00	\$4,000.00	At north side of Collection Storage. 10 LF x 10'.
Add for electronic lock hardware premiums.	1.00	LS	\$16,000.00	\$16,000.00	Allowance at selected openings, scope to be determined.
Mezzanine access stairs and ladder.	1.00	LS	\$12,000.00	\$12,000.00	Two ladders, and one simple stairway w/ rails, steel fabricated.
Mezzanine overlook guard railings.	110.00	LF	\$120.00	\$13,200.00	Based on mezzanine layout, simple steel fabrications.
\$22.39			2.6) Interior Rough-In:	\$358,310.00	
Paint interior GWB surfaces.	48,000.00	SF	\$0.90	\$43,200.00	At most exposed interior wall & ceilings.
Paint interior & exterior hollow metal.	40.00	Ea	\$120.00	\$4,800.00	A121, wood doors are pre-finished, includes a roll-up door.
Painting touch-up & pick-up.	15.00	MD	\$750.00	\$11,250.00	Allowance, including trim and accents.
Ceramic tile flooring.	700.00	SF	\$14.00	\$9,800.00	In restrooms.
Full height ceramic tile walls.	1,890.00	SF	\$15.00	\$28,350.00	In restrooms, 210 LF x 9'.
Finished slab concrete with rubber base.	4,500.00	SF	\$2.40	\$10,800.00	Allowance in work and utility room areas.
Polished concrete finishes with wood base.	5,600.00	SF	\$7.40	\$41,440.00	In open public areas, hall and offices.
Suspended acoustic ceilings.	1,000.00	SF	\$5.00	\$5,000.00	Std 2' x 4' tiles, primarily in office areas under a mezzanine.
Epoxy flooring & base.	800.00	SF	\$9.00	\$7,200.00	In kitchen area and Mother's Room.
Add for HDPE type wainscot.	1,360.00	SF	\$8.00	\$10,880.00	Allowance in kitchen areas, with trim, 170 LF x 8'.
Reclaimed wood flooring & wood base.	3,000.00	SF	\$25.00	\$75,000.00	In Event & Classroom spaces.
Walk-on entry mats.	300.00	SF	\$12.00	\$3,600.00	At two vestibule entries.
Interior wall accent premiums.	1.00	LS	\$30,000.00	\$30,000.00	Allowance, scope to be determined.
Add for acoustic panels.	1.00	LS	\$50,000.00	\$50,000.00	" " " " " " " " " " " " " " " "
Interior trim & pick-up.	16,000.00	SF	\$1.50	\$24,000.00	A121, A301, minor wall trim, window sills and misc.
\$22.21			2.7) Interior Finishes:	\$355,320.00	
Occupancy specialties.	1.00	LS	\$10,000.00	\$10,000.00	Allowance for fire extinguishers, signage, misc.
Toilet partitions.	6.50	Ea	\$1,100.00	\$7,150.00	Phenolic in large restrooms.
Toilet accessories.	1.00	LS	\$4,500.00	\$4,500.00	Allowance in toilet & wet areas.
Window treatment.	500.00	SF	\$13.00	\$6,500.00	Manually operated roller shades at office area only.
Rolling storage archives.	11.00	Ea	\$10,000.00	\$110,000.00	Tall storage units in Collection Storage.
Fixed storage racks & shelving.	1.00	LS	\$40,000.00	\$40,000.00	Allowance in storage and collection areas, scope TBD.
Miscellaneous building specialties.	1.00	LS	\$10,000.00	\$10,000.00	A minor allowance for OFCI and what is not yet addressed.
Operable wall in Event Space.	432.00	SF	\$60.00	\$25,920.00	STC and manually operated, 36 LF x 12'.
Operable wall in Core Exhibit.	432.00	SF	\$60.00	\$25,920.00	STC & manually operated, 36 LF x 12'.
Restroom vanities.	14.00	LF	\$200.00	\$2,800.00	In large restrooms with granite or Corian tops.
General modular casework.	75.00	LF	\$300.00	\$22,500.00	Based on floor plan, uppers & lowers and storage units.
Custom casework at Entry & Gift Shop.	1.00	LS	\$16,000.00	\$16,000.00	Custom radius reception counter and fixed shop shelving.
Custom Exhibit Fabrication & Install	1.00	LS	\$356,000.00	\$356,000.00	Permannt collection custom exhibit pieces
Casework pick-up & coordination.	1.00	LS	\$6,000.00	\$6,000.00	Allowance, including what is not yet addressed.
\$40.21			2.8) Building Specialties & Casework:	\$643,290.00	
NEW BUILDING FACILITY, continues on the next page:					

	Quantity	Unit	\$\$\$	Est. Cost	
NEW BUILDING FACILITY:					
(Continued from the previous page.)					
Ice maker.	1.00	Ea	\$4,000.00	\$4,000.00	In Kitchen at south wall.
Reach-in refrigerator.	1.00	Ea	\$4,000.00	\$4,000.00	" " " " " "
Reach-in freezer.	1.00	Ea	\$5,000.00	\$5,000.00	" " " " " "
Warming cabinet.	1.00	Ea	\$3,000.00	\$3,000.00	In Kitchen at north wall.
Wall sink & faucet.	1.00	Ea	\$800.00	\$800.00	In Kitchen at south wall.
2-compartment sink & counter.	1.00	Ea	\$1,000.00	\$1,000.00	" " " " " "
Kitchen equipment installation & pick-up.	1.00	LS	\$3,000.00	\$3,000.00	Allowance.
\$1.30			2.9) Commercial Kitchen Equipment:	\$20,800.00	
Mechanical general conditions.	16,000.00	SF	\$1.50	\$24,000.00	Allowance for building mechanical work.
Small plumbing fixtures & rough-in.	16.00	Ea	\$2,000.00	\$32,000.00	Allowance for floor drains, wall hydrants, connections & misc.
Large plumbing fixtures & rough-in	26.00	Ea	\$4,000.00	\$104,000.00	Based on floor plan layout.
Add for a new electric water heaters.	2.00	LS	\$1,000.00	\$2,000.00	Allowance, with circulating pumps & expansion tanks.
Dry fire sprinkler protection.	16,000.00	SF	\$6.75	\$108,000.00	Full coverage throughout, including above dropped ceilings.
Add sprinkler riser and double check valve.	1.00	LS	\$5,000.00	\$5,000.00	In Fire Riser room.
Energy recovery units (DOAU).	6,000.00	CFM	\$16.00	\$96,000.00	To provide a higher level of humidity control.
Add for outdoor DX units.	2.00	Ea	\$10,000.00	\$20,000.00	" " " " " " " " " "
VAV terminals.	10.00	Ea	\$2,500.00	\$25,000.00	Throughout interior spaces.
VRF equipment.	40.00	Ton	\$2,500.00	\$100,000.00	Includes indoor & outdoor units and VRF controls package.
Refrigerant piping.	16,000.00	SF	\$8.00	\$128,000.00	Serving VRF equipment.
Ductwork, grilles & accessories.	16,000.00	SF	\$9.00	\$144,000.00	Throughout interior spaces.
Refrigerant leak detectors.	9.00	Ea	\$1,100.00	\$9,900.00	Allowance at refrigerant lines.
Mechanical controls.	16,000.00	SF	\$5.00	\$80,000.00	Allowance for packaged & enhanced EMCS controls.
Air & water balance.	16,000.00	SF	\$1.25	\$20,000.00	Throughout interior spaces.
Split system heat pump units.	2.00	Ea	\$10,000.00	\$20,000.00	To serve large spaces.
Electrical heaters.	3.00	Ea	\$800.00	\$2,400.00	To serve small spaces.
Exhaust fans.	1.00	Ea	\$1,500.00	\$1,500.00	In wet spaces.
CX support.	1.00	LS	\$10,000.00	\$10,000.00	Allowance.
\$58.24			2.10) Building Mechanical:	\$931,800.00	
Mobilization, submittals & closeout.	16,000.00	SF	\$0.75	\$12,000.00	Allowance for building electrical work.
Building lighting & controls.	16,000.00	SF	\$14.50	\$232,000.00	Throughout interiors with accents and feature fixtures.
Electrical devices & switchgear.	16,000.00	SF	\$6.00	\$96,000.00	Assumes moderate loads.
Conduits, wiring & feeders.	16,000.00	SF	\$10.00	\$160,000.00	Moderate power loads but numerous other systems.
Intrusion alarm system.	16,000.00	SF	\$1.00	\$16,000.00	Allowance at entry doors and misc.
CCTV and monitoring systems..	6.00	Ea	\$2,500.00	\$15,000.00	Allowance, to be designed and laid out.
Add for CCTV server & software.	1.00	LS	\$16,000.00	\$16,000.00	Allowance to serve new system.
Data & communications systems.	16,000.00	SF	\$2.50	\$40,000.00	Allowance, scope to be determined.
Audio visual.	3.00	Ea	\$25,000.00	\$75,000.00	In large public rooms.
PA system.	16,000.00	SF	\$0.75	\$12,000.00	Throughout interior spaces.
Fire alarm system.	16,000.00	SF	\$2.00	\$32,000.00	Allowance for an addressable system with a panel.
\$44.13			2.11) Building Electrical:	\$706,000.00	
Underground conduits.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for a future back-up generator system by others.
\$0.31			2.12) Emergency Generator Set-Up:	\$5,000.00	
NEW BUILDING FACILITY:	16,000.00	SF	\$356.76	\$5,708,220	
Add 18.5% for General Contractor Mark-Ups:	16,000.00	SF	\$422.77	\$6,764,241	

NEW BUILDING FACILITY narrative is listed on the next page.

For: KMB Architects

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

NEW BUILDING FACILITY NARRATIVE:

A conventional slab-on-grade foundation is figured without any piles or significant overexcavation subgrade prep. A partial steel post and beam roof structure is figured with exposed steel roof joists, that is also supported with gage framed and plywood attached shear walls. Exposed 3x D. Fir #1 T&G decking is included, along with a top layer of 1/2" CDX sheathing. A total of 1,800 SF of framed storage mezzanines are included in three locations.

New standing seam roofing receives an ice shield type membrane underneath and R-38 rigid insulation, but no cover board. Conventional commercial windows are figured at the southeast office area, but most other glazing, both exterior and interior, is figured to be a special curtain wall type @ \$105/SF. Some custom folding doors, both glazed and solid, and included at large exterior and interior openings. New exterior siding is figured to be of a composite material type by Armor Wall on a rainscreen system at \$55/SF.

Interior finishes include reclaimed wood flooring in the Events and Classroom spaces at \$25/SF. Most other public spaces receive polished concrete floor finishes with wood base. Ceramic tile flooring with full height wall tile is figured in restrooms, and epoxy flooring with 8' high HDPE wainscot in kitchen areas. The bulk of finished ceilings are painted and stained exposed roof structures, including at extended exterior roof overhangs. Premiums are included for various interior trim, accents and some acoustic panels.

Interior building specialties include two operable walls in the Base Estimate, which are upgraded to glazed Skywalls in an Alternate. Also included are some rolling storage units, a \$40,000 allowance for other fixed storage shelving and racks still to be defined, and some limited casework and commercial kitchen equipment. No dishwashing scullery, cooking stations or hoods are figured in the kitchen area. Furniture, furnishings and displays are all figured to be by the owner.

A dry fire protection sprinkler system is figured due to the size of some large door openings. A primary VRF HVAC system with VAV terminals is figured, with supplemental DX treatment and other provisions included to accommodate a museum type facility. Electrical includes provisions for intrusion, closed circuit TV and public address systems. Small accent lights and speakers to individual and presumed to be changing displays are figured to be furnishings by the owner. Also, while rough-in conduits are included for a future generator, while the generator system itself is figured to be by others.

	Quantity	Unit	\$\$\$	Est. Cost	
A-3) WEST PARKING EXTENSION & UPGRADES:					
General site prep.	16,000.00	SF	\$2.00	\$32,000.00	At extended east parking extension and perimeter.
Add for possible storm drainage extension.	1.00	LS	\$5,000.00	\$5,000.00	Allowance at east parking extension, to be laid out.
Parking lot pole type light fixtures & bases.	5.00	Ea	\$3,200.00	\$16,000.00	Single lamped around existing south parking lot.
Add for underground electrical services.	460.00	LF	\$20.00	\$9,200.00	Allowance from onsite light fixtures to new building.
Add for asphalt paving cuts & patches.	80.00	LF	\$60.00	\$4,800.00	Allowance for power and possibly irrigation line crossings.
Backhoe trenching.	16.00	Hr	\$150.00	\$2,400.00	Allowance for east parking concrete trenching.
Cast-in-place curbing.	260.00	LF	\$30.00	\$7,800.00	At extended east parking perimeter.
New asphalt paving, striping & tie-ins.	6,200.00	SF	\$4.00	\$24,800.00	At extended east parking, 3" mix over 4" base.
New irrigated landscaped planters.	9,800.00	SF	\$4.00	\$39,200.00	Around east parking perimeter.
Add for new trees.	14.00	Ea	\$400.00	\$5,600.00	At two sides of east parking lot.
Possible street edge lawn strip enhancements.	13,000.00	SF	\$2.00	\$26,000.00	Allowance along Pacific Ave & Lebanon St, scope TBD.
Site clean-up & pick-up.	1.00	LS	\$3,500.00	\$3,500.00	Allowance at east parking lot work.
A-3) WEST PARKING EXTENSION & UPGRADES BEFORE MARK-UPS:				\$176,300	

In this Alternate an existing paved parking area is figured to be roughly doubled in size. Provisions for an extended storm drainage basin and piping are included, along with some presumed asphalt paving cuts & patches. New site lighting is included around both existing and extended west parking, along with irrigated planters with trees. In addition, minor lawn strip enhancements are included along Pacific Avenue and Lebanon Street, but without any new trees, the intended scope of which is to be further addressed.

For: KMB Architects

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

GENERAL SCOPE:

This is a Schematic Design estimate and review to construct a new Museum in the City of Lacey. The project is anticipated to break ground around March of 2021 and be completed about 12 to 13 months later. A playground area, Depot Station, and a portion of a west parking lot is work by others that is not part of this estimate scope. Ditto with the removal of some existing underground fuel tanks and perhaps half of existing onsite paving. An extension and improvements at the west parking is listed as an Alternate.

There are some expensive glazing, specialty door and exterior wall cladding premiums which increases the overall \$/SF building costs, in addition to providing large building volumes, and exposed steel & roof structures with extended overhangs. Also, provisions of over \$800,000 before mark-ups for a net-zero photovoltaic system have been put into an Alternate. The estimate includes full construction costs, plus sales tax, but not other soft costs. Current costs and scope are preliminary, and a combined 10% design, construction market and cost escalation contingency has been added to the estimate bottom-line.

INCLUDED:

Demolition of an existing onsite warehouse & office building.
Removal and decommissioning of an existing onsite well.
Self-contained storm drainage infiltration systems.
Extension and completion of a west side parking lot, listed as an Alternate.
New onsite lighting, landscaping & irrigation, including at play area & Depot.
Street frontage edge improvements at Lacey Boulevard & Clearbrook Drive.
Traffic signal modifications at Lacey Blvd. and new street lights at Clearbrook Dr.
Exposed steel and wood plank roof structures with extended overhangs.
Three interior mezzanine structures, totaling 1,800 SF.
Large quantities of specialty glazing and doors at both exteriors and interiors.
Phenolic exterior siding on a rain screen system, and large signage lettering.
Premiums for reclaimed wood floor in Events, and interior accents, trim & panels.
Limited new commercial kitchen equipment for event set-ups.
Two operable walls, rolling storage archives, limited storage racks & casework.
DX cooling & ventilation premiums to accommodate museum artifacts.
AV and PA systems inside museum.
Some electronic security door locks, and monitoring & intrusion systems.
A net-zero photovoltaic system, listed as an Alternate, not the Base Estimate.
Conduits for a future emergency back-up generator system.
Contractor's general requirements, and overhead & profit.
Contractor's bond & insurance, B & O tax, and Silver LEED administration.
A combined 10.0% design, construction market and escalation contingency.

EXCLUDED:

Any hazardous material abatement, if applicable.
Removal of existing underground fuel tanks or contaminated soils.
An outside grease trap--N/A, or a new playground area of Depot Station.
Any new onsite fencing or screen walls beyond a dumpster enclosure.
Any gas service to new building--not applicable.
Street edge improvements along Pacific Avenue and Lebanon Street
Converting existing Pacific Ave. utilities to underground--at Lacey Blvd. only.
Extensive subgrade overexcavation--assumes good onsite soils conditions.
An elevator or ADA lift.
Fixed sunshades, or skylights beyond some clerestory glazing.
Any lighted or digital signage.
Any fixed seating, stage, tables, or special performance lighting.
A dishwashing scullery, or cooking type operation in the Museum kitchen.
Artifacts and displays, furniture or furnishings.
A hydronics type HVAC system or gas piping.
Special display lighting or display speakers.
Extensive "hardened" type construction.
Any special project phasing premiums--assumed to be not applicable.
An emergency back-up generator system--by others.
Third party commissioning of mechanical & electrical systems--by others.
Permits, third party testing, and design fees.
Utility company primary power service, transformer, and connection fees.

BUDGETARY COST ESTIMATE					REMARKS
PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With 10.0% Contingency	
BASE (PHASING) ESTIMATE SUMMARY: (Includes Contractor G.R, OH&P, B&I, B&O Tax Mark-Ups, No Sales Tax.)					
SITE IMPROVEMENTS.	1.10	LS	\$2,034,977	\$2,238,474	
NEW BUILDING FACILITY - Phase 4	1.10	LS	\$4,595,365	\$5,054,901	
NEW BUILDING FACILITY - Phase 5	1.10	LS	\$2,865,249	\$3,151,774	
BASE ESTIMATE MACC, with CONTINGENCY:				\$10,445,150	

See Page 2 for a Base Estimate Summary Breakdown and a listing of Alternates

For: KMB Architects

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

BUDGETARY COST ESTIMATE					REMARKS
PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With G.C. Mark-Ups	
BASE ESTIMATE SUMMARY BREAKDOWN: (Includes Contractor G.R, OH&P, B&I, B&O Tax Mark-Ups, No Sales Tax.)					
SITE IMPROVEMENTS: PHASE 3					\$2,034,977
1.1) Building Demolition.	1.185	LS	\$104,700	\$124,070	
1.2) Site Prep to Subgrades.	1.185	LS	\$279,500	\$331,208	
1.3) Outside Wet Utilities.	1.185	LS	\$134,100	\$158,909	
1.4) Storm Infiltration Systems.	1.185	LS	\$74,400	\$88,164	
1.5) Site Electrical Services.	1.185	LS	\$22,000	\$26,070	
1.6) Site Fixtures & Specialties.	1.185	LS	\$209,200	\$247,902	
1.7) Site Concrete Paving & Curbing.	1.185	LS	\$201,640	\$238,943	
1.8) Asphalt Paving.	1.185	LS	\$137,200	\$162,582	
1.9) Landscaping & Irrigation.	1.185	LS	\$150,290	\$178,094	
1.10) Frontage Improvements at Lacey Blvd.	1.185	LS	\$336,600	\$398,871	
1.11) Frontage Work at Clearbrook Drive.	1.185	LS	\$67,650	\$80,165	
NEW BUILDING FACILITY: PHASE 4 (Museum)					\$4,595,365
2.1) Building Foundation.	1.185	LS	\$150,160	\$177,940	
2.2) Building Framing.	1.185	LS	\$640,287	\$758,740	
2.3) Roofing & Sheet Metal.	1.185	LS	\$321,747	\$381,270	
2.4) Exterior Glazing & Doors.	1.185	LS	\$201,906	\$239,259	
2.5) Exterior Wall & Soffit Finishes.	1.185	LS	\$377,700	\$447,575	
2.6) Interior Rough-In.	1.185	LS	\$238,874	\$283,066	
2.7) Interior Finishes.	1.185	LS	\$236,880	\$280,703	
2.8) Building Specialties & Casework.	1.185	LS	\$428,860	\$508,199	
2.10) Building Mechanical.	1.185	LS	\$621,200	\$736,122	
2.11) Building Electrical.	1.185	LS	\$470,667	\$557,740	
2.12) Emergency Generator Set-Up.	1.185	LS	\$5,000	\$5,925	" " " " " " " " " "
ADD 5% for building envelope constrction			\$184,664	\$218,827	
PHASE 5 (Civic)					\$2,865,249
2.1) Building Foundation.	1.185	LS	\$75,080	\$88,970	
2.2) Building Framing.	1.185	LS	\$320,144	\$379,371	
2.3) Roofing & Sheet Metal.	1.185	LS	\$160,874	\$190,636	
2.4) Exterior Glazing & Doors.	1.185	LS	\$250,954	\$297,380	
2.5) Exterior Wall & Soffit Finishes.	1.185	LS	\$188,850	\$223,787	
2.6) Interior Rough-In.	1.185	LS	\$119,437	\$141,533	
2.7) Interior Finishes.	1.185	LS	\$118,440	\$140,351	
2.8) Building Specialties & Casework.	1.185	LS	\$214,430	\$254,100	
2.9) Commercial Kitchen Equipment.	1.185	LS	\$20,800	\$24,648	
2.10) Building Mechanical.	1.185	LS	\$310,600	\$368,061	
2.11) Building Electrical.	1.185	LS	\$235,334	\$278,871	
ADD 20% for Construction Staging			\$402,989	\$477,541	
BASE ESTIMATE MACC:	1.00	LS	\$8,013,157	\$9,495,591	\$9,495,591
10.0% Design/Market/Escalation Contingency:	10.0%	LS	\$9,495,591	\$949,559	
BASE ESTIMATE MACC WITH CONTINGENCY:				\$10,445,150	

SCHEMATIC DESIGN ESTIMATE

From: Bill Acker Consulting Services

Phasing Cost Estimate



Museum & Civic Center



2019-2028 Lacey Museum Strategic Plan

July 2020 Update

The strategic plan was approved by the Lacey Historical Commission on August 21, 2019. The Historical Commission reviews the status of the strategic plan at regular intervals. Status updates are below in green.

Goal #1: Plan and build the new Lacey Museum & Civic Center.

Near-Term Objectives:

- ☒ Complete the depot trail amenity as the visual and historic anchor for the site.
 - ♦ **Completed summer 2020.**
- ☒ Provide parking and access to the new museum site and trail amenity.
 - ♦ **Lebanon Street was extended and a small parking lot installed to provide access.**
- ☐ Develop a finalized site plan.
 - ♦ **KMB Architects was hired to develop the site plan. Schematic design is complete.**
- ☐ Create construction documents with a strategy for phasing as funds become available.
 - ♦ **The City was awarded a Heritage Capital grant to fund construction documents.**
 - ♦ **KMB Architects was hired to develop the architecture & engineering plans for the site. Schematic design is complete. A strategy for phasing has been developed.**

Mid-Term Objectives:

- ☐ Secure funding for phase 3, site preparation for construction.
 - ♦ **The City has submitted a Heritage Capital grant for part of phase 3.**
- ☐ Develop an operations and interpretive plan for the new facility.
- ☐ Provide equipment and supplies for all museum functions.

Long-Term Objectives:

- ☐ Open the new museum to the public.
- ☐ Secure funding for Phase 4 of capital construction.

Goal #2: Create and deliver high-quality experiences at the Lacey Museum & Civic Center.

Near-Term Objectives:

- ☐ Continue to provide mission-driven programs, outreach and events.
 - ♦ **Historic neighborhood walking tour June 29, 2019 on immigration.**
 - ♦ **2019 History Talks! Speaker series (7 programs)**
 - ♦ **Sasquatch Revealed Opening Day Event & Speaker Symposium**
 - ♦ **Thurston Throwback at the Thurston County Fair**
 - ♦ **2019 Bus Tour, Explore Your Local History**
 - ♦ **2 presentations given to outside groups in 2019**
 - ♦ **Booths staffed at Lacey Spring Fun Fair and Children's Day**

♦ **2020 programming was halted due to the pandemic, but planning is ongoing for remote programming in the fall.**

☐ Develop an education trunk program for teachers.

♦ **Education trunk curriculum was developed**

☐ Update the exhibit in the current museum facility.

♦ ***Sasquatch Revealed* was brought in for summer 2019.**

♦ ***Washington 1889* was scheduled for 2020, but is being rescheduled.**

☐ Create a part-time permanent benefitted educator position.

♦ **Hours were increased for the educator in 2019; PERS benefit added in 2020.**

☐ Identify pre-opening programming that could be implemented at the new site.

♦ **Staff have explored ideas on this, but the feasibility of hosting programming at the site is limited by the availability of power outlets.**

Mid-Term Objectives:

☐ Develop and implement an annual free community event.

☐ Develop and construct the core exhibit at the new museum facility.

☐ Develop a five-year changing exhibit plan for the new facility.

☐ Develop policies for community exhibits, events and facility rentals.

☐ Develop education and exhibits staffing needs as identified in the operations and interpretive plans.

☐ Develop a field-trip program for North Thurston Public Schools.

Long-Term Objectives:

☐ Revisit education and exhibits staffing needs as identified in the operations and interpretive plans.

☐ Create a quiet research room with public access to frequently used materials.

☐ Develop a history festival event targeted to reach all 4th grade students.

☐ Begin planning for the museum's 50th anniversary in 2030-31.

Goal #3: Preserve, care for and manage collections professionally.

Near-Term Objectives:

☐ Continue to process and catalogue new acquisitions as well as the backlog.

♦ **None of the 2019 or 2020 acquisitions have been fully processed, catalogued and properly stored.**

- ♦ **2 of 24 new acquisitions were catalogued.**
- ♦ **977 backlogged items were catalogued.**
- ☐ Continue to make the collections accessible through the online portal.
- ♦ **994 records with 1,032 images uploaded to PastPerfect Online.**
- ♦ **413 searches were conducted by customers through PastPerfect Online.**
- ♦ **Switched to a new system, CatalogIt, which instantaneously publishes items to the public portal, the Hub.**
- ☐ Continue to regularly review and publish collection policies.
- ☐ Develop and implement procedures for collections stewardship based on the policies adopted in 2018.
- ☐ Ensure that new facility plans meet the needs for collections preservation.
- ♦ **This is ongoing during the development of architecture and engineering plans.**
- ☐ Continue to retain professionally-trained collections preservation staff and provide them with ongoing professional development.
- ♦ **Museum Curator Erin Quinn Valcho has a Master of Arts in museum studies and her area of expertise is in collections management. She attended the Western Museum Association annual meeting in 2019.**

Mid-Term Objectives:

- ☐ Complete the comprehensive collections inventory.
- ♦ **2,055 items were inventoried in 2019.**
- ☐ Prepare the collections to move to the new facility.
- ☐ Develop collections staffing needs as identified in the operations plan.
- ☐ Develop a prioritized list for collections care improvements.
- ☐ Update the disaster recovery plan.

Long-Term Objectives:

- ☐ Move the collections to the new facility.
- ☐ Revisit collections staffing needs as identified in the operations plan.
- ☐ Develop a collecting plan.
- ☐ Secure funding to rehouse collections to meet a professional standard of care.

Goal #4: Identify and secure stable, long-term funding and revenue sources for the museum.

Near-Term Objectives:

- ☐ Prepare for and implement the 2019-2021 Heritage Capital Grant.
- ♦ **The grant contract was signed on September 12, 2019.**

- ♦ **KMB Architects was hired to implement the grant project.**
- ♦ **We are currently on schedule to meet the grant requirements.**
- ☐ Continue to request funds for priority projects through the Thurston County Heritage grant, CLG Grant and Nisqually Charitable funds program.
- ♦ **Applied for and received the Thurston County Heritage grant for the Lacey Leader project (\$10,000).**
- ♦ **Applied for, but did not receive the Thurston County book grant.**
- ♦ **Applied for and received Nisqually Tribe Charitable Funds (\$5,000).**
- ☐ Request additional funding through the lodging tax process.
- ♦ **Lodging tax funding was severely reduced in 2020 due to the pandemic.**
- ☒ Write a Heritage Capital Grant for the 2021-2023 biennium.
- ♦ **Completed. Awards will be made in June 2021.**
- ☐ Implement recommendations from the sponsorship insights plan.
- ☐ Partner with the PARC Foundation to secure, manage and invest privately-raised funds for the museum capital campaign.
- ☐ Pursue a museum social media account .
- ☐ **Conduct a fundraising feasibility study** (was previously listed under Mid-Term Objectives)
- ☐ **Identify sources of revenue for and conduct a capital campaign** (was previously listed under Mid-Term Objectives)
- ♦ **Staff and Commission is researching revenue sources**

Mid-Term Objectives:

- ☐ Develop a facility rental plan.
- ♦ **Staff reviewed department policies on shelter rentals in preparation for developing facility rental policies for the new Depot Trail Amenity.**
- ☐ Plan and implement a small gift shop space for the new museum.
- ♦ **Numerous requests for Sasquatch Revealed T-shirts prompted staff to purchase shirts to sell at the museum. Plans were in development to sell a small number of items in 2020; however that has been delayed until the pandemic is over.**
- ☐ Develop a membership strategy.
- ☐ Partner with the PARC Foundation to secure, manage and invest privately-raised funds for ongoing museum operations.

Long-Term Objectives:

- ☐ Develop an annual fundraising event.
- ☐ Develop an annual giving campaign.
- ☐ Partner with the PARC Foundation to develop an endowment fund.

Goal #5: Increase museum awareness, visibility and value throughout the city and region.

Near-Term Objectives:

- ☐ Continue the quarterly museum newsletter.
 - ♦ **One newsletter was published in 2019. There has not been capacity to do a newsletter. Staff is researching an email newsletter service to make the process easier.**
- ☐ Contribute to city media and publications with heritage stories and images.
 - ♦ **Contributed historic images and/or information for a Huntamer Park video, several City staff presentations, several issues of Lacey Life, a proclamation on the 1984 marathon trials and the mayor's speech at the Chalet panel dedication.**
- ☐ Continue to regionally promote museum programs and events.
 - ♦ **All events were promoted with press releases, facebook posts, the Parks & Recreation brochure, and email blasts. Posters were put up for the *Sasquatch Revealed* exhibit and the walking tour. Events were also promoted at other programs and event bookmarks were available at all locations.**
 - ♦ ***Sasquatch Revealed* garnered regional media attention, including KING5 news (morning and evening).**
- ☐ Create and install a "coming soon" sign on the new building.
 - ♦ **This is in progress.**
- ☐ Develop a museum communication plan in partnership **with campaign consultant and Public Affairs Department**
- ☐ Pursue obtaining museum standalone social media accounts.
 - ♦ **A consultant has been hired to work on a new website for the museum and its own social media pages.**

Mid-Term Objectives:

- ☐ Develop a name, logo and marketing strategy for the new museum.
 - ♦ **Design firm has been secured for museum logo development which is in progress.**
- ☐ Develop wayfinding signage for the museum site.
- ☐ ~~Add a mural to the south side of the building to enhance the Lacey story in a visually pleasing manner.~~
 - ♦ **With the decision to demolish the existing building, this no longer makes sense.**

Long-Term Objectives:

- ☐ Develop a system of program, facility and exhibit evaluation.
 - ♦ **Surveys were created, sent out and compiled for most museum programs.**

Goal #6: Build and foster community partnerships to increase capacity and sustainability.

Near-Term Objectives:

- ☐ Develop a list of potential community champions and partners.
 - ♦ **A preliminary list has been created**
- ☒ Pursue partnership opportunity with Olympia Genealogical Society.
 - ♦ **Memorandum of Understanding with the Olympia Genealogical Society was developed and signed on December 24, 2019.**
- ☐ Develop an internship and/or work study program with Saint Martin's University, Evergreen State College, South Puget Sound Community College or other appropriate traditional or online educational institutions.
 - ♦ **The educator worked with the Saint Martin's University staff to get museum job descriptions into their internship postings, but it ended with no results.**

Mid-Term Objectives:

- ☐ Create an educators committee to assist in developing the interpretive plan.
- ☐ Develop a History Day partnership with North Thurston Public Schools.

Long-Term Objectives:

- ☐ Evaluate community partnership opportunities and challenges.

Museum Partners List

Lacey Historical Society ♦

Washington State Historical Society ★

Olympia Genealogical Society ♦

Lacey Rotary Club ★

Nisqually Tribe ♦

Squaxin Tribe

Saint Martin's University

Lacey Fire District #3

Panorama ♦

Lacey Timberland Library

BNSF Railway Foundation ★

PARC Foundation of Thurston County

North Thurston Public Schools ♦

Lacey South Sound Chamber

Experience Olympia & Beyond ♦

South Sound Heritage Association ♦

★ indicates monetary contributions in the form of donations or grants

♦ indicates support letter written for Heritage Capital Grant



Lacey Historical Society

P.O. Box 3324, Lacey, Washington 98509-3324
Lacey.hist.society@gmail.com

Lacey Community Museum – Dedicated 1980

“... To be a voice for the early citizens of Lacey, to be their stewards protecting the historical heritage they have given to us...”

2018 Officers & Trustees

Board of Directors

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Lanny Weaver

Vice-President
Richard Yates

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Susan Goff

Trustees
Shirley Dziedzic

Robert H. Krier

Amber Raney

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

May 2, 2018

Dear Panelists,

The Board of Trustees of the Lacey Historical Society take seriously our mission to act as a voice for the early citizens of Lacey. We have been involved with the Lacey Museum from its beginning and work closely with the City of Lacey to preserve the history of this amazing community.

As community stakeholders, we encourage you to fully support the City of Lacey in its efforts to preserve and share the history of the Lacey area by expanding the Lacey Museum near the site of the historic train depot. Lacey has a robust history beginning with the Nisqually and Squaxin tribes. It includes settlement of Oregon Trail pioneers and continues through the resort era of the 20s and 30s and the fight for Lacey's incorporation in the 1960s. Just recently, we celebrated our 50th anniversary as a city.

The museum has outgrown its current facility. With this project, the City of Lacey will be more effective in preserving its collection of historical artifacts and photographs, educating the district's school-age children, and encouraging residents and tourists of all ages to learn and share in the history of the area.

We believe this project will benefit our community, the region and the state. The City of Lacey is committed to showcasing its history, and we feel strongly that this new museum will raise awareness of the incredible story that is Lacey. The community continues to grow, and this project will help all new residents understand the forces that shaped Lacey and help them identify with those who came before. Sharing this experience will help strengthen the feeling of belonging and help the Lacey Historical Society to fulfill its mission. Please consider supporting this important project.

On behalf of the Board of Trustees,

Lanny Weaver
President

Lacey Historical Society
is a qualified 501(c)(3)
Non-Profit Organization
Tax ID # 94-3048716

Deborah J. Ross, Archivist
Panorama Resident Council
3949 Holladay Park Loop SE
Lacey, WA 98503
April 30, 2018

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Panelists:

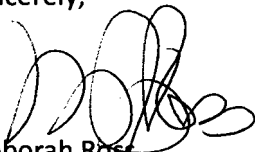
I am the archivist of the Panorama Resident Council, an organization that supports all aspects of resident activity at Panorama, a retirement community in Lacey. I am aware of the honor and importance of preserving and celebrating the history of our community, which is now over 50 years old: older, indeed, than the incorporation of the City of Lacey.

As such, I encourage you to fully support the City of Lacey in its efforts to preserve and share the history of the Lacey area by expanding the Lacey Museum at the site of the historic train depot. Lacey has a robust history beginning with the Nisqually and Squaxin tribes, continuing through settlement of Oregon Trail pioneers upon whose homestead Panorama is located, through the growth of the community in the 1960s and its important exemplars of mid-Century modern architecture. With this project, the City of Lacey will be able more effectively preserve its collection, educate the district's school-age children, and invite residents and tourists of all ages to learn and share in the history of the area.

I believe this project will benefit our community, the region and the state.

Please consider supporting this important project.

Sincerely,

A handwritten signature in black ink, appearing to read 'DRoss', with a large, stylized flourish at the end.

Deborah Ross
Archivist, Panorama Resident Council

Ecc: Erin Quinn Valcho

May 3, 2018

Drew Crooks
South Sound Heritage Association
3512 Southampton Ct. SE
Olympia, WA 98501

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Panelists,

I am the president of the South Sound Heritage Association, a consortium of museums and historical societies in Lewis, Mason, Pierce, and Thurston Counties. We promote the preservation and interpretation of local history.

As community stakeholders, we strongly support the City of Lacey as it works to expand the Lacey Museum to a site associated with a historic train depot. The history of Lacey is an interesting one. It includes Native American inhabitants, mid-19th century American settlers, turn of the century farms, early 20th century resorts, and mid-20th century efforts to create a city. A facility at the train depot site will help the City of Lacey increase its preservation and interpretation of this important, but fragile heritage to both visitors and local residents.

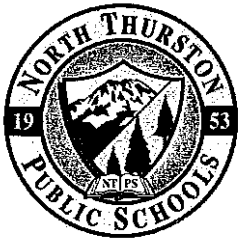
The South Sound Heritage Association believes that this project will benefit Lacey, South Puget Sound, and indeed all visitors to the region. Through deeper understanding of local history we can more clearly understand our world and, perhaps even be inspired to work for a better future.

So we urge your support of Lacey's historic train depot project.

Sincerely,



Drew Crooks
President



NORTH THURSTON PUBLIC SCHOOLS

ADMINISTRATIVE OFFICES ♦ 305 COLLEGE STREET NE ♦ LACEY, WA 98516-5390
TELEPHONE (360) 412-4432 ♦ FAX (360) 412-4550

May 10, 2018

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Review Committee:

North Thurston Public Schools enthusiastically endorses Lacey Museum's expansion project as we believe community partnerships are essential to meeting the needs of our 14,500 students. Heritage Capital Project funding will enable the City of Lacey to more effectively: preserve and exhibit its collection; expand educational opportunities available to our district's school-age children; and, invite residents and tourists of all ages to learn and share in the history of the area.

North Thurston Public Schools is committed to excellence, preparing all students for rewarding careers, fulfilling lives, and compassionate global citizenship. Our vision is clear: all students empowered and future-ready. With 13 elementary schools, five middle schools (including a performing arts magnet school), three comprehensive high schools and one high school of choice, the district is the largest in Thurston County and the 23rd largest in Washington State. Enrollment is expected to exceed 17,000 by 2027. Today, over 2,000 high quality dedicated staff and teachers strive to provide our students the academic and life skills necessary to succeed in a diverse world. Our student population is the most ethnically-diverse in the South Sound region, serving African American (5.0%), Asian (6.7%), Hispanic (19.3%), Native American (2.4%), Pacific Islander (2.4%), and other populations (14.1%). Nineteen percent of our students are military-connected. Over 41% of all students receive free or reduced priced meals.

Lacey has a robust history beginning with the Nisqually and Squaxin tribes, continuing through settlement of Oregon Trail pioneers, through the resort era of the 1920s and 1930s and the fight for Lacey's incorporation in the 1960s. We encourage you to fully support the City of Lacey in its efforts to preserve and share its history by expanding the Lacey Museum at the historic train depot site. We believe this project will greatly benefit our students, community, region and state by increasing public access to and engagement with local history.

Thank you for supporting this important project.

Sincerely,

A handwritten signature in cursive script, reading "Debra J. Clemens".

Debra J. Clemens, Ph.D.
Superintendent

May 10, 2018

Ken Balsley
4434 24th Ave SE
Lacey, WA 98503

Dear Panelist members,

I've lived in Lacey for 46 years. I was instrumental in saving the old Lacey City Hall and making into the City of Lacey's first museum. I was the first president of the Lacey Historic Commission and served in that role for 13 years. In 2015 I was named Lacey Historian of the year.

The old Lacey City Hall, now the city museum, was never intended to be the final museum for the community. It was always to serve as the interim facility until a new museum could be built.

A museum is essential for a city as young as Lacey. While our adjacent communities have a long and recognized history, Lacey has been a city for a relatively short period of time. But, it has been a community of proud people for nearly 150 years.

In order to create a sense of community, we need to dig out, restore and make our long history known to the 50,000 people who now call Lacey home.

Other supporters will provide you with that history. I want to encourage you to understand how important a new, visible and attractive museum is to the city and how it will educate our children, preserve our artifacts and make residents proud to be part of that long history.

And, by protecting Lacey's history, we will also be exposing that history to the greater community and to the visitors and tourists who journey to Washington State and want to learn more about this state we love.

I would appreciate it immensely if you would support this project.

Sincerely

A handwritten signature in black ink, appearing to read 'Ken', written over the word 'Sincerely'.

Ken Balsley

May 20, 2020

Erich R. Ebel
City of Lacey Historical Commission
420 College Street SE, Lacey, WA 98503

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Panelists:

The Lacey Historical Commission provides leadership in raising awareness of Lacey's history and preservation of local historic resources. The commission guides creation of public education and interpretive programs, encourages conservation of items and properties that are of historic significance, and reviews nominations to the Lacey Register of Historic Places. The 8-member commission is comprised of seven general commissioners and one youth representative, and selects its own chairperson and vice-chairperson from its membership. I have served as Chair of the commission since 2015.

As community stakeholders, we encourage you to fully support the City of Lacey in its efforts to preserve and share the history of the Lacey area by expanding the Lacey Museum at the site of the historic train depot. Lacey has a robust history beginning with the Nisqually and Squaxin tribes, continuing through settlement of Oregon Trail pioneers, through the resort era of the 20s and 30s and the fight for Lacey's incorporation in the 1960s. With this project, the City of Lacey will be able more effectively preserve their collection, educate the district's school-age children, and invite residents and tourists of all ages to learn and share in the history of the area.

We believe this project will become the jewel of the not only Thurston County's heritage community, but the community at large, benefiting not only the South Sound region but all of Washington state. The Lacey Museum's mission is to enrich our community and engage visitors by sharing vibrant stories of the past through the preservation and celebration of Lacey and the South Sound region's cultural heritage. We know that, with your support, we can make that happen.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Erich R. Ebel". The signature is written in dark ink and is positioned above the printed name and title.

Erich R. Ebel
Chair, City of Lacey Historical Commission



May 27, 2020

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Panelists:

The Olympia Genealogical Society (OGS), a non-profit society based in Thurston County, is organized exclusively for educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. The purpose of this Society is to promote the study, interest and research of family and local histories, and to encourage assistance, cooperation and guidance to members, friends, and the community.

Since our purpose aligns so well with the mission of the Lacey Museum, we encourage you to fully support the City of Lacey in its efforts to preserve and share the history of the Lacey area by expanding the Lacey Museum at the site of the historic train depot. Lacey has a robust history beginning with the Nisqually and Squaxin tribes, continuing through settlement of Oregon Trail pioneers, through the resort era of the 20s and 30s and the fight for Lacey's incorporation in the 1960s. With this project, the City of Lacey will be able to more effectively preserve their collection, educate the district's school-age children, and invite residents and tourists of all ages to learn and share in the history of the area.

We of Olympia Genealogical Society believe this project will benefit our community, the region and the state, enhancing the museum's ability to provide resources and opportunities to the public for research and education. With the development of the project, OGS will work together with the museum to make available to the public our extensive genealogy library, and to cooperate in reaching and assisting more residents to discover and research their own local and family history.

Please consider supporting this important project.

Sincerely,

Kathy Erlandson
President, Olympia Genealogical Society



May 27, 2020

Heritage Capital Projects Advisory Panel
Washington State Historical Society
1911 Pacific Avenue
Tacoma, WA 98402

Dear Panelists:

It is an honor to support the City of Lacey in their pursuit of preserving and sharing the history of the Lacey area by expanding the Lacey Museum at the site of the historic train depot.

As the official destination marketing organization of Thurston County, Experience Olympia & Beyond's mission is to strengthen the region's economy by developing meaningful experiences and promoting travel to vibrant Thurston County. Our role is to inspire, inform and influence visitors to experience our remarkable region, but we cannot do it alone.

To attract visitors in today's competitive marketplace, our region must pair compelling storytelling with strategic destination development. Preserving and promoting this community's heritage and culture helps us differentiate our destination and better promote tourism to this area.

Lacey has a robust history beginning with the Nisqually and Squaxin tribes, continuing through settlement of Oregon Trail pioneers, through the resort era of the 20s and 30s and the fight for Lacey's incorporation in the 1960s. With this project, the City of Lacey will be able to more effectively preserve their collection, educate the district's school-age children, and invite residents and tourists of all ages to learn and share in the history of the area.

Thank you for your consideration.

Sincerely,

CEO

EXPERIENCEOLYMPIA.COM

T (360) 704-7544 TF (877) 704-7500

2424 Heritage Ct. SW Suite B, Olympia, WA 98502

The Olympia-Lacey-Tumwater Visitor & Convention Bureau is the official destination marketing organization for Thurston County.



LACEY CITY COUNCIL WORKSESSION

August 6, 2020

SUBJECT: Regional Housing Council Interlocal Agreement

RECOMMENDATION: Review the proposed Regional Housing Council Interlocal Agreement

STAFF CONTACT: Scott Spence, City Manager 
Rick Walk, Director of Community & Economic Development 

ORIGINATED BY: City Council

ATTACHMENTS: 1. [Draft Regional Housing Council Interlocal Agreement](#)

FISCAL NOTE:

PRIOR REVIEW: Not Applicable

BACKGROUND:

Staff will present to the City Council an overview of the draft interlocal agreement (ILA), developed and approved by the Regional Housing Council (subject to legal review) at their July 16, 2020 meeting. The draft approved by the RHC is included in the Council packet. The final draft, incorporating the comments from the respective jurisdictional legal departments, will be provided to the Council at the Worksession.

The Regional Housing Council (RHC) is currently comprised of elected representatives and senior staff from Thurston County and the Cities of Lacey, Olympia, Tumwater. Councilmember Cox and Councilmember Greenstein (alternate) represent the City of Lacey on the RHC. Scott Spence, City Manager and Rick Walk, Director of Community & Economic Development provide staff support. The ILA recognizes the south county communities and if approved, expand representation on the RHC to include the cities of Yelm, Tenino, Rainier and Bucoda.

The purpose of the RHC is to be a regional forum to discuss and coordinate actions related to housing and homelessness and to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing.

Specifically, the RHC will make recommendations related to funding a regional response to homelessness and affordable housing through existing and future Federal, State, and local funding programs, which may include but not limited to:

- RCW 36.22.179 (ESSHB 2163)
- RCW 36.22.178 (SHB 2060) funds
- HOME Investment Partnership Program ("HOME")
- Consolidated Homeless Grant ("CHG")
- Housing and Essential Needs ("HEN")
- RCW 82.14.540 (SHB 1406)
- Community Development Block Grant ("CDBG")
- and other related funding sources such as a regional home fund to help implement the five-year HCRP and increase affordable housing options.

Upon review of the ILA, Council may discuss and ask questions related to the proposal. Councilmember Cox, Councilmember Greenstein and staff will be able to respond to questions.

**INTERLOCAL AGREEMENT FOR
DISSOLVING THE HEALTH AND HUMAN SERVICES COUNCIL, THE COMMUNITY
INVESTMENT PARTNERSHIP, AND CREATING THE REGIONAL HOUSING COUNCIL**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Olympia, Washington, a Washington municipal corporation; the City of Lacey, Washington, a Washington municipal corporation; the City of Tumwater, Washington, a Washington municipal corporation; the City of Rainier, Washington, a Washington municipal corporation; the City of Tenino, Washington, a Washington municipal corporation; the City of Yelm, Washington, a Washington municipal corporation; Thurston County, Washington, a Washington municipal corporation; and the Town of Bucoda, Washington, a Washington municipal corporation; collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

WHEREAS, there is a homeless crisis in Thurston County; and

WHEREAS, the Thurston County Board of Health ("BOH") has declared homelessness a public health crisis; and

WHEREAS, the Thurston County Board of County Commissioners ("BoCC") has adopted a five-year Homeless Crisis Response Plan ("HCRP"); and

WHEREAS, the City of Olympia has also declared a public health emergency related to homelessness and is developing a Homeless Response Plan; and

WHEREAS, the Cities of Tumwater and Lacey have invested significant time and energy developing strategic approaches to homelessness and housing issues; and

WHEREAS, the COVID-19 pandemic has dramatically compounded the emergent housing and homeless situation in Thurston County; and

WHEREAS, the residential vacancy rate is below 5% and rental rates have continued to climb making housing less affordable to a growing segment of area residents; and

WHEREAS, in the urban portion of the county, approximately 50% of the residents are renters; and

WHEREAS, Thurston County's poverty rate is 11% and the United Way's ALICE (Asset Limited, Income Constrained, Employed) report indicates that 36% of Thurston County households are rent burdened, which is defined as paying more than 30% of their income for housing; and

WHEREAS, the Jurisdictions agree that it is mutually beneficial to share decision making responsibilities related to homelessness and affordable housing in Thurston County; and

WHEREAS, the Jurisdictions agree that it is mutually beneficial to collaborate to expand

affordable housing options and share the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County; and;

WHEREAS, the Jurisdictions agree that by collaborating, these activities and programs will be delivered more efficiently and effectively and the costs and impacts of managing them will be shared equitably by the Jurisdictions; and

WHEREAS, the Jurisdictions agree that dissolving the Health and Human Services Council ("HHSC") and creating the Regional Housing Council ("RHC") will aid in efficient and effective decision making related to responding to the homeless and housing affordability crisis.

NOW, THEREFORE, it is hereby agreed as follows:

1. Regional Housing Council to Replace Health and Human Services Council.

The signatories of this agreement hereby agree to dissolve the HHSC and create the RHC. All records related to the HHSC shall be preserved by Thurston County. Dissolving the HHSC does not change any prior commitments made by that Council. Any assets remaining with the HHSC are hereby transferred to the RHC.

2. Purpose of the RHC.

- A. The primary purpose of the RHC is to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing. The RHC will consider issues specifically related to funding a regional response to homelessness and affordable housing and how to better coordinate existing funding programs, which may include, RCW 36.22.179 (ESSHB 2163) and RCW 36.22.178 (SHB 2060) funds, HOME Investment Partnership Program ("HOME"), Consolidated Homeless Grant ("CHG"), Housing and Essential Needs ("HEN"), RCW 82.14.540 (SHB 1406), Community Development Block Grant ("CDBG") and other related funding sources such as a regional home fund to help implement the five-year HCRP and increase affordable housing options.
- B. To achieve this purpose, the RHC may assist in monitoring the implementation of the County's five-year HCRP by setting priorities and making funding decisions on projects and programs that implement the HCRP. Additionally, the RHC may provide a forum for consideration of policy options related to homelessness and to encourage development of regional approaches to planning for, responding to, and funding homeless services and facilities and expanding affordable housing options.

3. Term.

The term of this Agreement shall be effective upon the approval of the last Jurisdiction's governing body, and shall be effective for five years, unless amended pursuant to Section 12 of this Agreement. Prior to commencement, this Agreement shall be filed or posted in accordance with RCW 39.34.040. This Agreement may be extended upon the mutual written approval of the Jurisdictions on an annual basis thereafter.

4. **Governance.**

- A. The RHC shall consist of one voting member and one alternate member from each of the Jurisdictions which comprise more than 5% of the county population.
- B. Individual jurisdictions which comprise less than 5% of the county population may participate on the RHC in a non-voting capacity.
- C. One voting member and one alternate member shall be selected by and from the group of Jurisdictions whose population is 5% or less of the county population.
- D. Each Jurisdiction shall send a decision-making member of its staff to support and participate on the RHC in a non-voting capacity.
- E. The chairs of the Technical and Communications Working Teams, as established in Section 9 of this Agreement and the program manager of the Lead Agency, as established in Section 8 of this Agreement, shall serve in an ex officio capacity and will also participate in the RHC in a non-voting capacity.
- F. The RHC may invite subject matter experts, such as representatives of the Housing Action Team ("HAT"), to provide input and information to inform the work of the RHC. The RHC recognizes the role of the Homeless Housing Hub ("HHH") as the local Continuum of Care.
- G. All meetings of the RHC shall be open and public as provided for in Title 42.30 RCW.
- H. A quorum, defined as a minimum of three (3) voting members, is required to hold a meeting.
- I. It is the intent of the RHC to operate based on consensus. If a consensus cannot be achieved, action by the RHC shall be by vote of those members present. A minimum of three (3) votes are required to approve an action. Absent voting members cannot delegate their voting authority, however, alternate members shall have full voting rights when the regular member is not present. Non-voting members, decision-making staff (as specified in Paragraph D of this Section), Working Team Chairs, and ex officio members shall not have a vote; however, they are encouraged to participate in committee discussions and deliberations.
- J. If necessary, actions taken by the RHC shall be taken for final consideration and approval to the respective legislative Councils and Commissions.
- K. Officers shall be elected annually by vote of the members. The RHC shall annually elect a chair and vice-chair. Either the chair or vice-chair shall be from the Lead Agency, as described in Section 8 of this Agreement. The duties of the chairs shall be to preside over the RHC meetings and provide a direct link to the RHC with administrative staff of the Lead Agency. The vice chair will preside over the RHC meeting if the chair is not present and will support the chair in their duties.

- L. Membership of the RHC may only be increased or changed following an affirmative vote of the members of the RHC and by amending this Agreement as provided in Section 12 below.
- M. The RHC may adopt a set of bylaws setting forth the manner in which it will perform its functions.

5. Scope of Work.

A. The responsibilities of the RHC SHALL include, but are not limited to:

- a. Making recommendations to regional elected and appointed leaders on funding decisions related to implementing the five year HCRP and expanding shelter and affordable housing, including but not limited to ESSHB 2163 and SHB 2060 funds, HOME, CHG, HEN, SHB 1406, dollars and other funding sources as may be created or identified in the future.
- b. Recommending an annual RHC budget, which shall detail the authorized expenditures for the coming fiscal year, for approval by the governing body of each Jurisdiction. The fiscal year for the RHC shall be July 1 to June 30.
- c. Establishing an annual RHC work plan, specifying the activities planned for the coming fiscal year, to accompany the recommended annual budget.
- d. Submitting an annual report to the governing body of each Jurisdiction, apprising that Jurisdiction of the tasks undertaken and accomplishments of the RHC in the previous fiscal year.

B. The responsibilities of the RHC MAY include, but are not limited to:

- a. Monitoring the five-year HCRP and support actions necessary to implement the plan.
- b. Identifying and supporting projects, programs, and policies that increase shelter and affordable housing throughout the region.
- c. Identifying and supporting projects, programs, and policies that further the objectives of the HCRP and will reduce the number of unsheltered individuals living in the Jurisdictions.
- d. Identifying and supporting the construction and operation of supportive housing options and units in the Jurisdictions.
- e. Serving as a regional forum for development and implementation of policies, programs, and projects related to homelessness and affordable housing.
- f. Developing communication protocols to assist local elected officials and the community in understanding the extent and nature of the homeless and

housing crisis in the Jurisdictions.

- g. Considering changes to the organization structure necessary to create organizational capacity to effectively carry out these responsibilities over the long term. This may include a review of role and relationship between the RHC and the HHH, HAT, and other groups playing a role in the housing and homeless policy development and funding decisions.
- h. Taking other appropriate and necessary action to carry out the purposes of this Agreement, provided that any commitment of resources outside the scope of the annual budget or policies not within the annual work plan shall be subject to the ultimate approval of the governing bodies.

6. Funding.

- A. Members agree to pool funding including, but not limited to, ESHB 2163, SHB 2060, HOME, CHG, SHB 1406, Human Services Fund (HSF), and other related funding sources as may be identified or created in the future to the extent allowed by federal and state law.
- B. The Jurisdictions comprising 5% or more of the County population shall allocate a minimum annual amount equal to not less than one half of one percent of the last full year of general sales and use taxes pursuant to RCW 82.14.030(1) as of the time the jurisdiction is adopting its budget to HSF for projects, programs, and activities providing direct support to our Jurisdictions' most vulnerable citizens. For example, the 2020 funding contribution for a jurisdiction adopting its budget in the fall of 2019 would be based upon the 2018 full year of collections. In addition, any jurisdiction may choose to contribute additional funding subject to the approval of its Council and the requirements of the applicable fund source. The funds will be incorporated as part of the RHC's purview. Funds remaining at the end of the calendar year shall be available for expenditure in the following year. The Lead Agency shall earmark such funds for future expenditures, and, if necessary, budget the same in the adoptive budget for the ensuing year.
 - a. The Lead Agency will utilize 10% of the annual required funding contribution by the participating Jurisdictions, pursuant to Section 6.B, above, for administrative costs, such as contract and fiscal management.
 - b. Jurisdictions that individually comprise less than 5% of the county population shall be exempt from the HSF allocation.
- C. All funds contributed by members of the RHC and any other funds devoted to the purposes set forth in this Agreement, shall be deposited in the treasury of the Lead Agency, as described in Section 8, for the period in which the funds are to be expended.
- D. Unspent funds may be carried over and used in subsequent years to the extent allowed by federal and state law for projects, programs, and activities consistent

with this Agreement.

- E. The RHC will make funding recommendations and will serve in an advisory capacity to the BoCC, which have final approval of awards and distribution of grant funding. The BoCC shall give substantial weight and consideration to the recommendations of the RHC. With respect to the HSF, the BoCC will authorize funding for these grants, but will not change the award selection.
- F. In the event the BoCC deviates from the funding recommendations provided by the RHC, the BoCC will provide revised recommendations to the RHC for consideration. After the RHC reviews the BoCC revised recommendations, the RHC will submit a final recommendation to the BoCC. The BoCC will assess the final recommendations by the RHC and make a final decision.
- G. Jurisdictional allocations of the CDBG fund shall take into consideration the goals, objectives, programs, and projects developed and approved by the RHC.

7. Contribution.

- A. Each Jurisdiction that is a member under Section 4.A of this Agreement, shall strive to make an in-kind contribution of up to 0.25 FTE staff to support the work of the RHC. Staff support may include, but is not limited to, participation on Working Teams as defined under Section 9 of this Agreement, tasks identified in the annual work plan required under Section 5.A.c, or tasks to support the operation of the RHC. As needed, Jurisdictions shall discuss dedicating additional staff resources beyond a 0.25 FTE to achieve the annual work plan or to implement special projects.
- B. Costs associated with the operations of the RHC in excess of the revenues available from program funded administrative allocations shall be distributed among the Jurisdictions on a pro rata basis using the most recent population figures provided by the State of Washington:
- C. These operational costs may include but are not limited to staff, office space, furnishing, equipment and supplies, and administrative overhead necessary for the Lead Agency to support the RHC. Where administrative dollars are provided for in the funding source, these funds shall be used to offset operational costs of the RHC to the extent allowed by the funding source. These administrative costs shall be allocated to the Fiscal Agent of the RHC, as described in Section 8 of this Agreement.

8. Lead Agency.

Thurston County will act as the Fiscal Agent and Lead Agency on behalf of the Jurisdictions in administering all contracts and processing all invoices and receipts. Thurston County shall name a program manager who shall be responsible for the operations of the RHC. The task of the program manager will include, but are not limited to: meeting coordination and agenda preparation in consultation with the chair and vice-chair, preparation of meeting minutes, support to develop and implement the annual work plan, and coordination of the annual request

for proposal and award process. The Lead Agency will submit invoices to each Jurisdiction for their share of the costs as identified in Section 6.B.a. The Jurisdiction will remit payment to the Lead Agency no later than 30 days from the date of the invoice.

The Lead Agency and Fiscal Agent roles shall be revisited every 5 years throughout the duration of this Agreement.

9. Working Teams.

The RHC may use the following staff Working Teams to inform and support the RHC:

- Technical Working Team to provide objective technical feedback regarding project and policy proposals.
- Communications Working Team to develop clear and coordinated communications around project and policy proposals and funding recommendations

Each voting member Jurisdiction that is a member under Section 4.A of this Agreement will assign at least one staff member to participate on each Working Team. The RHC may create additional Working Teams or dissolve Working Teams in accordance with the Section 4.I of this Agreement.

10. Relationship of the Jurisdictions.

This Agreement is for the benefit of the Jurisdictions, and no third Jurisdiction beneficiary relationship is intended. No separate legal entity is created by this Agreement. No administrator or joint board is created by this Agreement, although a Fiscal Agent and Lead Agency are established by Section 8 herein. No personal or real property is to be jointly acquired or held. Each Jurisdiction is responsible for directing the work of its staff. RHC members may not direct or supervise the work of staff from another Jurisdiction. An RHC chair or vice-chair may coordinate and work with staff from another Jurisdiction to fulfill the responsibilities of the RHC.

11. Indemnification and Hold Harmless.

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.
- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way

preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.

- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by all Jurisdictions, or by one or more Jurisdictions.
- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

12. Amendments.

This Agreement may be amended as needed by mutual written agreement of all Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

13. Termination.

This Agreement may be terminated as to any single Jurisdiction when the terminating Jurisdiction provides written notice to all other Jurisdictions, as set out in Section 14, at least 60 days prior to its intended withdrawal from this Agreement. The withdrawing Jurisdiction agrees to be responsible for its share of any costs incurred or encumbered pursuant to this Agreement through the remainder of the year of such withdrawal.

14. Jurisdiction Representative.

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Lacey, c/o City Manager, 420 College Street SE, Lacey, WA 98503

City of Olympia, c/o City Manager, P.O. Box 1967, Olympia, WA 98507

City of Rainier, c/o Mayor, 102 Rochester St., W, Rainier, WA 98576

City of Tenino, c/o Mayor, P.O. Box 4019, Tenino, WA 98589

City of Tumwater, c/o 105 City Administrator, 555 Israel Road SW, Tumwater, WA 98501

City of Yelm, c/o Mayor, 105 Yelm Ave W., Yelm, WA 98597

Thurston County, c/o County Manager, 2000 Lakeridge Drive SW, Olympia, WA 98502

Town of Bucoda, c/o Mayor, P.O. Box 10, Bucoda, WA 98530

15. Governing Law and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each Jurisdiction hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington.

16. Severability.

If a court of competent jurisdiction holds any part, term, or provision of this Agreement to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the Jurisdictions' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. If any provision of this Agreement is in direct conflict with any statutory provision of the state of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

17. Entire Agreement.

The Jurisdictions agree that this Agreement, is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

18. Non-Waiver of Rights.

The Jurisdictions agree that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

19. Equal Opportunity to Draft.

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

IN WITNESS WHEREOF, the Parties hereto have caused this Interlocal Agreement to be executed by the dates and signature herein under affixed. The persons signing this Interlocal Agreement on behalf of the Parties represent that each has authority to execute this Interlocal Agreement on behalf of the Party entering into this Interlocal Agreement.

Thurston County

City of Lacey

John Hutchings, Chair of the Board of County Commissioners

Andy Ryder, Mayor

Date

Date

Approved as to form:
JON TUNHEIM
PROSECUTING ATTORNEY

Approved as to form:

By: _____
Deputy Prosecuting Attorney

By: _____
City Attorney

City of Olympia

City of Tumwater

Cheryl Selby, Mayor

Pete Kmet, Mayor

Date

Date

Approved as to form:

Approved as to form:

By: _____
City Attorney

By: _____
City Attorney

City of Yelm

City of Tenino

JW Foster, Mayor

Wayne Fournier, Mayor

Date

Date

Approved as to form:

Approved as to form:

By: _____
City Attorney

By: _____
City Attorney

City of Rainier

Town of Bucoda

Robert Shaw, Mayor

Alan Carr, Mayor

Date

Date

Approved as to form:

Approved as to form:

By: _____
City Attorney

By: _____
City Attorney