

City of Chewelah

Civic Center Improvements

The City of Chewelah is applying for grant funding from the Washington State Department of Commerce for their Community Development Block Grant (CDBG) Funding to pay for renovations to the Chewelah Civic Center.

The Civic Center

The following information includes the recommended improvements for the exterior and interior of the Civic Center.

Exterior

The assessment focused on site accessibility, ADA compliance, walkability to the facility from the parking lot(s) and adjacent public streets, and review of the northern parking lot functionality and stormwater system.

This letter also identifies potential site improvements/potential future projects and rough order of magnitude cost to complete this work. Note, this is high level overview of the site and should not be considered fully comprehensive to meet every applicable code. No formal design, engineering, or cost estimation is included in this assessment.

Assessment of existing site facilities:

1. Figures 1-4 show the ADA Parking stalls at southern building entrance. Both stalls appear to be less than 2 percent slope in all directions as shown in Figure 4 and therefore meet the accessibility slope requirements.



Figure 1



Figure 2



Figure 3



Figure 4

2. ADA guidelines require a maximum discontinuity in vertical surfaces to be $\frac{1}{2}$ inch. Figures 5 and 6 below show areas of concern marked on the southern ADA entrance. These panels should be sawcut at the joints, removed and replaced with new concrete. Approximate cost: \$1,500 - \$2,500



Figure 5



Figure 6

3. The ramp at the southern entrance appears to meet accessibility requirements.



Figure 7



Figure 8

4. Adding wheel stops along the northern side of the building will add protection from vehicles pulling too close to the building and causing potential damage. Also, the addition of a vegetated strip along the building, or planters, may also help address this concern as well as beautification to the building. It is also recommended that wheel stops be added along the planter strip on the north edge of the parking lot. Approximate cost of wheel stops: \$150 - \$200 per wheel stop. Cost of Planters: \$2,500 - \$5,000



Figure 9

5. Accessibility to the site from E Webster Ave is not currently provided as there is no sidewalk on the southern side of the street from N 2nd Street E to N 5th Street E. It is recommended that a sidewalk be added along with a pedestrian pathway to the northern building entrance per Figure 10 below. Stormwater runoff from the northern parking lot currently sheet flows to the north into a grass depression. Once a sidewalk is added, it is recommended a swale be added between the sidewalk and curbing to provide water quality treatment for the stormwater runoff of both the road and parking lot. See Section A-A on Figure 10. Approximate cost of improvements: \$50,000 - \$75,000

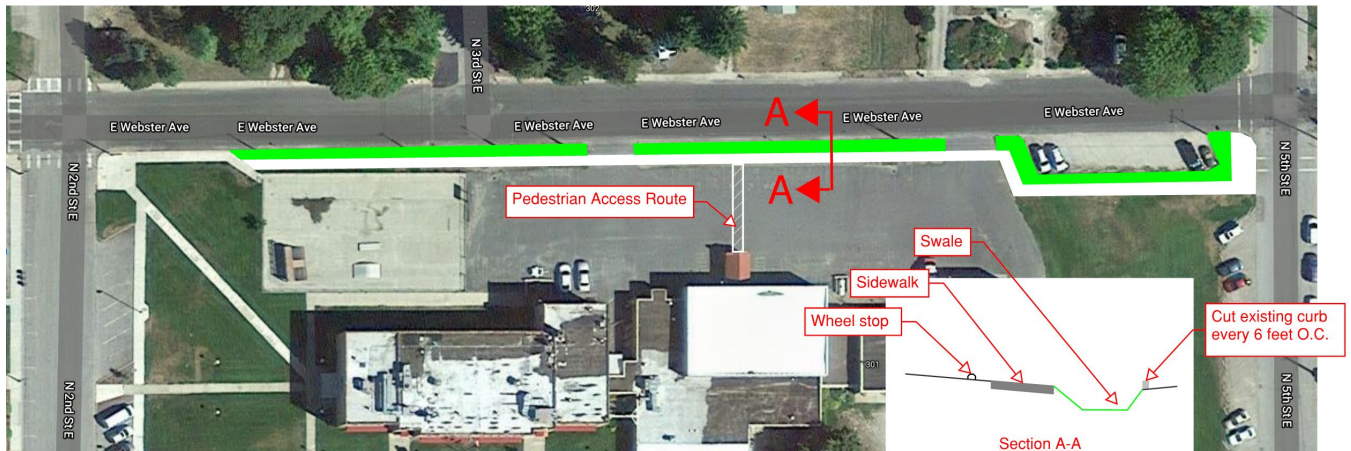


Figure 10

The assessment focused on general observations for improvement of function or issues of maintenance, and ADA compliance. This letter also identifies potential building improvements/potential future projects and rough order of magnitude cost to complete this work.

This report is meant to be broad, and wide sweeping for long term planning purposes, and does not reflect a deep study of the suggestions or applicable codes or design constraints and is in no way a comprehensive report.

General Observations



Figure 1

The recessed entry process of the civic center could be improved with an “arbor” referencing the forms of the rest of the building, perhaps timber, like the bell structure, that could make the entry more prominent and provide opportunities for signage and more visibility. See example massing in *figure 1*. Additional exterior lighting is also recommended. The ROM in terms of cost for this suggestion is between \$10K-\$40K.



Figure 2

The friendliness and entry process on the back entry of the civil center could be improved by adding exterior lighting or sconces to the building, with exposed conduit to preserve the brick and signage or a potential mural. Additionally a dumpster screen/gate would approve aesthetics. The ROM in terms of cost for this suggestion is between \$10K-\$30K.

Interior



Figure 3

The condition of the storefront front and back entry of the civic center is in relatively good shape from the interior with visible fading and ageing from the exterior. Painting of the storefront and inside and out is recommended, if not replacement. The ROM in terms of cost for this suggestion is between \$1K-\$15K. ADA accessibility and door thresholds appear to be in compliance. Tactile exit sign must be added for ADA compliance.

In figures 3-7 show the condition of the lobby. It is recommended the ceiling tiles be replaced, and warmer recessed led lighting be added in the ceiling tiles. The carpet should be replaced, carpet tiles are recommended for acoustics, maintenance, cost and longevity. It is recommended this space in its entirety be painted a lighter color with a durable low VOC paint, consider removing or painting the existing wooden chair rails an accent color. It is recommended that all the interior doors and hardware be replaced with durable and ADA compliant selections. All bathroom signage needs to be brought up to ADA standards. The drinking fountain needs to be brought up to ADA compliance below in figure 8. The ROM in terms of cost for this suggestion is between \$30K-\$100K.



Figure 4

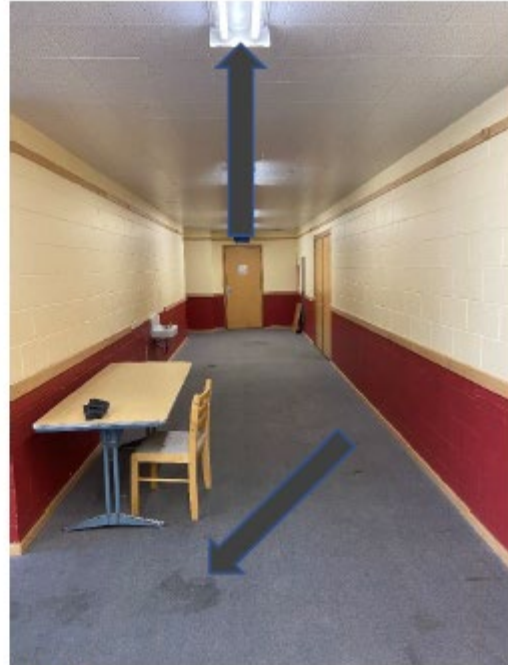


Figure 5

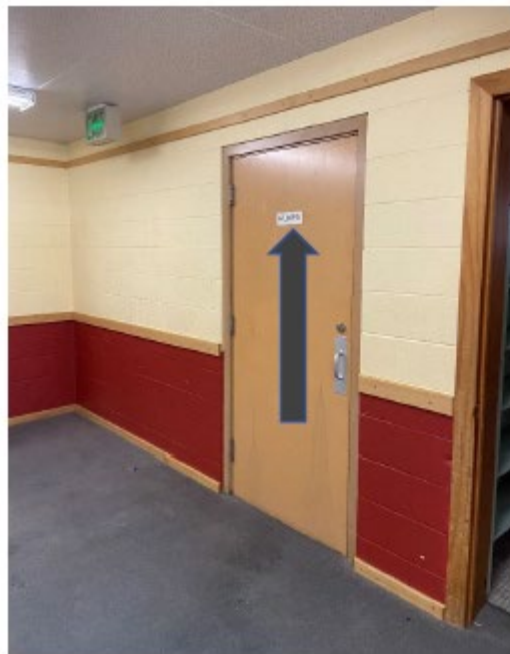


Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figures 9-11 are of the gymnasium and stage. These spaces are in relatively good condition. It is recommended to make the stage ADA accessible with a modular metal ramp or a wheelchair lift to be purchased and stored when not in use. See example ramp in figure 12. The ROM in terms of cost for this suggestion is between \$3K-\$7K.

It is suggested for the gymnasium in *figures 9-11* that the existing wall carpet be replaced with a wipeable surface, if not then consider carpet tiles for a fresh aesthetic and the ability to individually replace them as they get damaged. Consider painting the acoustic panels and the wall the same color and painting the stage. The ROM in terms of cost for this suggestion is between \$10K-\$25K.

Figures 13-17 show the gymnasium's original girls' locker and bathroom spaces. The asbuilt diagram is for broad planning purposes and needs to be field verified before any architectural work commences. It is suggested that completely renovated, modern bathrooms meeting ADA standards be designed and constructed in this existing space, the area in red. Full architectural services will be required for this scope of work including an in depth code review, in the absence of more information it is anticipated two stalls, one of which is ADA compliant will be required per gender of bathroom. The ROM in terms of cost for this suggestion is between \$50K-\$80K.

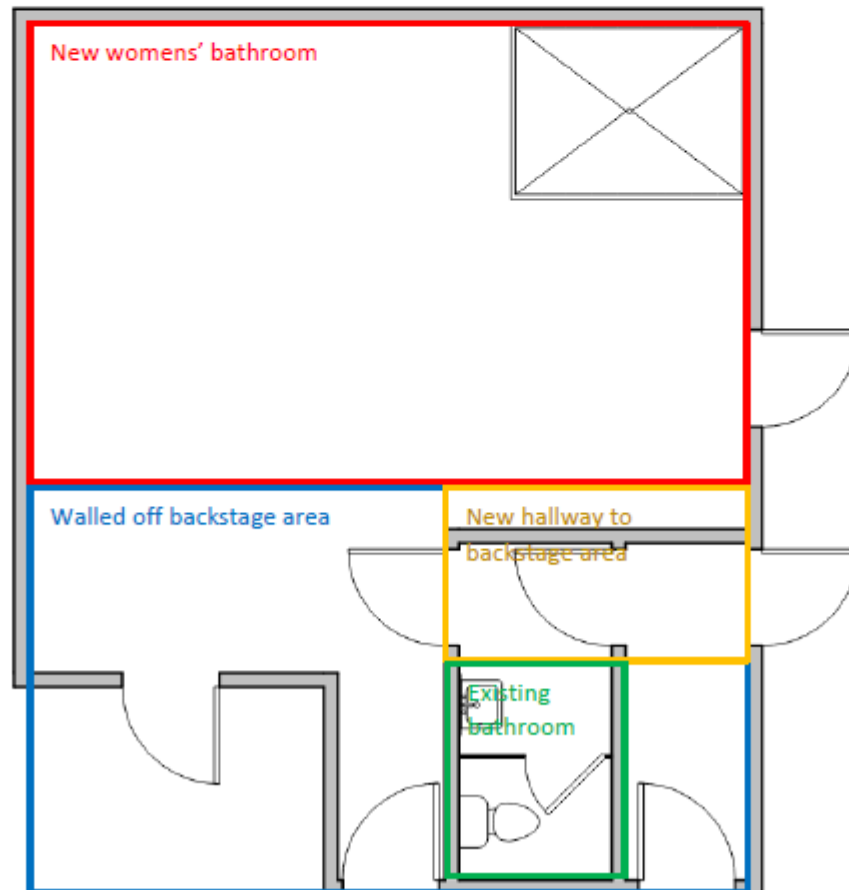


Figure 13



Figure 14



Figure 14



Figure 15



Figure 16

Figures 17-18 show existing women's bathroom. It is suggested that the existing bathrooms stall space could stay relatively in tact and be walled off to the backstage area with a new hallway for performance purposes, the areas in green blue and yellow. A cosmetic renovation to modernize it should also be considered. The ROM in terms of cost for this suggestion is between \$15-\$25K.



Figure 17



Figure 18

Figures 19-22 show the gymnasium's original boys' locker and bathroom spaces. The asbuilt diagram is for broad planning purposes and needs to be field verified before any architectural work commences. It is suggested that completely renovated, modern bathrooms meeting ADA standards be designed and constructed in this existing space. Full architectural services will be required for this scope of work including an in depth code review, in the absence of more information it is anticipated two stalls, one of which is ADA compliant will be required per gender of bathroom. It is also suggested the mens' bathroom access be relocated to the existing closed off opening located in the lobby hall, for ADA and general bathroom access to be consistent for both genders from the lobby. The ROM in terms of cost for this suggestion is between \$50K-\$80K.

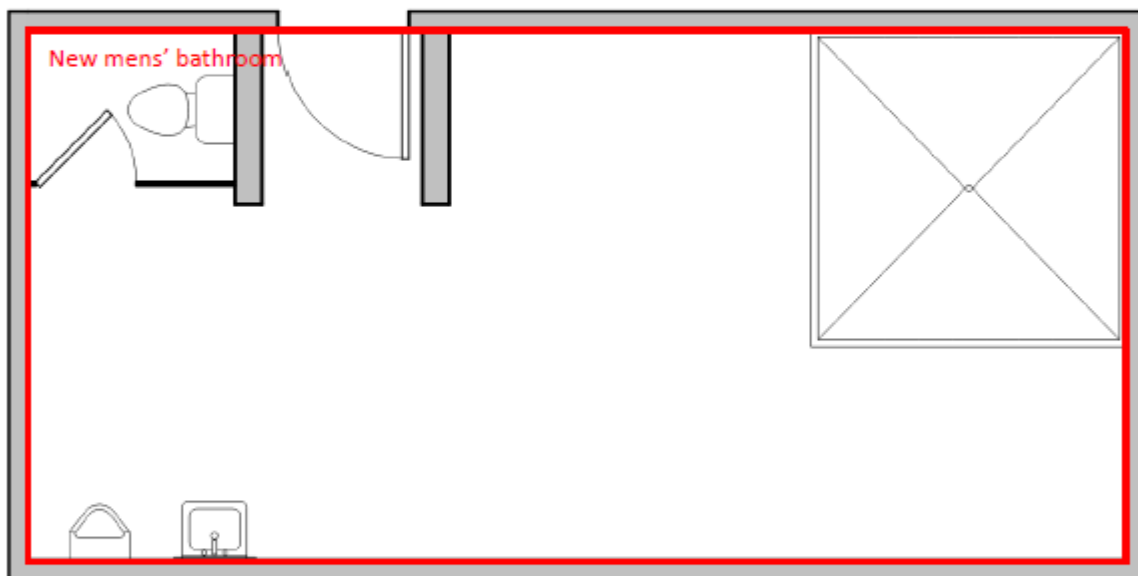


Figure 19



Figure 20



Figure 21



Figure 22

Figures 23-27 show the commercial kitchen adjacent to the gymnasium space. The asbuilt diagram is for broad planning purposes and needs to be field verified before any architectural work commences. Generally, the kitchen is in good condition. It is suggested that the backsplash areas and the half wall perpendicular to the range be wrapped in a wipeable surface such as fiberglass reinforced panels (FRP), remove the cabinetry on the half wall and replace with a stainless steel table, also consider putting one parallel and against the cooktop, and one next to the fridge. It is suggested the remaining existing cabinetry be painted with a high gloss wipeable paint, replace the hardware, replace the flooring, paint the walls and ceiling, replace the fridge. It is also suggested to have the health department inspect and provide compliance guidance. The ROM in terms of cost for this suggestion is between \$15K-\$30K.

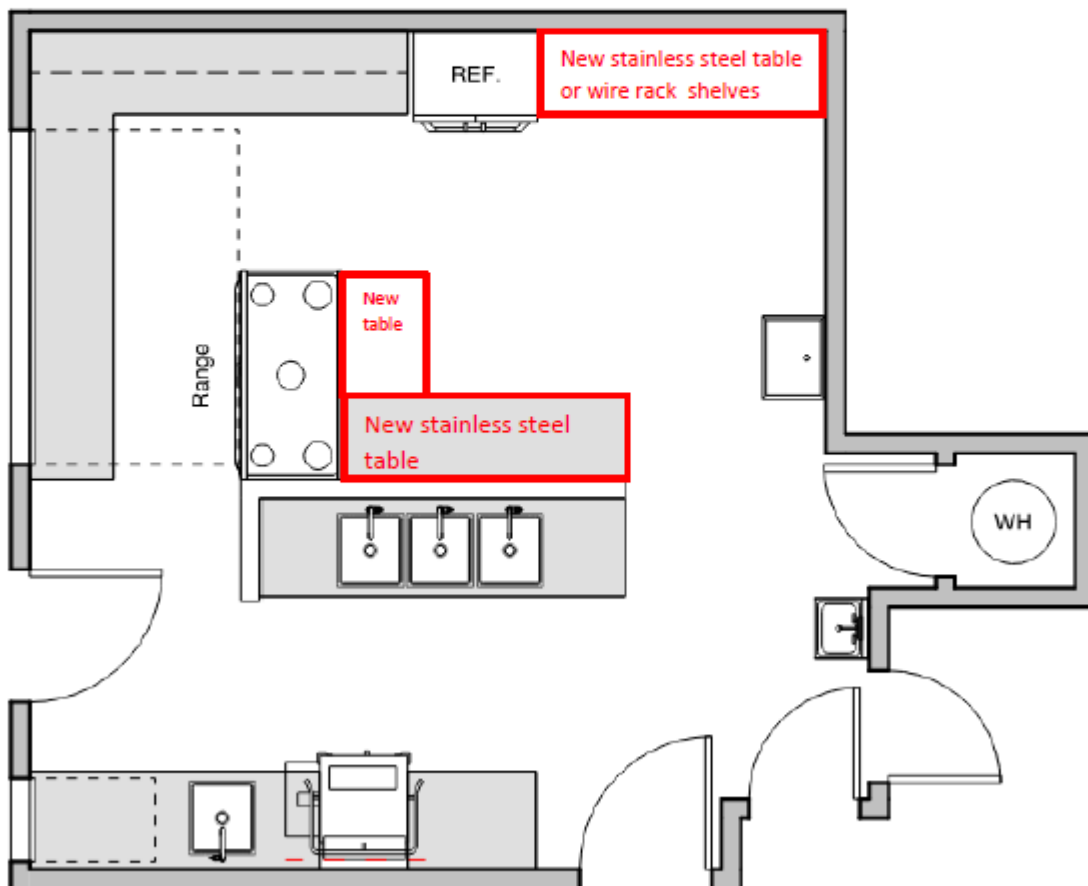


Figure 23



Figure 26



Figure 27



Figure 24

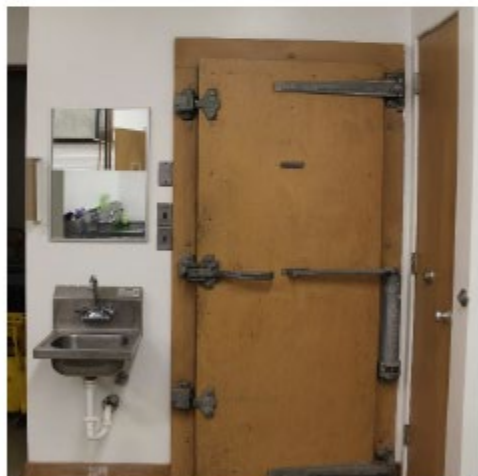


Figure 25

The items identified in this study are meant to give guidance for future site upgrades to the facility. If the City decides to complete one or more of these improvements an architect will need to be hired to complete permitting and construction drawings for the project(s). The cost to draft the plans have not been included in the estimates listed above, but typically run 10-15% of total construction cost. The estimates listed above also do not include tax, City permitting fees, or escalation. For escalation, it is recommended to add 3-5% for each year after the date of this study.

