State of Idaho
Department of Administration
Division of Public Works

BRAD LITTLE
Governor
STEVEN BAILEY
Director
PAT DONALDSON
Administrator

502 North 4th Street
Boise, ID 83720-0072
Telephone (208) 332-1900
www.dpw.idaho.gov

September 15, 2023

REQUEST FOR QUALIFICATIONS (RFQ)

TO: Design Professionals

FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 22362
Assessment, Observation, and Stabilization Unit and Step-Down Housing (AOS/Step-Down Housing), SWITC Campus
Department of Health & Welfare (DHW)
Nampa, Idaho

RFQ submittal packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, by **3:00 p.m.**, Mountain Standard Time Zone, on **October 19, 2023**, for furnishing design services to the State of Idaho.

Questions that arise as a result of this Request for Qualifications should be addressed to:

Nicole Cecil, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1905
nicole.cecil@adm.idaho.gov

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works web page at https://dpw.idaho.gov/professional-services/. It is recommended that responders to this RFQ check this page prior to making their submittal.

Funding for the project is from the State. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The Design Professional will receive general instructions through the State. A Project Manager from DPW will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the Design Professional.

DESCRIPTION OF PROJECT

The scope of work includes the construction of an Assessment, Observation, and Stabilization Unit and Step-Down Housing (AOS/Step-Down Housing) at the SWITC Campus in Nampa, ID. Both buildings are identified as being independent of other structures on campus. The care settings will be seeking CARF (Commission on Accreditation of Rehabilitation Facilities) accreditation. These facilities are not "hospitals", but will include elements such as nurse station, roll-in shower and non-slip flooring.

The Assessment, Observation, and Stabilization Unit (AOS) will be designed for individuals who are in an acute behavioral/psychiatric crisis or for those individuals whose clinical team has determined that this environment is most therapeutically appropriate. Initial treatment in this care setting will focus on the assessment, observation, and stabilization of the resident so that they may benefit from, and transition to, a less restrictive setting. The primary population will be individuals with intellectual disabilities who also experience a severe mental illness or complex medical needs. The building program is a single story secured residence building, exterior resident yard and associated site work. It will be approximately 8,500 square feet.

Step Down housing will be one/two-bedroom settings designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. Treatment in this setting will focus on "stepping" an individual down from congregate care and allowing the individual the ability to gain the skills necessary to transition successfully into the community. The primary population will be individuals with intellectual disabilities who often experience a severe mental illness or complex medical needs. The building program is a village concept with individual units organized in groups of two that resemble duplex or townhome living units. The building program is a new clubhouse and four independent duplex buildings housing 2-two-bedroom units per duplex. Buildings are to be arranged around a central courtyard with walking path, picnic tables, benches, sports court, and upgraded landscape.

REQUIRED SERVICES

The State is requesting proposals for complete design services including observation during construction. A total project budget of approximately $11,000,000 has been established to include fees, reimbursables, construction, permits, contingencies, tests, other project related expenses. A relatively compete construction cost estimate will be required following the Schematic Design Phase and must be updated at each additional phase.

The Design Professional and required consultants shall be licensed to practice in the State of Idaho for their specific disciplines.

The Design Professional will be responsible for schematic design, design development, construction documents, approvals by the authorities having jurisdiction and construction administration.

The Design Professional will be required to upload all documents to DPW's cloud-based project management system, Projectmates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, drawings, project manual, schedules, cost estimates, etc.

The Design Professional will be required to meet monthly with the Project Manager for the purpose of providing a verbal and written report regarding the previous month's progress. Such monthly meetings will show funds expended in the completion of the project and specific accomplishments related to the project.

The Design Professional shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The Design Professional shall develop all necessary presentation materials for, at a minimum, one (1) presentation to the Permanent Building Fund Advisory Council.

QUALIFICATION STATEMENT CONTENT

A. Cover Letter: (No point value but is a required element).
Include the email address and phone number of the primary contact person.

B. Basic Qualifications: (10 Points Available)
Provide basic data relative to the design team. Include the following information: general company information, size, history, general personnel information, special expertise, and resources available to meet project schedules. Include the licensed professionals that will be working on the project.

The Division of Public Works reserves the right to investigate the financial responsibility and past project management for the firm and/or consultants. Unfavorable responses regarding financial statements, bank references, interviews with past consultants, employees, creditors, or design professionals and /or consultants that were the cause of improperly managing a DPW project in the past seven years are grounds for rejection of RFQ submittal.

C. Team Member Qualifications: (15 Points Available)
List the design professionals and consultants expected to accomplish the work. The design professionals and consultants should have an understanding of the local area and local demographics. Describe who will perform the various tasks, the amount of their involvement and responsibilities, their qualifications, and relevant special expertise. Provide a list of at least three (3) projects, with brief descriptions, which show each person's ability to complete projects of this scope.

D. Technical Approach to Project: (15 Points Available)
Include a statement of your approach to this specific project, including design philosophy, understanding of the program, challenges, and opportunities as well as alternative concepts and methods that might be explored. Discuss your ideas and process of value engineering a project during the current market conditions. Include your approach to designing within budget and how you will approach ideas such as designing efficiently and with economical and maintenance free materials. Provide your experience using facility standard specifications. Limit to two (2) pages.

E. Management Approach to Project: (15 Points Available)
Describe the firm's management approach to the project including quality control, schedule, and cost estimation with examples of projects that the cost estimate was within budget and with minimal change orders. Include your approach to gathering stakeholder's input and acceptance. Provide examples of your success during construction administration and how your team manages each task.

F. Examples of Work: (15 Points Available – 5 Points for Each Project)
Provide three (3) examples of projects that include behavioral/psychiatric health, nursing facilities, healthcare clinics, hospitals, and/or facilities for those with developmental disabilities. Include the following information for each project: Project name, the names of the design team that completed the project, location, description, project owner, square footage, initial projected construction cost, final construction cost, date of substantial completion, and reference/contact for each project. Points will be reduced for missing information. These projects can be the same as what were provided for Team Member Qualifications.

G. Format: (5 Points Available)
To assist evaluation, it is desirable to format the submittal similar to the headings listed above. The submittals should be clear and to the point. Emphasis should be placed on specific qualifications of the people who will perform the project and the approach to the project.

SUBMITTAL

Submit one (1) printed copy of the submittal; one (1) USB drive containing a PDF version of the submittal. In your cover letter, include the email address of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.**

EVALUATION, FINAL RANKING, INTERVIEW PROCESS

A selection committee consisting of two (2) persons from DPW, two (2) persons from the Agency, and an independent Design Professional will rank the submittals. The initial ranking criteria will be weighted as indicated below and used to determine the teams selected for an interview, if deemed necessary. Interviews will not be held if the gap in points between the top ranked team and the subsequent team(s) exceeds the allowable interview points.

The ranking process is accomplished in two steps: Initial ranking based on the written submittal and final ranking based on an interview. The Selection Committee will score the written submittals based on the criteria. If interviews are conducted, the teams invited for an interview will be given content in the interview invitation. The remaining points will be awarded for the interview. If interviews are not conducted, then scores will be final based on the SOQ only.

The Selection Committee may choose to interview any, all, or none of the respondents as may be in the best interest of the State. The names of all firms that submitted Statement of Qualifications and the names, if any, selected for interview shall be public information. At the conclusion of the RFQ process, committee comments and evaluation scores, as well as contents of all Statement of Qualifications become public information. Firms not selected will be notified in writing after the conclusion of the selection process.

If applicable the timeframe for the teams invited for an interview is approximately one hour: 25-30 minutes for the presentation; 15-20 minutes for the selection committee's Q&A; and 5-10 minutes for the Design Professional team's closing comments. After interviewing the selected teams, the selection committee will rank the interviews to determine the final score.

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Cover Letter	Yes/No
B	Basic Qualifications	10
C	Team Member Qualifications	15
D	Technical Approach	15
E	Management Approach	15
F	Examples of Work	15
G	Format	5
Written Total		75
Presentation – Interview Point Scoring		
Criteria		Maximum Possible Points
Competency and abilities to address the items that will be provided to the teams selected for interviews		10
Selection Committee's Q & A		10
Overall Presentation		5
Interview Total		25

AWARD

Based on the results of the Statement of Qualifications and Interviews, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

PROPOSED DATES:

Receive SOQ Submittals	October 19, 2023
Oral Interviews	November 14, 2023
PBFAC Selection Approval	December 5, 2023
Negotiate Contract	December 2023

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations. The successful

firm will be required to sign an agreement including the State's standard terms, including a requirement to carry and maintain a minimum of $1,000,000 professional liability insurance coverage.

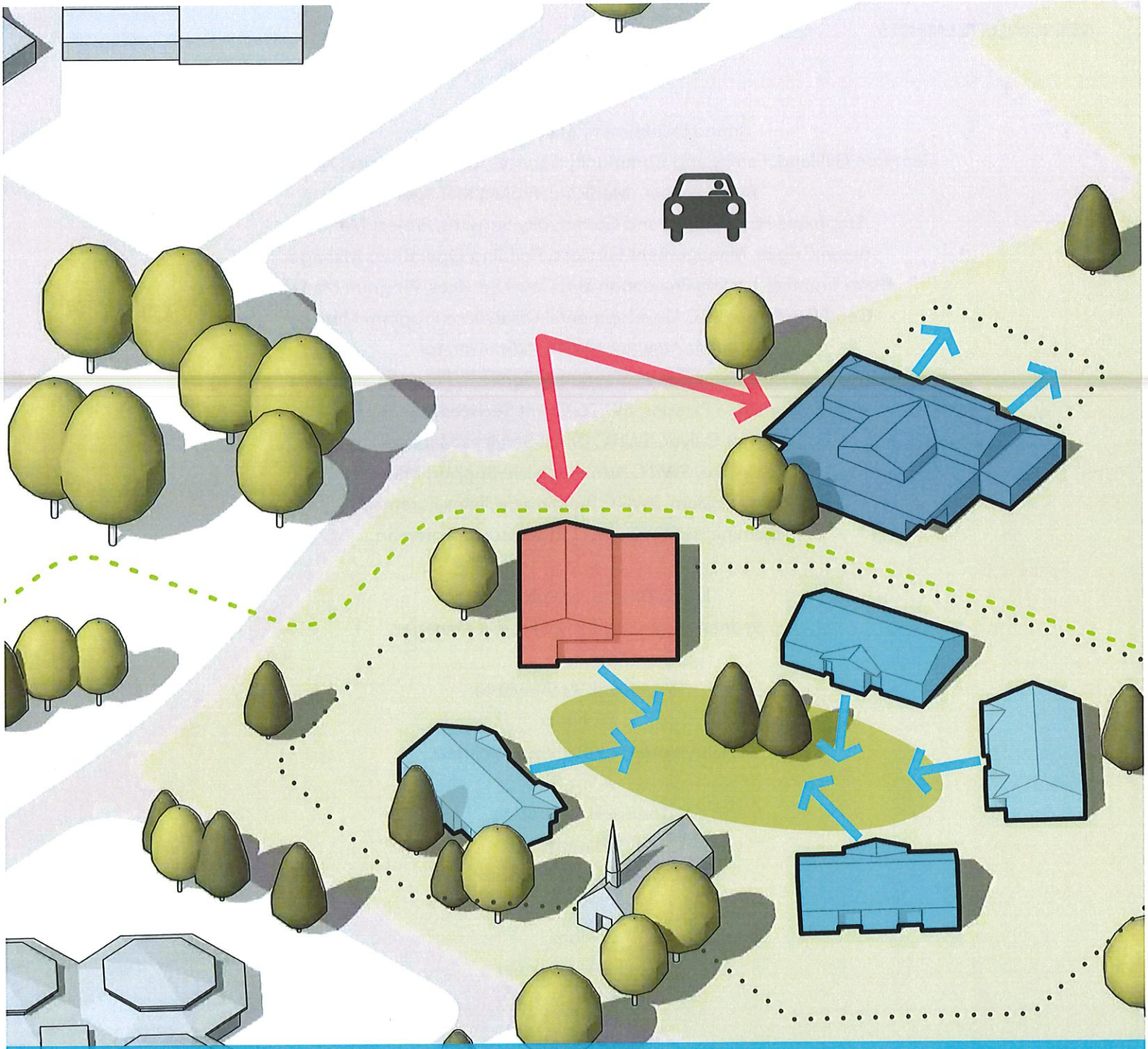
The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews and associated ranking criteria noted above.

ATTACHMENTS

1. SWITC Feasibility Study, April 2021

End 22362 Design Professional RFQ



DEPARTMENT OF HEALTH & WELFARE RESIDENCE STUDY

DPW Project No. 21356

April 2021

(4/27/21)

IDAHO DEPARTMENT OF HEALTH & WELFARE

PIVOT NORTH architecture

ACKNOWLEDGEMENTS

PROJECT TEAM:

Idaho Department of Health & Welfare

Cameron Gilliland, Family and Community Services, Deputy Division Administrator
Burke Jensen, Medicaid, Project Manager
Stephanie Perry, Family and Community Services, Project Manager
Bryan Griggs, Management Services, Building Operations Manager
Blake Brumfield, Crisis Prevention and Court Services, Program Manager
Geoff Putnam, SWITC Developmental Disabilities Program Manager
Jamie Newton, SWITC Administrator
Amy Dodson, Family and Community Services, Program Specialist
Jonathan Parsons, SWITC Client Services Manager
Taylor Culver, SWITC Client Services Manager
James White, SWITC Administrative Support Manager
Randy Haslam, SWITC Building Facilities Foreman
Dominic Martinez, SWITC Landscape Foreman

Idaho Division of Public Works

Sydnee Weersing, Senior Project Manager

Pivot North Architecture

Architect

Gary Sorensen, Principal Architect

The Land Group, Inc.

Civil / Landscape

Doug Russell, Principal

Axiom

Structural Engineer

Steve Everard, PE

Musgrove Engineering

Mechanical Engineer

Nick Shafer, PE

Musgrove Engineering

Electrical Engineer

Bill Carter, PE

Cost Engineers, Inc.

Cost Estimator

Anthony Anzer, AACEi

EXECUTIVE SUMMARY

This feasibility study provides confirmation, analysis and recommendations for the future facility development to deliver the highest quality level of care for the clients of Southwest Idaho Treatment Center (SWITC). The areas covered include project background and discussion of needs, vision for the future of the SWITC campus, validation of space requirements, safety and security characteristics, exploration of facility options, costs and ultimately recommendations to inform future capital funding requests.

Recommendations

Observation & Assessment Unit (OAU)

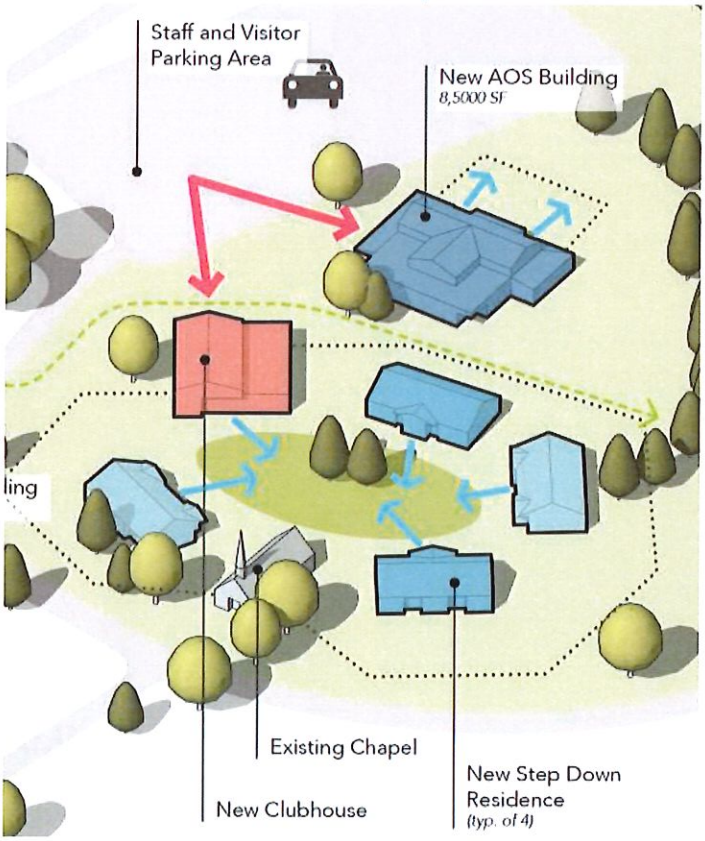
In a comprehensive effort, both Assessment, Observation and Stabilization (AOS), and Step Down care settings were evaluated against new and renovated construction opportunities. Although, the renovated construction options were compelling overall, ultimately each failed to deliver an optimal, cost effective, safe and secure environment for clients and staff. Therefore, consistent with the findings of this study, it is recommended that new buildings to support the vision of each model be constructed.

Rationale for recommending a new build for AOS include:

- Although the remodel option for AOS made significant improvements, safety concerns (such as line of sight and blind corners) still challenged the new design due to limitations presented by the Pine building
- Improved line of sight in the new build option may allow for reduced staff on the floor which could reduce staffing costs and create a more safe, calming environment for the resident
- A new building better promotes our desired care outcomes (safety, therapeutic) and sends a clear message to residents and staff that the care model has changed. This would assist the department in successfully meeting their organizational change outcomes.

Rationale for recommending a new build for Step Down include:

- A new build allows the buildings to be designed to more closely resemble settings clients may encounter in the broader community.
- A new build establishes both safety and independent living consistent with the Step Down vision.
- Like the AOS, new construction for Step Down better promotes our desired care outcomes (safety, therapeutic) and sends a clear message to residents and staff that the care model has changed. This would assist the department in successfully meeting their organizational change outcomes.
- The new option is more cost effective than the reuse option explored.

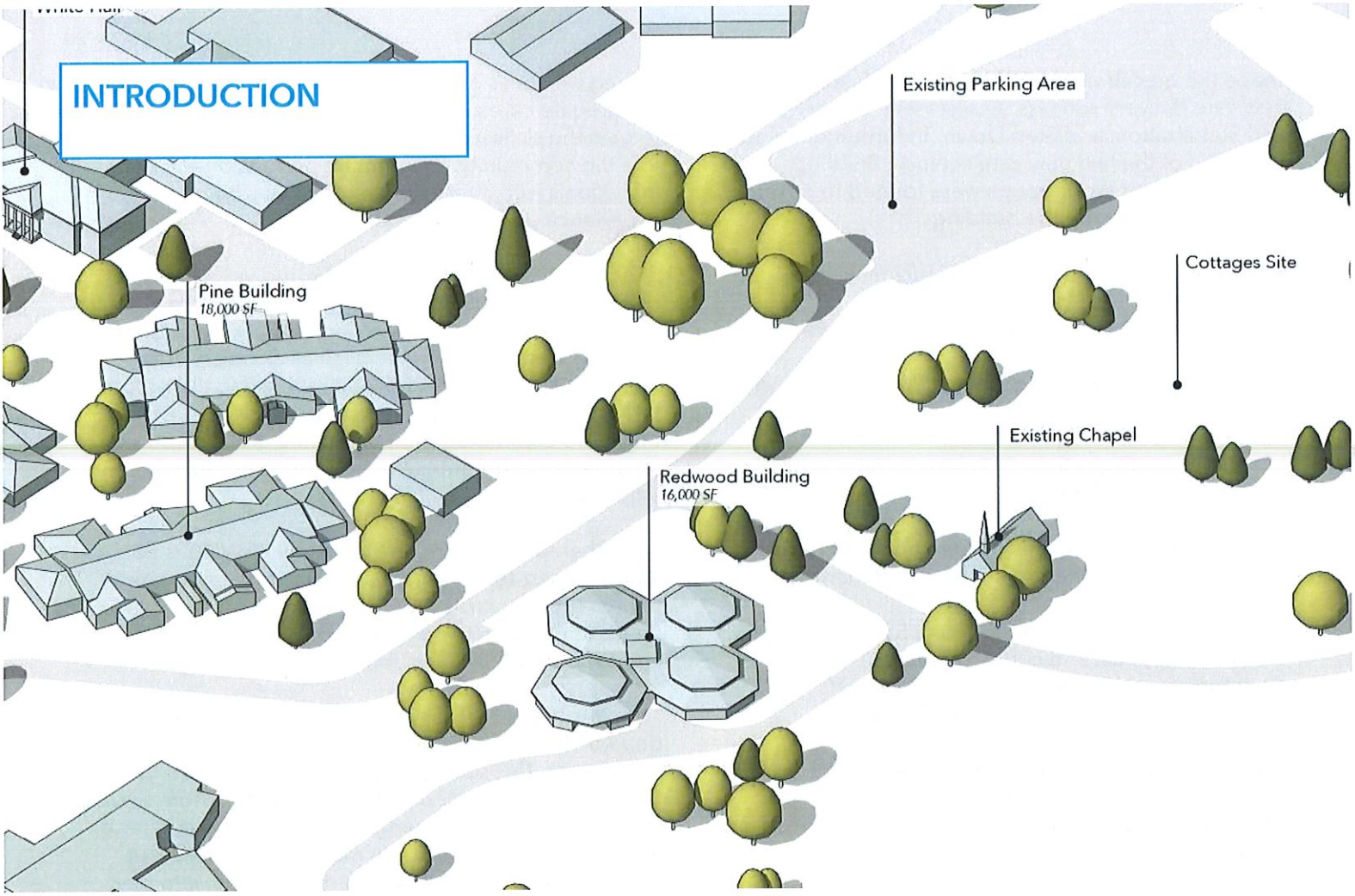


In addition to investigating how to best provide an environment to facilitate care delivery, the entire campus and inventory of buildings were evaluated from a future use standpoint. The current SWITC campus includes many unused or under-utilized structures in many conditional states. Several buildings were explored for reuse and renovation as part of this study, but ultimately dismissed due to cost or functional concerns. It is recommended that as part of this, or other future projects, these shuttered structures be considered for demolition as they have outlived their useful life, are in disrepair and/or pose a safety and security risk to campus users. To facilitate decision making, demolition costs of the following buildings are included in the Capital Cost Estimates section:

- Redwood Building
- Building 8
- Pool Building
- Ramsay
- Cottages
- Maintenance / Carpenter Shop
- Adaptive Equipment / Auto Shop
- Boiler Plant

Further detailed information can be found in each section of the document, as well as, in the Appendix.

INTRODUCTION



Background

Over the years, the function and purpose of the SWITC campus has evolved. There have been many studies, assessments and documents related to the evolution of patient care and how the campus would and would not enable effective care. As models, best practices and client types changed, the campus added buildings to facilitate the new models. Today, a tour of the grounds reflects a shift to a more community centric care model resulting in many unused or under-used buildings and even fewer clients. The buildings were built for a different purpose and as they exist, cannot effectively be used to satisfy SWITC's current and future clientele without adaptation and investment.

In 2015, the state intended to relocate SWITC and develop a new facility at an alternate location within the community, later it was decided not to sell the campus in 2017 and instead invest in establishing a new secured treatment facility on the grounds.

Following the recommendations provided in a 2019 report by the Idaho Legislature's Office of Performance Evaluations (OPE), the Department of Health and Welfare leadership formed an Advisory Board to

shape the overall vision and recommendations of two new care delivery settings: Assessment, Observation and Stabilization, and Step Down. To further develop the vision of the two new care settings, Building Design Element Workgroups were formed to develop recommendations on the buildings.

Workgroup members included participants from:

- The Department of Health and Welfare - Facilities Management Team
- The Department of Health and Welfare - Licensing and Certification Program
- Current SWITC Administration
- The Idaho Council on Developmental Disabilities
- A Community Provider

To inform the Building Design Element Workgroups' recommendations, the project provided them:

- Information from interviews with 5 self-advocates (including past and current residents)
- Information from interviews with 4 SWITC staff
- Written feedback from 10 SWITC staff

A full description of each set of recommendations can be found in the respective program sections of this document, but a mission statement of purpose is provided below.

Assessment, Observation and Stabilization (AOS)

The congregate living space will be designed for individuals who are in an acute behavioral/psychiatric crisis or for those individuals whose clinical team has determined that this environment is most therapeutically appropriate. Initial treatment in this care setting will focus on the assessment, observation and stabilization of the resident so that they may benefit from, and transition to, a less restrictive setting. The primary population will be individuals with Intellectual Disabilities who also experience a Severe Mental Illness.

Prior to coming to this care setting, individuals will have demonstrated that they have exhausted all community options/least restrictive environments and have been found to be a danger to themselves or others. Often individuals in this setting will be referred to the program through Court Prevention and Crisis Services when they have committed a crime and are going through the process to determine if they are competent for adjudication.

Step Down

The one/two-bedroom settings will be designed for individuals who have stabilized from an acute behavioral/psychiatric crisis or for those who congregate care is not an option. Treatment in this setting will focus on "stepping" an individual down from congregate care and allowing the individual the ability to gain the skills necessary to transition successfully into the community. The primary population will be individuals with intellectual disabilities who often experience a severe mental illness.

Prior to coming to this care setting, individuals will have demonstrated that they have exhausted all community options/least restrictive environments and have been found to be a danger to themselves or others. Often individuals in this setting will be referred to the program through Court Prevention and Crisis Services when they have committed a crime and are going through the process to determine if they are competent for adjudication.

As further identified in the OPE study: "SWITC is no longer a long-term home for clients. Its mission now is to help those in crisis situations with the most complex needs in the state to become stable, to develop skills, and to successfully transition to the community."

"The decline in SWITC's population speaks to the department's success at moving individuals into the community. This success, however, has changed SWITC. SWITC has transformed in the past 30 years from serving 200 clients with a wide range of needs to serving fewer than 20 clients. The focus on moving individuals out of SWITC came without an assessment of how to best serve the clients who stayed."

Today's clients, although small in number, are the most acute requiring the highest degree of care. The existing institutional environment provided in the Pine, Aspen and Birch buildings do not resemble the types of environment clients may experience in the community, nor do they structurally allow for the safest and securest environment that is desired for clients and staff.

Related to the state of the facilities on campus, the OPE Report concludes that SWITC's existing facilities are not well suited for the IDHW's new care delivery models.

Issues noted in the OPE report include:

- Buildings are too institutional
- Key users and operators were not adequately involved in the design of Aspen, Pine and Birch
- The design was not conducive to client treatment or staff safety
- Poor lines of sight, blind corners and hiding spots are prevalent
- No direct office access to the client units
- Living arrangements do not mirror those available in the community
- Campus setting is more isolated from resources compared to areas clients may live in the community

To be successful and to address the findings of the OPE report, our approach to this study effort centered on the following objectives:

- Effectively engage users and subject matter experts to develop an architectural space program to quantify the environmental characteristics and individual spaces and rooms required by the new care models
- Organize the programmed spaces in an operationally efficient manner to promote desired care delivery outcomes
- Be responsible stewards of existing and future state funding resources
- If possible, reuse existing infrastructure and campus building inventory to satisfy future needs, but only if operational needs can be addressed in a meaningful way without sacrificing staff or client safety

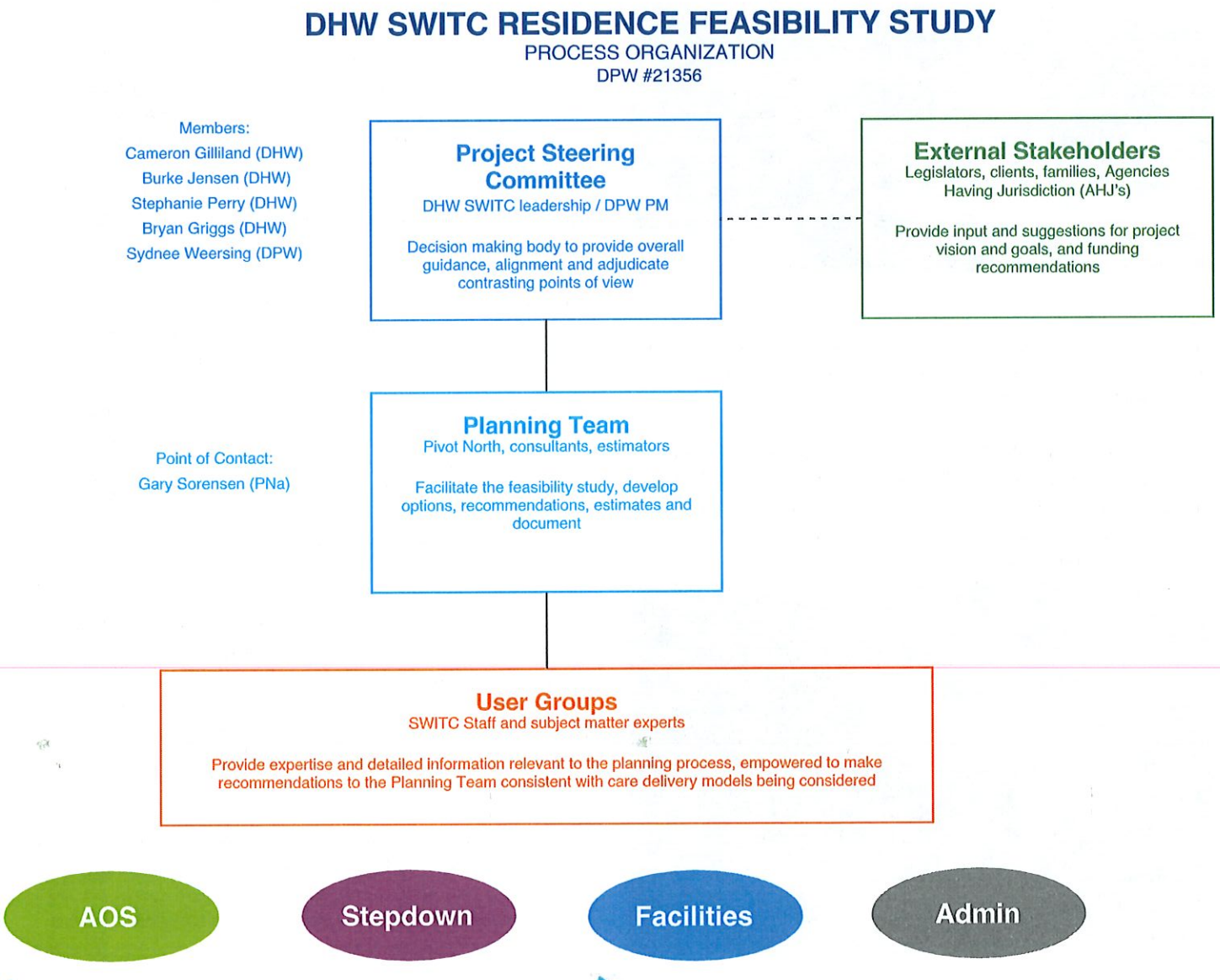
The Process

The feasibility study process included the standing up of a governance structure, a work plan outlining expectations and deliverables, as well as an overall execution schedule to facilitate decision making.

The process' governance included a Steering Committee to provide overall guidance and direction to the planning team and set high level goals for the process, and three distinct User Groups comprised of administrators, members of the facilities and maintenance teams, and client care providers.

Work sessions began in November of 2020 and continued through February of 2021, with groups meeting about every 3 weeks. Early sessions centered around overall vision, study objectives and IDHW goals providing a consistent basis to build a needs assessment or program from. Subsequent meetings honed the team's understanding of the spatial requirements and key adjacencies, and evaluated potential viable planning solutions to facilitate project cost estimation development.

Potential solutions were gauged on their ability to



address the following criteria:

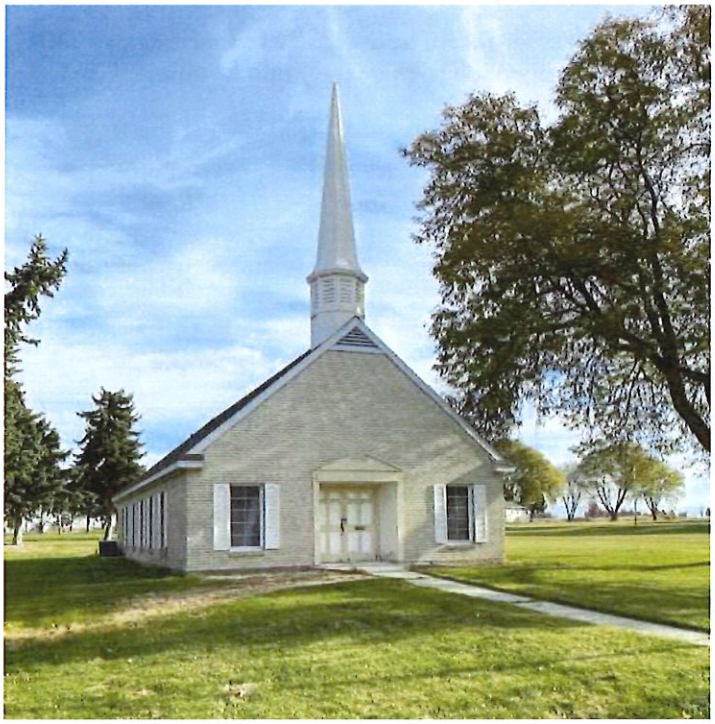
- Solution satisfies the space requirements
- Solution addresses environmental qualities recommended by the care delivery model working groups
- Solution provides staff line of sight and addresses other safety concerns
- Solution is complimentary of overall program vision and campus goals

Opportunities

Consistent with the desire to look at both new construction and renovation opportunities, the groups evaluated potential site locations on campus for new buildings as well as existing buildings that may be suitable candidates for renovation. Each program and opportunity was evaluated independently to provide

the best possible outcome.
Two areas of campus were identified as possibilities for new buildings. They are identified on the campus map included in this section.

Redevelopment Site #1 is located along the main entry drive and to the west of White Hall near Building No. 8. This site is currently occupied by Building No. 8 and was previously occupied by at least two other structures that have been demolished.



Redevelopment Site #2 is located to the east of the Aspen, Birch and Pine buildings on the Cottages site. The location currently houses two small single story manufactured buildings known as the Cottages, as well as a small chapel. The Cottages are no longer in use, however the chapel is occasionally used for events. There are also a network of existing sidewalks, mature trees, and small picnic structures. Based on the available information this area has never been significantly developed.

Following evaluation of the options, Site #2 was preferred as a new development location for either, and/or both AOS and Step Down programs based on:

- Safer, more insulated campus location for clients
- More area for outdoor use by clients and staff
- No history of previous development, which may cause differing soil conditions leading to higher development costs
- Access to upgraded city water line along east property line

The existing Pine building was identified as a potential reuse candidate and evaluated for both programs, as was the Redwood building. After considerable discussion and evaluation it was determined that Pine is a suitable candidate for the AOS program, while Redwood is an acceptable option for the Step Down program.

The group also evaluated possible reuse of Aspen and Birch in addition to Pine for the Step Down program, but due to the limitations of existing configuration that would lead to inefficient use of space they were not a preferred option.


Ridgecrest Drive
Job Corps Campus
West Entry Gate (Open during business hours)
Potential Redevelopment Site #1 - Building No. 8
Guest / Visitor Parking
Boiler Plant
Detail Shop
Staff / Visitor Parking Area
East Entry Gate (Open during business hours)
Fairway Drive
White Hall (Administration)
Maintenance Shop
Building No. 8
Shady Ln
Centennial Golf Course
Potential Redevelopment Site #2 - The Cottages
Potential Re-use of existing Pine Building
Guest / Visitor Parking
11th Avenue N
Cottages
Potential Re-use of existing Redwood Building
Pool Building
Fern Dr
Fountain Cir
Ramsay Hall
State Hospital West
South Entry Gate (Main Campus Entry)
Ridgecrest Golf Course
Which Way
Juvenile Corrections
55
Interstate 84
E Flamingo Ave

IDHW provided the following Building Design Element Workgroup background information regarding the Assessment, Observation and Stabilization program.

Overall Design of the Building

A person's environment makes a big difference on how they feel and how they respond to treatment. As a result, the Assessment, Observation and Stabilization (AOS) Building Design Workgroup believes the design goal for the congregate living space should be to create a welcoming, therapeutic environment for all residents in which they will thrive and gain the ability to return safely to the community.

The AOS Building Design Workgroup believes the ideal space should:

- Allow for easy visual supervision of residents in shared/common areas while letting staff give independence to the resident as their plan of care describes
- Minimize distance of unnecessary travel for staff (in order to respond to events as needed)
- Ensure every place within the building is functional and redundant spaces are kept at a minimum
- "Bring the Outdoors In" - incorporate natural elements, views of outdoors

Additional design elements should include:

- 6 total resident rooms with pods/wings of no more than 3 people
- Be built as a 30 or 50-year building
- Resident rooms that open into a central gathering area (Redwood is a good example)
- Opportunities for natural light (such as pop up roof, high windows, solar tubes)
- High acoustic standards to allow for privacy
- Windows/vents that allow for air flow throughout the building
- Plenty of storage space for housekeeping, food service storage, laundry, outdoor supplies etc.

Bedrooms/Resident Rooms

The AOS Building Design Workgroup recommends the following for the resident rooms:

- 9-foot ceilings; 120-160 square feet per room
- The room should allow for a bed, nightstand, dresser and a living space with additional seating and a table
- The design should allow for three feet on three sides of the bed
- Doors should be anti-barricade; allowing them to be opened either way
- Have some rooms (1-2) set up with padding (Gold Bond) to reduce the time needed to "individualize" a room for a resident with certain self-injurious behaviors
- Allow for night lighting to assist in less intrusive resident checks (with a switch from the outside if needed)

Bathrooms

The AOS Building Design Workgroup recommends the following for the resident bathrooms:

- Two different types of bathroom plans that would be accessed based on the client's assessed need
  - Some resident rooms have an attached bathroom
  - Some resident rooms without attached bathroom (shared by two residents through shared hall)
- All bathrooms have just a walk-in shower
- Reduction of ligature points and potential for self-harm
- Retractable or zero clearance shower heads
- Non-breakable mirrors
- Built in shower seat
- Handrails
- Slip-proof floors

Dining Area

The AOS Building Design Workgroup recommends that food preparation/cooking occur at a different location and that food is brought into the care setting.

As such, the AOS Building Design Workgroup recommends:

- A snack preparation area with space to plate/serve food
- Small group dining space (while allowing in-room dining as a choice)

Shared Space for Each Pod/Wing

The AOS Building Design Workgroup recommends the following shared areas:

- Quiet room - the room would have the same size requirements as a resident room but would be set up for residents to have visitors, treatment or quiet

time.
- Sensory Room – the room would have the same size requirements as a resident room, but would be set up as a place where residents can engage in calming activities such as swinging, aromatherapy, music, sand etc....
- A central gathering area with an open floor plan to ensure visual supervision, but that can be sectioned (through furniture, partial walls etc....) to allow for different activities to occur, such as:
  - Multi Media Area (need improved WIFI access for residents)
  - Game Area
  - Sitting Area
- Laundry Area – location for general laundry use within each pod/wing (2 washers; 2 dryers)

Common Space that is Shared by Both Pods/Wings

The AOS Building Design Workgroup recommends the following additional shared space:

- An outdoor courtyard with:
  - A walking path that could be partially covered so that it is accessible in bad weather
  - Sitting areas/benches
- A Nurses/Medical Room
  - The room would need to be large in size to allow for administration of first aid, a hand washing station, storage of supplies, a dentist chair, x-rays etc.
- Staffing area with:
  - A staff lounge – this should be a comfortable location away from the central gathering area, but close enough to it so that staff could easily respond to the pod/wing in case of an emergency
  - Separate men/women bathrooms; including a shower
  - Staff storage/lockers to support 6-10 staff on any given shift
  - Space for staff to complete documentation and access a computer for training videos
  - Space to eat (including a refrigerator and microwave)

Security/Safety Measures

The AOS Building Design Workgroup believes that design elements discussed above that create a calming environment, ensure visual supervision, reduce staff response time and eliminate non-functional space will support resident and staff safety. Additionally, the AOS Building Design Workgroup makes the following safety/ security recommendations:

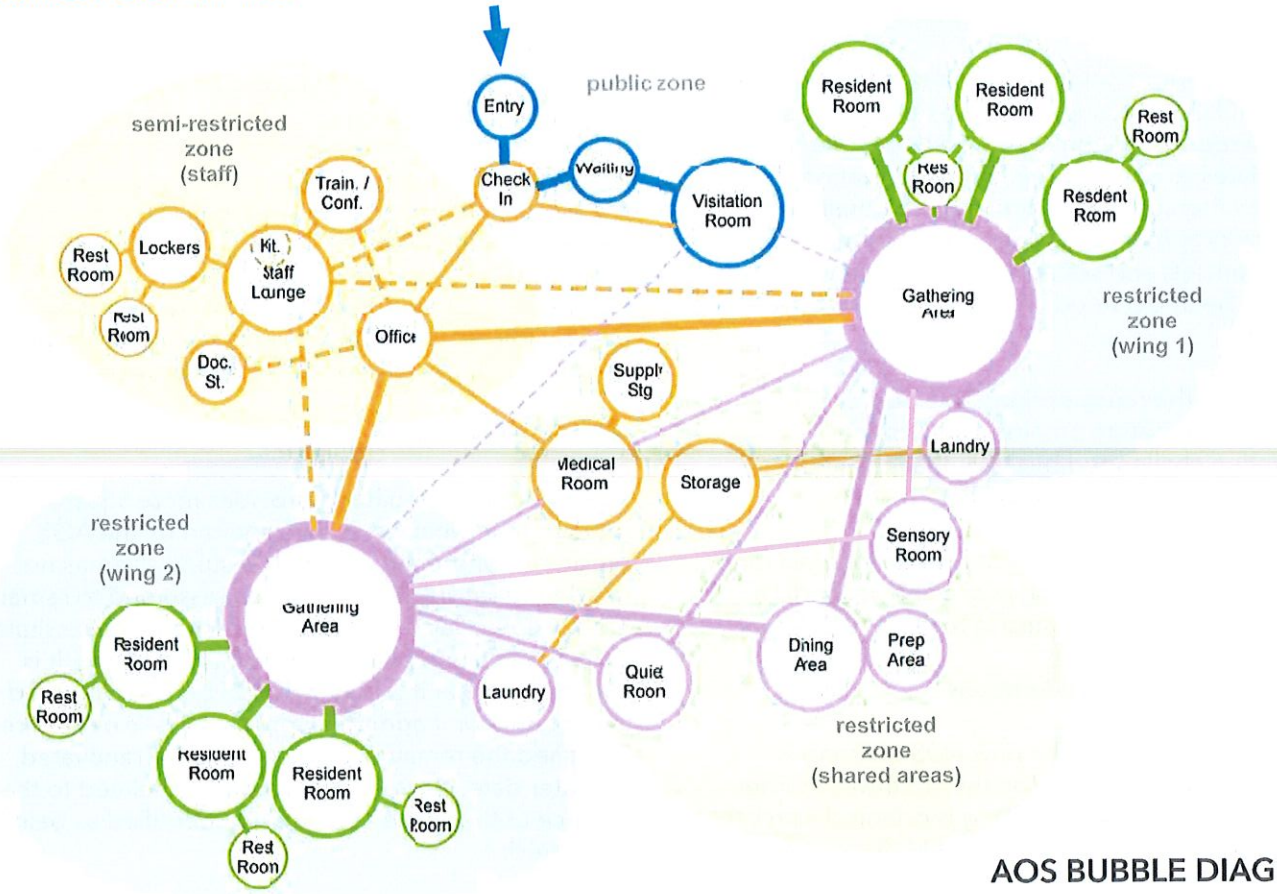
- Key card entry
- Video monitoring of the main entrance
- Delayed egress on all exit doors (with an alarm)
- Video cameras in all common areas, exits, walkways, courtyard etc. (not in the resident rooms or bathrooms)
- Have the courtyard secured by a locked fence (allow residents free egress into the courtyard)
- Ensure trees/shrubs are planted away from the fence
- Ensure furniture has safety features (discourage rolling furniture)

Using this information as the visionary and qualitative baseline, the following architectural space listing was developed and confirmed throughout the user group meeting process.

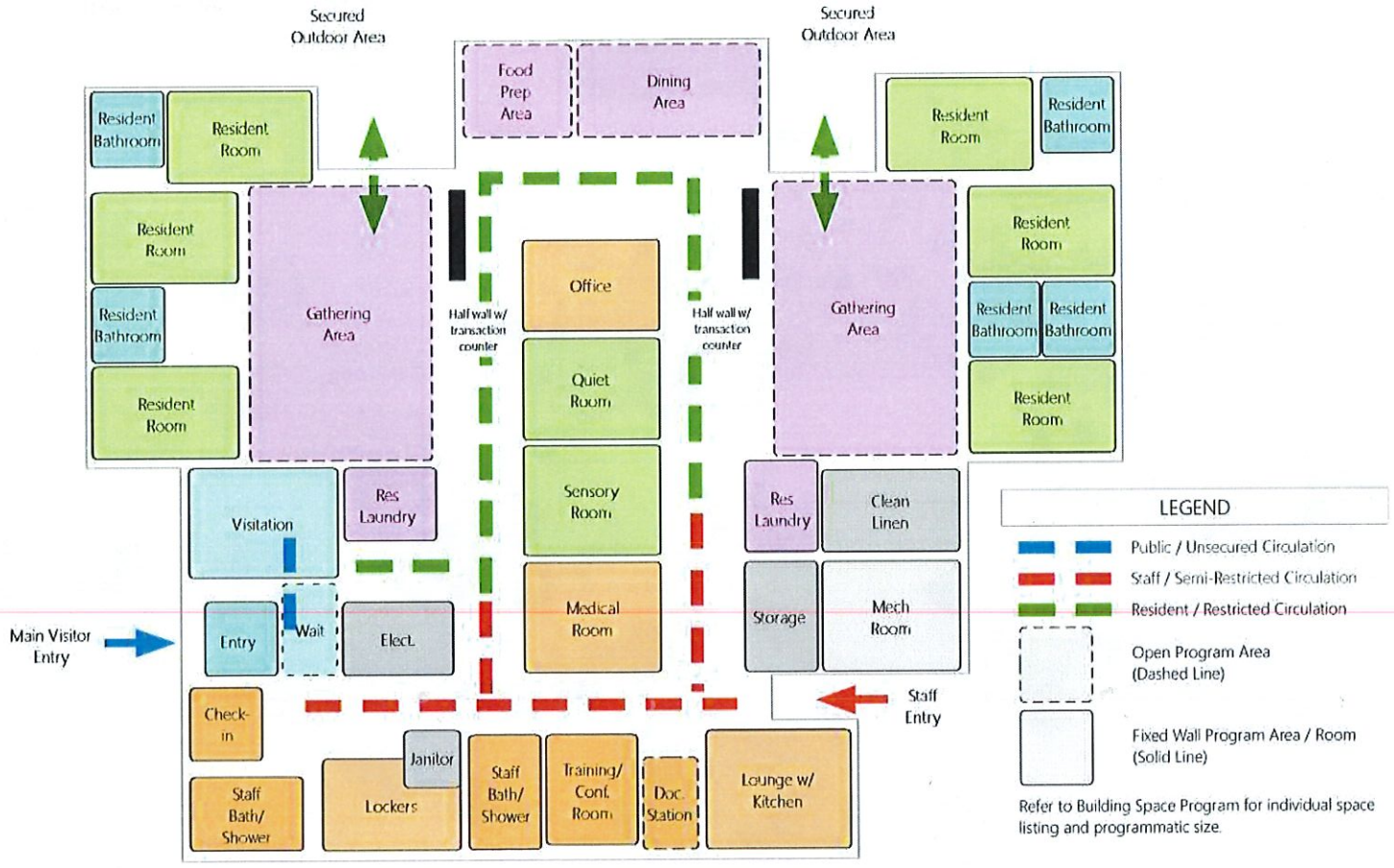
It should be noted, that this is a starting point for the design process and later design development may affect size and quantity of spaces listed, overall building size and ultimately estimated costs.

Space Description	Qty	NSF	Total	Comments
Visitor Areas				
Entry	1	64	64	Adjacent to check-in with queueing.
Check-in	1	60	60	Sized for 1-2 staff at a sliding window to receive visitors.
Waiting	4	15	60	Seating for 3-4 people.
Visitation Room	1	200	200	Room located off reception, dual entry from secured and unsecured areas. Sized for 3-4 people. Living room setting with game table and comfortable seating. Visible to staff via window.
Client and Support Areas				Access to outdoors and natural light from common areas.
Resident Room	6	160	960	Include twin sized bed, nightstand, dresser, side table, guest chair, doors anti-barricade, anti-ligature, acoustically treated, 1-2 rooms with padding, night light switchable from hallway. Side table sized for 2-3 people clinical session.
Resident Bathroom (attached)	4	64	256	Private bathroom access directly from Resident Room with walk-in shower, anti-ligature fixtures and hardware. Doors shall be anti-barricade.
Resident Bathroom (shared)	1	64	64	Shared bathroom with walk-in shower, anti-ligature fixtures and hardware. Located outside Resident Rooms. View to entry from Staff Office. Doors shall be anti-barricade.
Supplies/Storage	1	100	100	Central storage, bulk storage, cleaning, office supplies, nursing supplies.
Clean Linen Storage	1	135	135	Clean linen supply with deep linen storage cabinets.
Dining Area	1	200	200	Area sized for 8-10 people. Include (1) four person table and (2-3) two person tables.
Prep Area	1	120	120	Open area adjacent to dining. Area includes refrigerator, microwave, two compartment sink, layout space on counter or island, dishwasher, snack and paper storage.
Quiet Room	1	160	160	Room to include dimmable lighting, comfortable and calming environment, comfortable soft seating, variety of seating options. Look at Colorado example.
Sensory Room	1	180	180	Room to have the same size requirements as a resident room, but would be set up as a place where residents can engage in calming activities such as swinging, aromatherapy, music, sand etc. Include storage cabinets and table with chairs.
Gathering Area	2	600	1,200	Large open space with visual connection to Staff Office. Include multi-media, game area, sitting area. Use furniture to divide space, standing staff documentation station (island). Access to outdoors and natural light.
Laundry Room	2	80	160	1 per client wing. Each with 2 washers and 2 dryers.
Medical Room	1	180	180	Shared between client wings. Space to allow administration of first aid, handwash station, supply storage, dentist chair, mobile x-ray provided by outside contracted service.
Staff Areas				
Lounge	1	160	160	Sized for 4 with comfortable seating, TV.
Staff Bathroom w/ Shower	2	100	200	Provide single fixture, separate shower/dressing area within bathroom.
Lockers	1	150	150	6-10 people/shift, 30 half lockers.
Documentation Station	1	60	60	2 workstations at common counter with seating.
Kitchenette/Break	1	50	50	Include sink, dishwasher, microwave, refrigerator, coffee
Office	1	150	150	Direct view to "Floor" for staff support, shared office with 2 workstations and pedestals.
Training/Conference Room	1	120	120	Small conference room sized for 4 people.

Sub Total Net SF (NSF)	**4,989**
Department Net to Gross Ratio	**50%**
DGSF to BGSF	**20%**
Building Gross SF (GSF)	**8,980**



AOS BUBBLE DIAGRAM



AOS ADJACENCY DIAGRAM (NEW BUILDING)

AOS Bubble and Adjacency Diagrams

Based on the information provided by and developed with the AOS user group, the team developed a graphical representation of how each programmed space relates to one another. The organizational layout was then used to inform a more detailed adjacency program that is both representative of the key adjacencies, and scalable so relative new building sizing can be understood and assessed from a cost standpoint.

In the case of the reuse option, the bubble and adjacency information provided an idealized organization challenged by the limitations and opportunities presented by the Pine building.

The following diagrams present first the new building option placed on the Cottages site and secondly a possible reuse option located in the Pine building.

AOS Site Planning Considerations

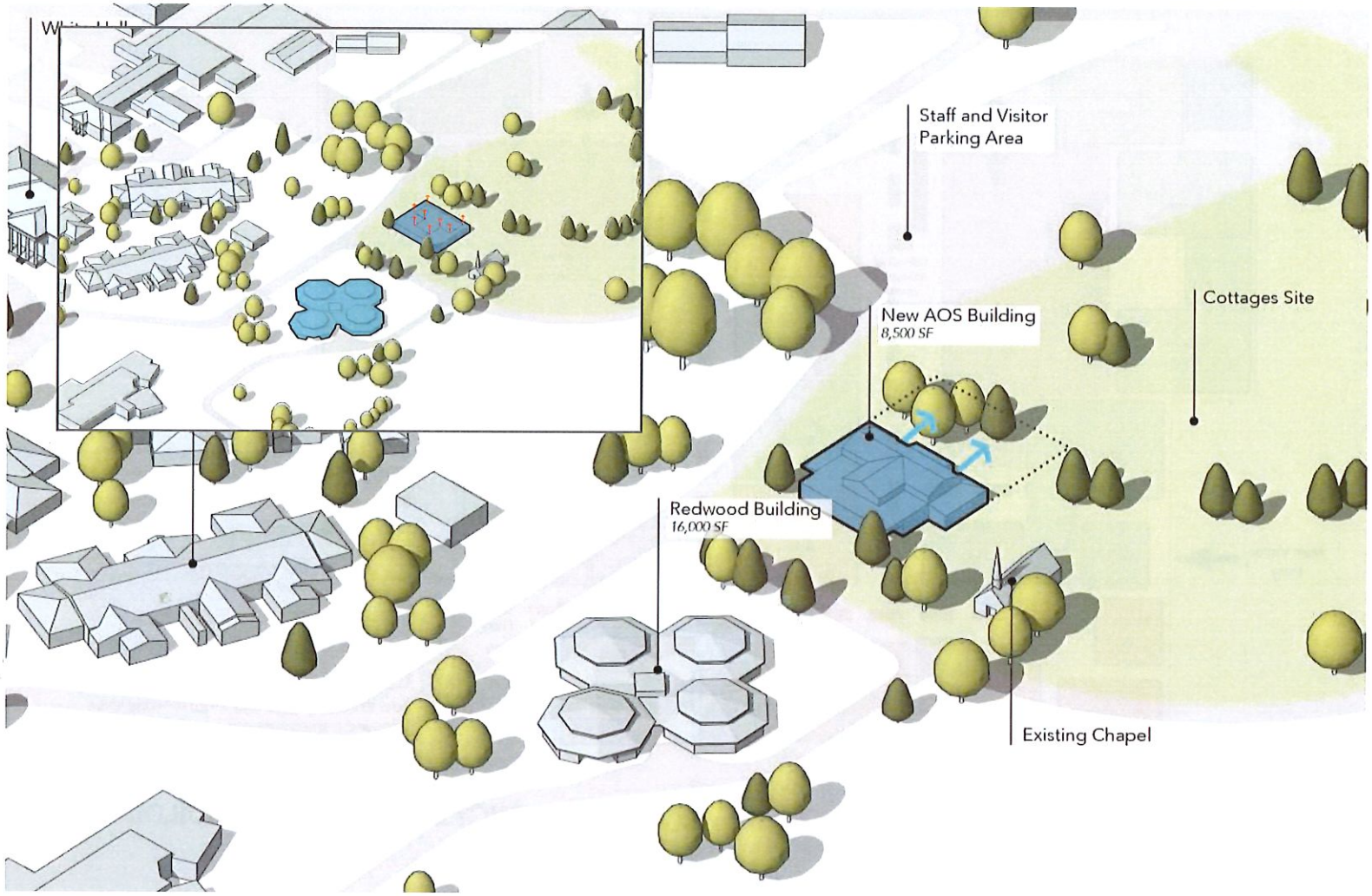
If considered singularly, the new AOS building is proposed as being located on the southwest corner of the Cottages site. The building is oriented with the main entry located on the corner of Mulberry Lane and Fern Drive. The exterior yard spaces located to the north of the building uses the building to shield sightlines to sensitive client areas for security and safety from the other buildings on campus. However, the close proximity to other buildings allows convenient access for staff to travel between buildings and limits the distance for meals prepared in White Hall to be delivered to the AOS.

If both the AOS and Step Down programs are built as new buildings, the AOS is recommended to maintain its orientation as described and move north on the site.

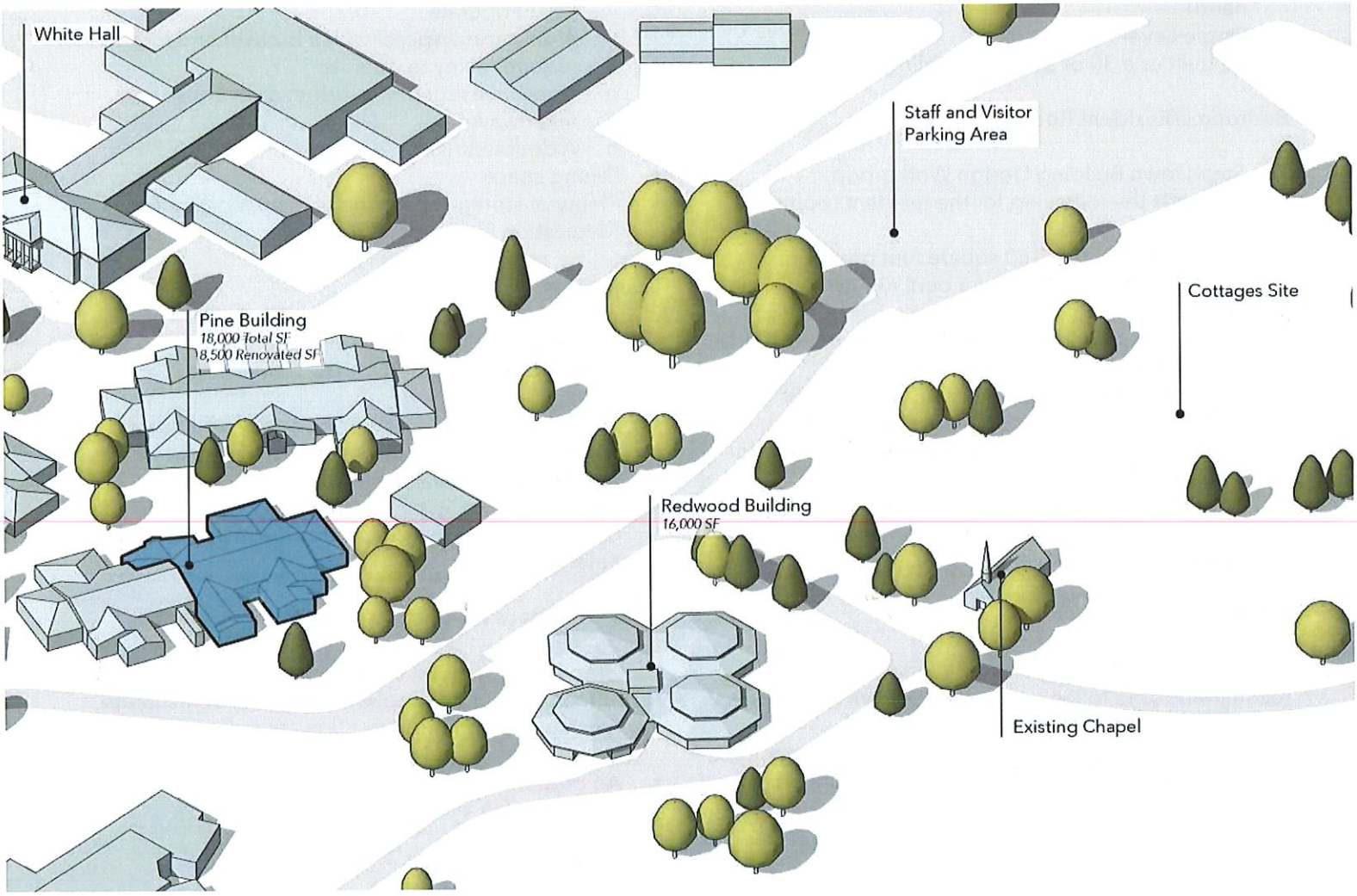
AOS Pine Renovation

The existing Pine building provides more square footage than what would be required by the AOS program. For the purpose of this study all areas not needed to satisfy the program are assumed to remain as they are today. The renovation scheme necessitates a total renovation of just over half the building. It is conceivable that if additional AOS beds are needed in the future or if additional programmatic needs are identified the remaining space could be renovated at a later date. No costs were assumed related to the balance of the space as it was not identified as being renovated.

AOS SITE (NEW BUILDING)



AOS ADJACENCY DIAGRAM (PINE)



BUILDING PROGRAM
Step Down

IDHW provided the following Step Down Building Design Workgroup background information regarding the Step Down program.

Overall Design of the Building

A person's environment makes a big difference on how they feel and how they respond to treatment. As a result, the Step Down Building Design Workgroup believes the design goal for the individual/two-person settings is to create an environment that is similar to what they will experience in the community so that residents more easily generalize skills and return safely to the community.

The Step Down Building Design Workgroup believes the ideal space should:

- Provide housing for 10-14 residents at a time
- Look like a townhouse with shared walls (have 5-7 standalone buildings with 2 units in each that share a wall)
- Have each unit have two-bedrooms (may only use one-bedroom dependent on resident's assessed need)
- Single Level
- Be built as a 30 or 50-year building

Bedrooms/Resident Rooms

The Step Down Building Design Workgroup recommends the following for the resident rooms:

- 9 feet ceilings; 100-160 square feet per room
- The room should allow for a bed, nightstand and dresser
- The design should allow for three feet on each side of the bed
- Ensure optimal opportunities for natural light
- High acoustic standards to allow for privacy
- Doors should be anti-barricade; allowing them to be opened either way
- Required to meet ADA requirements
- Have items available for residents to decorate their room; plants available based on assessment

Bathrooms

The Step Down Building Design Workgroup recommends the following for the resident bathrooms:

- Two different types of bathroom plans that would be accessed based on the client's assessed need
    - Some townhomes have one shared bathroom
    - Some townhomes have two individual bathrooms
- Two different types of bathroom plans that would be accessed based on the client's assessed need
    - Some townhomes with a bathtub/shower combo
    - Some townhomes with just a shower
- Reduction of ligature points and potential for self-harm
- Retractable or zero clearance shower heads
- Built in shower seat

Kitchen/Dining Area

The Step Down Building Design Workgroup recommends the following for the Kitchen/Dining Area:

- A standard, residential kitchen that includes the following:
    - Enough space so that staff can comfortably provide training to the resident (wheelchair accessible)
    - A stove with a breaker and lock that requires a key to operate
    - A garbage disposal with a breaker and lock that requires a key to operate
    - Appliances such as a fridge, dishwasher and microwave
    - A double sink
- Dining space
- Plenty of storage space including a location for Medication Storage/First Aid Kit

Living Area

The Step Down Building Design Workgroup recommends the following for the Living Area:

- The living area has an open floor plan to ensure visual supervision of the kitchen/dining area and monitoring of bathroom(s) and resident rooms
- A quiet room is attached to the living area and is set up for residents to have visitors, treatment or quiet time

Common Space for Units

The Step Down Building Design Workgroup recommends the following shared space for residents living in step down housing:

- An outdoor courtyard with:

  - A walking path that could be partially covered so that it is accessible in bad weather
  - Picnic tables/benches
- A Clubhouse with:
  - A place for leisure activities; games
  - A visiting room
  - A workout room (treadmill, punching bags, bikes)
  - Supply storage
- Staff area that is central to all townhouses
  - A staff lounge - this should be a comfortable location away from the common space, but close enough to housing units so staff could easily respond in case of an emergency
  - Separate men/women bathrooms for staff; including a shower
  - Staff storage/lockers to support 20 staff on any given shift
  - Space for staff to complete documentation and access a computer for training videos
  - Space to eat (including a refrigerator and microwave)
- Laundry area - central location for general laundry use for all housing units
- Outdoor/Recreation Areas
  - Defined bike path
  - Basketball Hoop

Security/Safety Measures

The Step Down Building Design Workgroup believes the design elements described above that allow for visual and remote supervision will support resident and staff safety. Additionally, the Step Down Building Design Workgroup makes the following safety/security recommendations:

- Key Card entry for front doors of units and staff area.
- Video monitoring of front doors
- Video cameras in the living rooms, kitchen, courtyard, clubhouse exits, walkways (not bedrooms or bathrooms)
- Utilize existing campus fencing to ensure the safety of the clients

Campus Design

The Step Down Building Design Workgroup makes the following recommendations related to the overall campus design:

- Create a path between the congregate living space and step down housing for easy staff travel
- Consider utilizing existing buildings for professional staff offices
- Demolish the following unused buildings:
  - Redwood
  - Building 8,
  - Pool building
  - Ramsay
  - Cottages
  - Old maintenance shop
  - Detail shop
  - Boiler plant
- Locate the new care settings on the most "insulated" part of campus
  - A possible location of the townhouses could be where Redwood is currently located
  - A possible location for the congregate living space could be where the cottages are currently located, towards the parking lot
- Improved signage for the state campus - directing people throughout the campus (hospital, job corps, step down, assessment and observation)

Using this information as the visionary and qualitative baseline, the following architectural space listing was developed and confirmed throughout the user group meeting process.

It should be noted, that this is a starting point for the design process and later design development may affect size and quantity of spaces listed, overall building size and ultimately estimated costs.

Description	Qty	NSF	Total	Comments
Client Housing (7 total units)				
Resident Room	14	160	2,240	Rooms to be 100-160 square feet per room with 9'-0" ceilings. Rooms to include twin sized bed, nightstand and dresser. The clear floor area should allow for 3'-0" minimum at each side and foot of the bed. Ensure optimal opportunities for natural light. High acoustical standards to allow for privacy. Doors to be anti-barricade; allow them to be opened in either direction. Room shall be ADA compliant. Items shall be available for residents to decorate their room with plants available based on clinical care assessment.
Resident Bathroom (individual)	8	64	512	Provide (2) per unit in two bedroom, two bath units; (1) bathroom with shower/tub combination and (1) with shower only. Provide anti-ligature, zero clearance shower heads, and built in shower seat.
Resident Bathroom (shared)	3	64	192	Provide (1) per unit in two bedroom, two bath units. Provide shower/tub combination. Provide anti-ligature, zero clearance shower head.
Laundry	7	40	280	Side by side. Omit if provided at the clubhouse.
Kitchen	7	100	700	Residential style kitchen, ADA accessible, setup for training, include keyed breaker for stove and garbage disposal, refrigerator, dishwasher, microwave, double compartment sink, cabinet storage for first aid, and supplies.
Dining Area	7	100	700	Size for table & chairs for 4 people, and breakfast bar.
Living Area	7	180	1,260	Open floor plan, open to kitchen, visible to/from bathroom & resident rooms.
Visitor Room	7	100	700	Room to be quiet and facilitate outside visits with care providers, guardians, staff and family. Include table & chairs for 2-3 people, and a small desk.
Common Space - Clubhouse				
Visiting Room	1	160	160	Community room to meet with family, staff and clinicians. Provide comfortable furniture. Living room setting with comfortable seating. Sized for 6-8 people.
Leisure / Activity Space	1	450	450	Include space for games, activity, media room. Size for 25 people. Include countertop for layout of potlucks and cabinets for supply storage.
Group Room	1	240	240	Sized for 10-12 people in chairs arranged in various settings and at tables.
Workout Room	1	475	475	Room sized for access to (2) treadmills, punching bag on stand, (2)stationary bikes, and all in one weight machine. Anticipated occupancy of 4-6 people at one time.
Supply Storage	1	150	150	Storage for tables and chairs, seasonal decorations, etc.
Outdoor Storage	1	250	250	Covered area for 12 three-wheeled bikes, etc. Lockable deep cabinets for other recreational equipment.
Restroom	2	100	200	2 fixtures per restroom minimum.
Laundry Area	1	200	200	Room to be sized to accommodate three residential style washers and three residential style dryers, and folding table.
Staff Areas				
Lounge	1	320	320	Sized for 8 people with comfortable seating, TV.
Staff Bathroom w/ Shower	2	100	200	Provide single fixture, separate shower/dressing area within bathroom.
Lockers	1	150	150	Sized for 10-14 people/shift. Include 30 half height lockers and bench.
Documentation Station	1	120	120	Continuous counter with workstations for 4 people.
Kitchenette/Break	1	50	50	Include sink, dishwasher, microwave, refrigerator, coffee
Office	2	150	300	Each office sized for two people at individual workstations.
Training/Conference Room	1	120	120	Small conference room sized for 4 people.

Description	Qty	NSF	Total	Comments
Outdoor Areas				
Outdoor Courtyard	NA			Features to include walking path and picnic tables and activity spaces.
Recreation Area	NA			Area for sports, basketball hoop, bike path, etc.
Sub Total Net SF (NSF)			9,969	
Net Gross Ratio			25%	
Gross SF (GSF)			12,461	

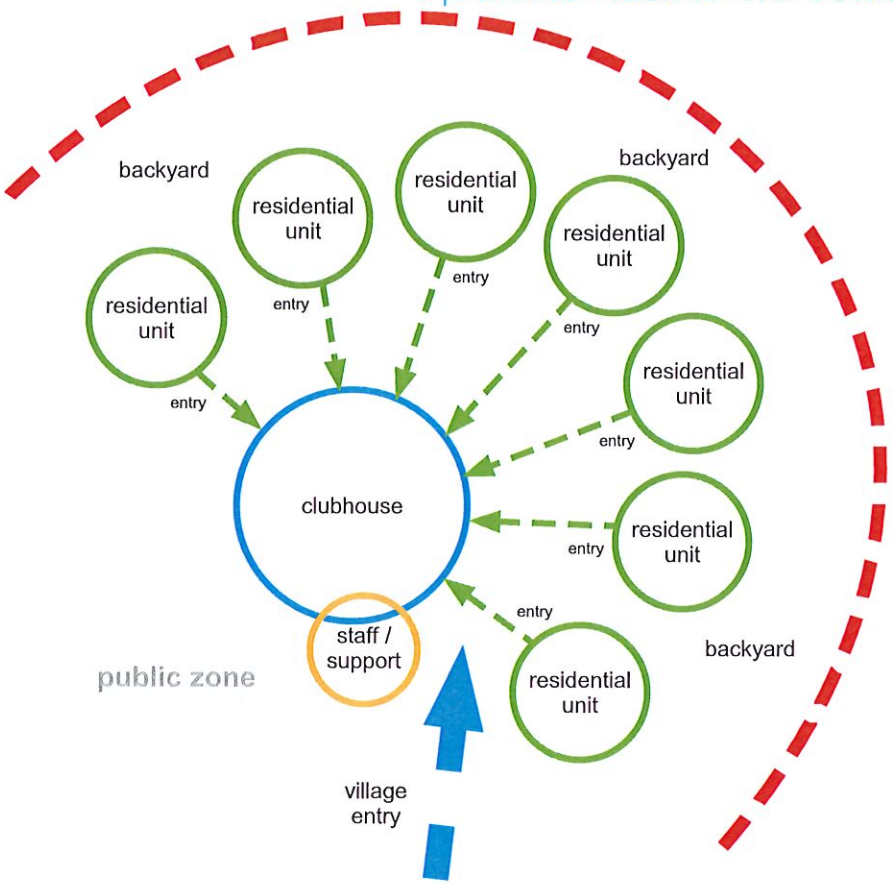
Step Down Bubble and Adjacency Diagrams

Based on the information provided by and developed with the Step Down user group, the team developed a graphical representation of how each programmed element relates to one another. The resulting village concept is similar to what a client may experience in the broader community.

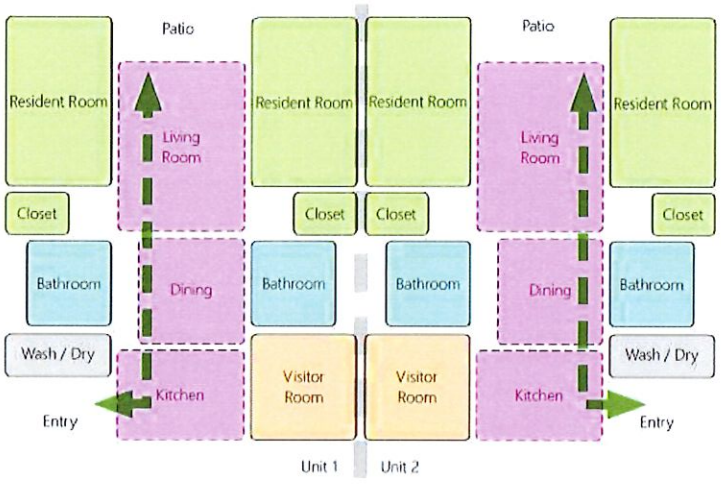
Individual units are organized in groups of two that resemble duplex or townhome living units. The group referenced actual floor plans as a planning basis and modified them to include unique program elements.

In the case of the reuse option, the bubble and adjacency information provided an idealized organization constrained by the limitations and opportunities presented by the Redwood building.

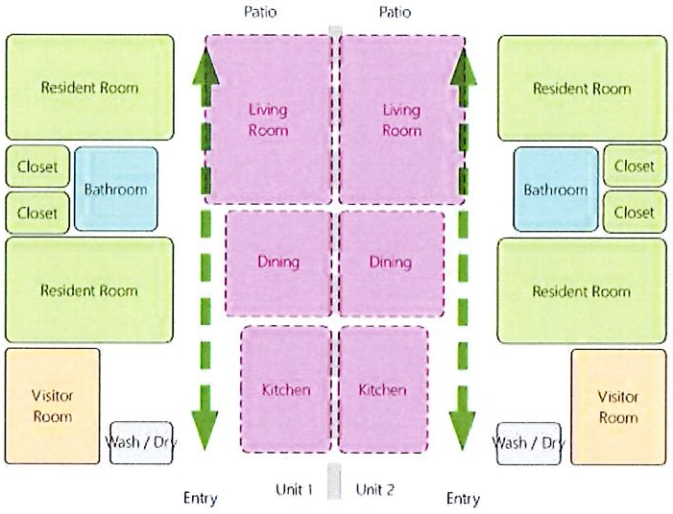
The following diagrams present the new building option placed on the Cottages site and secondly a possible reuse option utilizing the Redwood building.



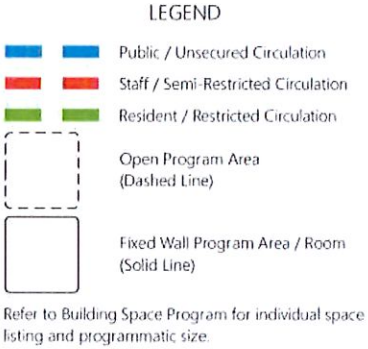
STEP DOWN VILLAGE CONCEPT



Duplex - 2 Bedroom / 2 Bathroom



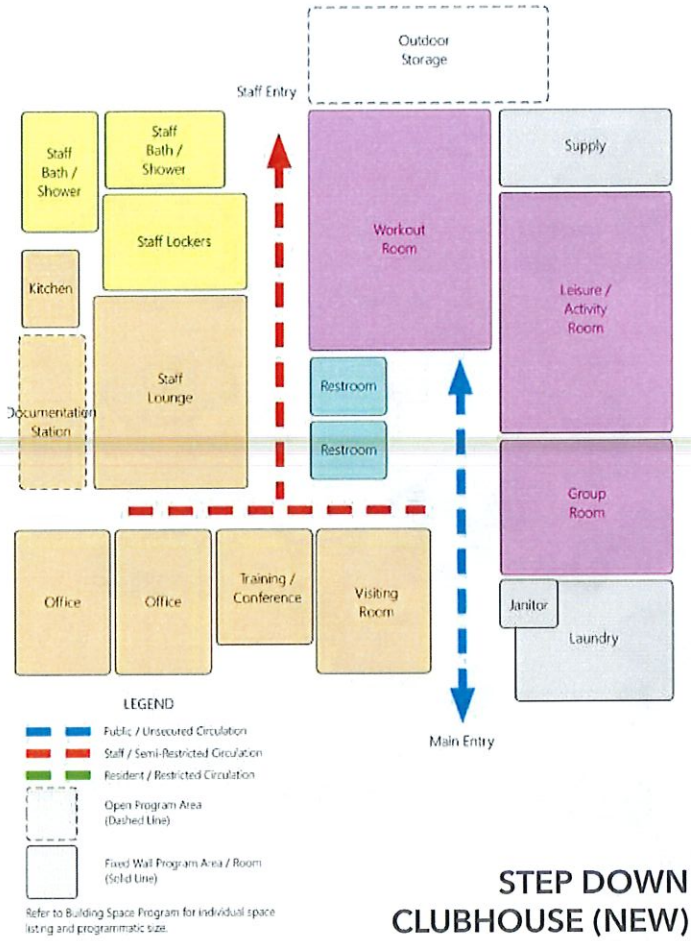
Duplex - 2 Bedroom / 1 Bathroom



Refer to Building Space Program for individual space listing and programmatic size.

STEP DOWN UNIT (NEW)

D | BUILDING PROGRAM - STEP DOWN

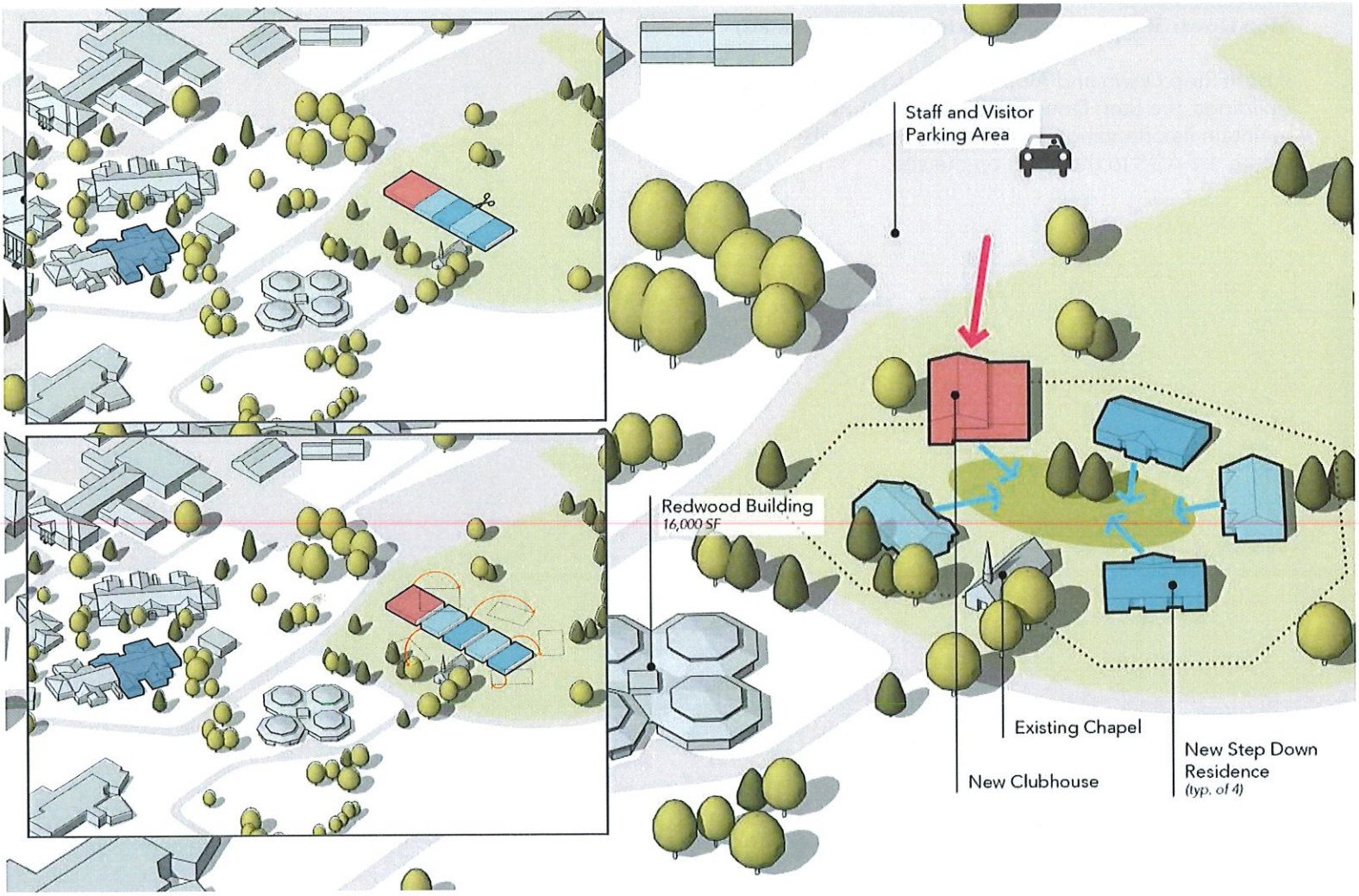


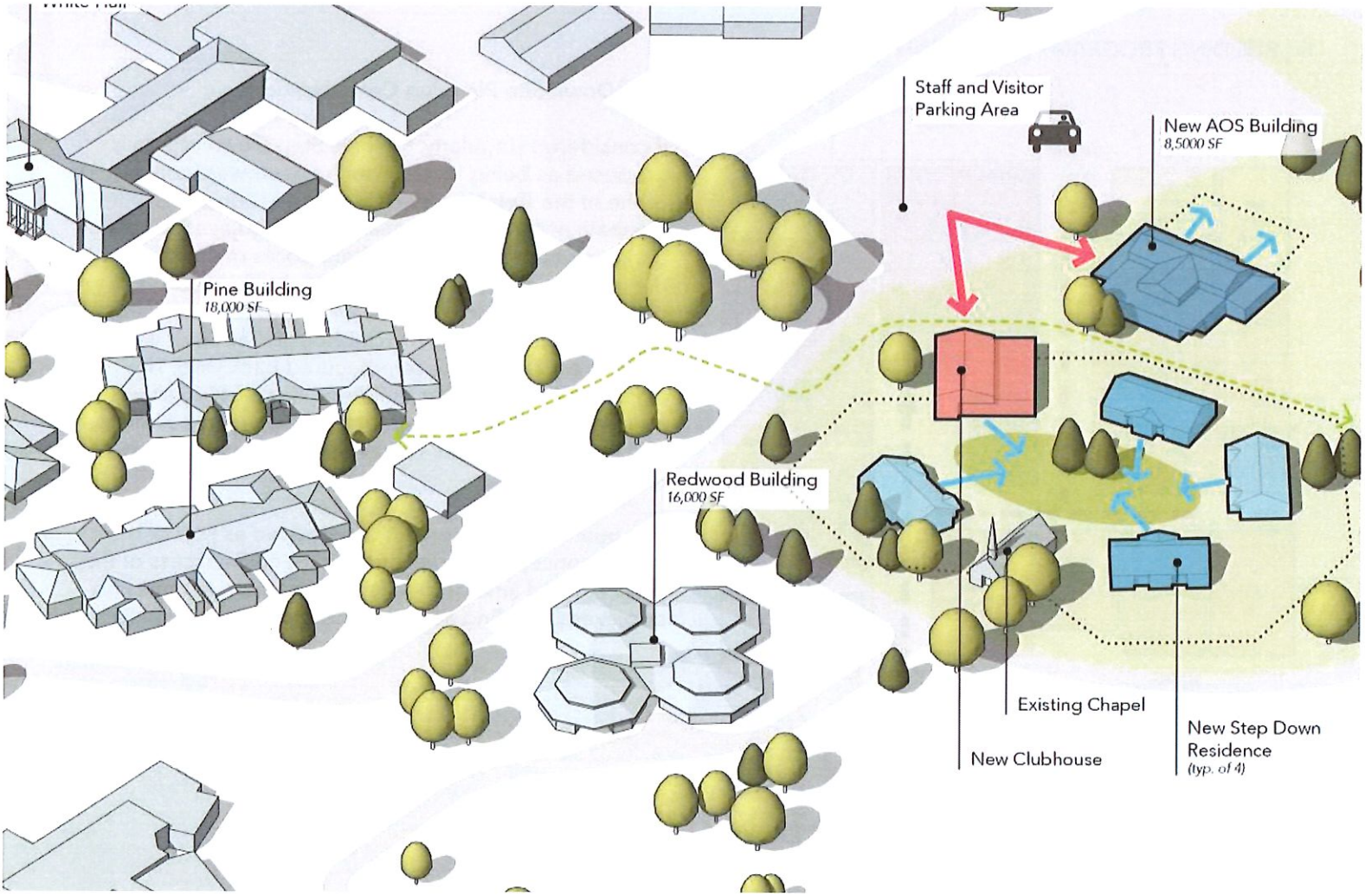
Step Down Site Planning Considerations

If considered singularly, the new Step Down village is proposed as being located on the southwest corner of the of the Cottages site. The village is oriented with the main entry and clubhouse located adjacent to the parking lot to the north. The front doors of each of the units are focused inward on a common courtyard providing access to common amenities like a walking path, picnic tables and the clubhouse. Each unit would have direct access to a semi secured back yard. The close proximity to other buildings and parking allows convenient access for staff to travel between buildings and limits the distance for residents to be picked up or for visitor access.

The quantity of resident units proposed as part of the village concept provides one additional in excess of the programmed amount due to arrangement of units into duplexes providing additional capacity and flexibility.

STEP DOWN CLUBHOUSE (NEW)





Step Down Site Planning Considerations (continued)

If both Step Down and AOS programs are built as new buildings, the Step Down village is recommended to maintain its orientation and location as described and locate the AOS to the north on the site.

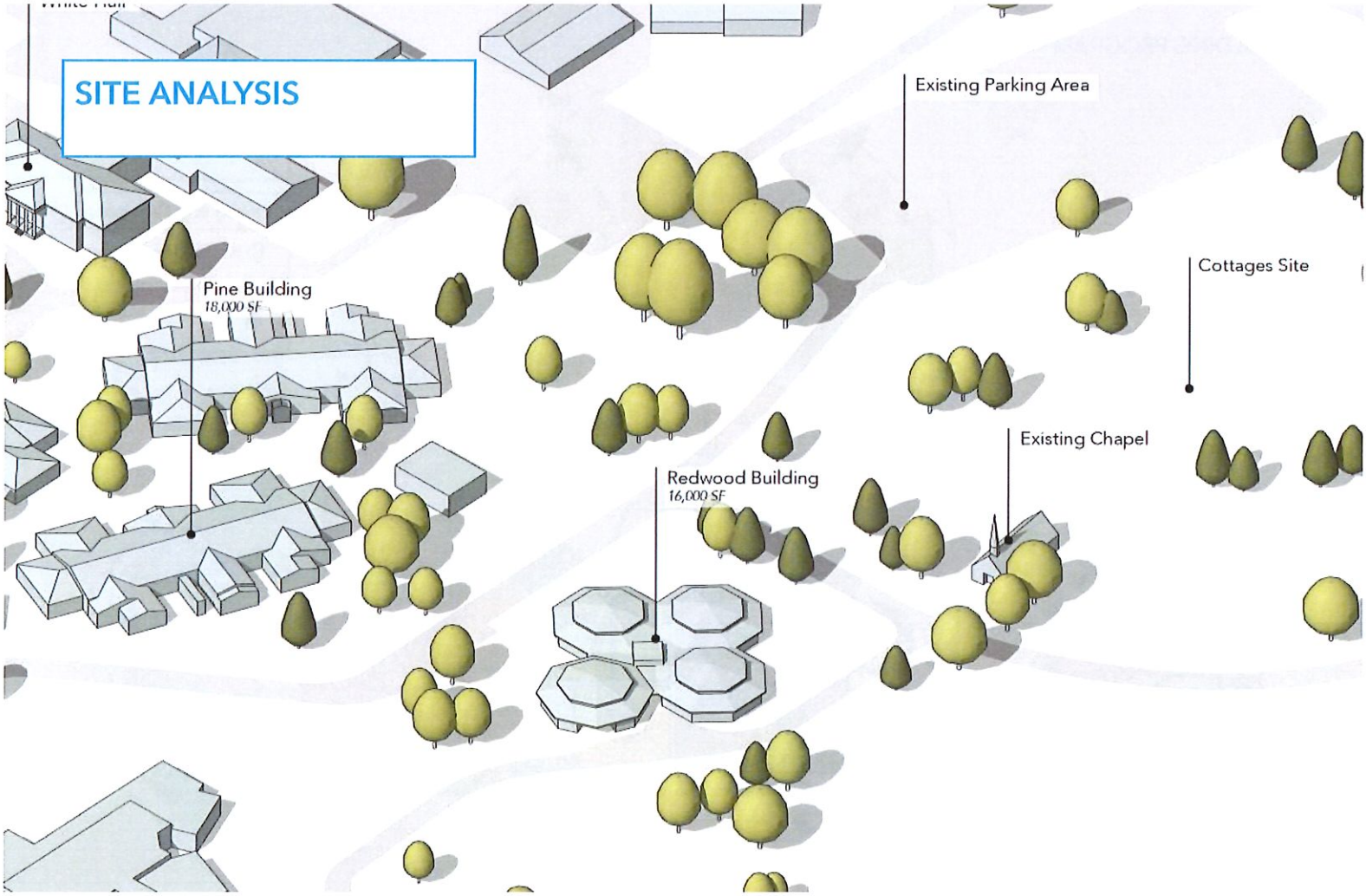
STEP DOWN (REDWOOD)

Step Down Redwood Renovation

The individual residential units are organized around a central common area containing the clubhouse and staff functions. Individual unit entries face out so each has its own identity. The programmed quantity of resident rooms are provided. The approach assumes a total renovation of the existing building including enclosing several of the existing covered patios. Due to the unique geometry of the existing structure, the size and shapes of the programmed areas may expand to fill the available area.

The Pine building was also explored for reuse, but was dismissed because in addition to other items, the required number of beds programmed could not be met.

SITE ANALYSIS



Site Observations and Analysis

Redevelopment Site #2, or the Cottages site, is located to the east of the Aspen, Birch and Pine buildings at the east edge of the main campus. The Cottages site is the preferred location for redevelopment based on the criteria noted in the Background section of this document.

Consistent with this preference, the existing utility services were assessed for conceptual suitability to support new construction at this location.

In addition to the utilities addressed below, development in this area should consider renovation of the existing adjacent parking area and upgrade of parking lot and site lighting. Associated renovation costs are included as part of the cost models.

Sewer Infrastructure

A sewer trunk generally runs from the south boundary of the SWITC campus to the City of Nampa treatment plant via the 11th avenue corridor. In 2013, we were informed that this line had additional capacity of up to 1 cfs, which equates to approximately 2,000 Equivalent Residential Units (ERUs). 1 ERU is considered by the City to be equivalent to 9000 square feet of commercial space. It is assumed that the current infrastructure is sufficient to accommodate the proposed expansion within the SWITC Campus, but this would need to be verified based on recent growth within the area and final flow calculations of the proposed facilities.

An 8" Sewer main is extended from a manhole in 11th Avenue and works its way east through the US Job Corps Campus. This section terminates at the Ridge Crest Golf Course Facility. The closest manhole on this extension in relation to the proposed cottages site is +/- 600 feet away.

Another 8" sewer main enters onto the SWITC campus from 11th avenue further to the south. This sewer line follows a short portion of Fountain Circle, turns north east along Mulberry Lane and terminates at a manhole just behind the old campus school facility. This manhole lies +/- 1500 feet from the south edge of the proposed cottages.

All sewer inverts would need to be surveyed to confirm flow directions; however, the identified sewer lines generally run to the west and connect with the trunk in 11th avenue. Inverts would need to be verified to better understand pipe gradients and depths form the proposed facilities to the nearest manholes.

Water Infrastructure

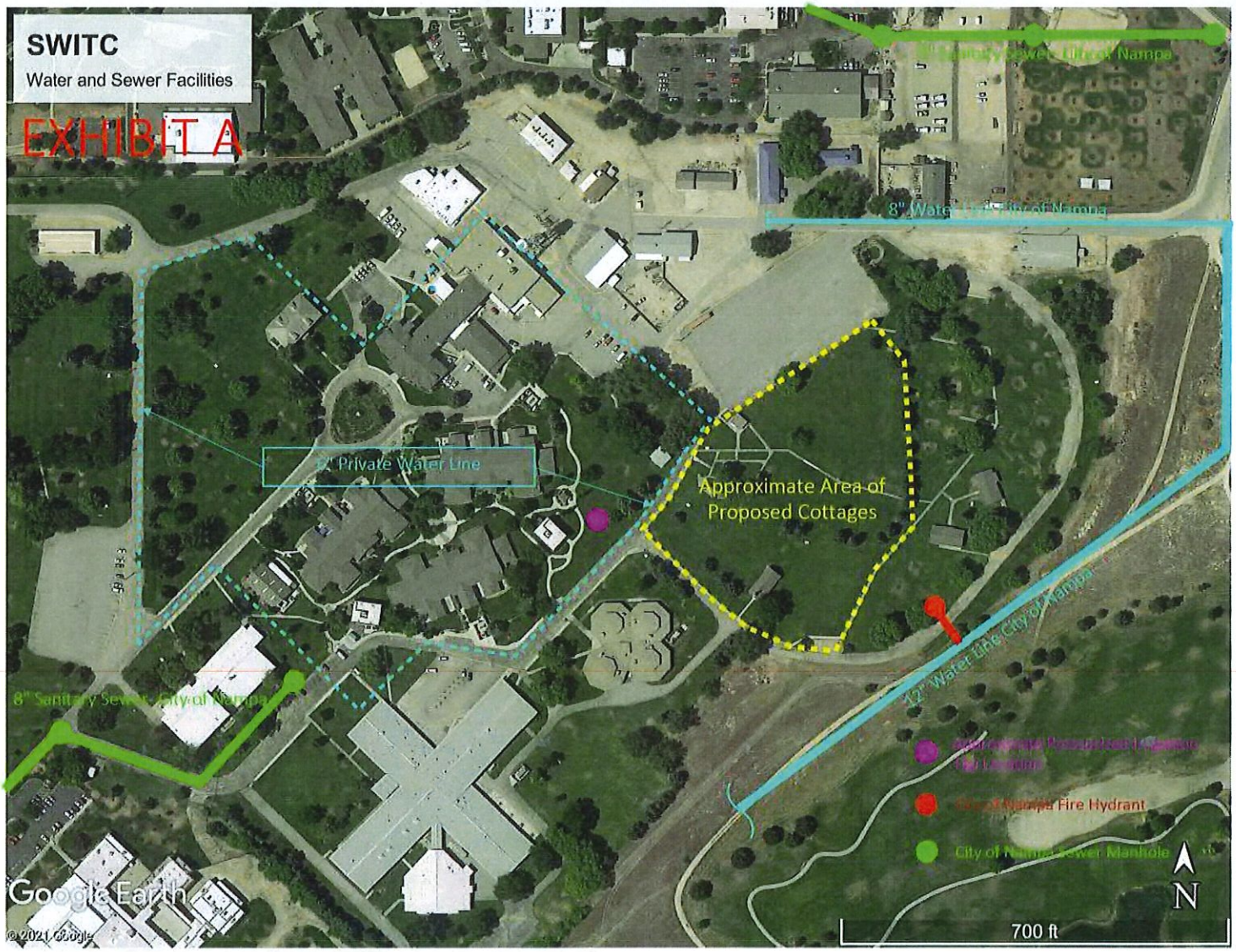
The SWITC site currently utilizes a private looped system which is supplied by 3 existing private wells. City facilities exist in the vicinity and could be available for back up purposes as needed. A 6" private line exists on the southwest edge of the cottages site. It is anticipated that this line is not sufficient for required fire flows but could be utilized for domestic water needs. Additionally, a 12" public water main exists on the west edge of the Ridgecrest golf course, near the southeast corner of the cottages site. It is our recommendation that this line be utilized for required fire flows. City utility plans indicate an existing fire hydrant in this SE corner of the cottages site.

Pressurized Irrigation System

Pressurized irrigation is available on the site and the City of Nampa would require that it be utilized for all landscape irrigation associated with any new development. It is anticipated that a mainline connection can be achieved near the southwest corner of the cottages site.

Exhibit

Exhibit A illustrates the described utilities. This exhibit is based on City of Nampa utility maps and is not exhaustive. A meeting with Nampa Public Works and on-site surveying is recommended to further verify these utilities.



PINE BUILDING
Assessment

Architectural Assessment

The Pine building is one of three identical buildings constructed in 2002. With the exception of a few minor interior renovations and modifications, it remains in its original state. The approximately 18,000 SF building includes two 10 bed resident wings separated by a compliment of staff and support spaces. In addition to resident rooms and en suite bathrooms, each wing includes a small open day-use area, built-in nurse station, laundry, dining and kitchen areas. Each day-use area provides direct access to a secured exterior courtyard.

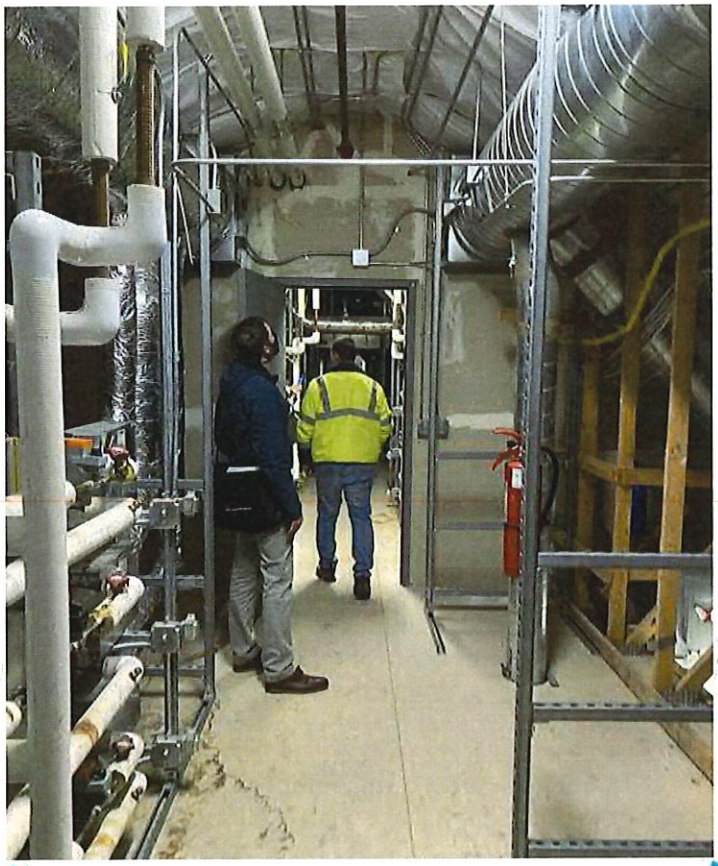
The exterior of the building is comprised of brick and CMU veneer, and cementitious painted lap siding with an architectural asphalt shingle roof. With little exception the building's exterior is in great overall condition. The masonry veneer shows evidence of surface effloressence, a likely result of irrigation over spray rather than interior water infiltration. Irrigation coverage should be adjusted to eliminate over spray on the exterior walls and efflorescence can be cleaned. The roof is original and should be considered to be replaced with any major planned project, as it is nearing its end of life.

The facility team noted there have been some leaks and some of the trim at downspouts have deteriorated at several locations around the building. The facility team also noted several system upgrade and replacement projects are planned for the building in the next few years.

The interior of the building is characterized by small closed off spaces, a network of interior hallways, blind corners and a lack of natural light. Most of the interior finishes and fixtures are original and held up well.

Structural Assessment

The Pine building was built in the early 2000's and is a one-story structure with prefabricated wood roof trusses at 24" on center and either wood or light-gauge steel stud bearing walls. The exterior is a combination of wood siding and brick veneer. It is assumed that the lateral force resisting system of the building is wood paneled shear walls. The floor is a concrete slab on grade, and it is assumed that the building has traditional shallow concrete foundations.



Observation of the Pine building included walking the interior of the building and going up into the attic. The building appeared to be in good condition structurally and it did not appear to have any major structural altercations done prior to the original construction. Due to the span of the roof trussed it is assumed that some interior walls are acting as bearing walls and it is also possible that some interior walls are acting as shear walls. The likely locations for interior bearing walls are the corridor walls.

Mechanical and Plumbing Assessment

The building's existing mechanical system consists of two (2) large variable air volume (VAV) air handling units (AHUs) located in a mechanical room. The AHUs have supply, return, and outside air ducting systems. The AHUs were situated in the room in such a manner that provided proper clearance to all serviceable sections.

The units are equipped with hot water coils for heating and chilled water coils for cooling. Both the supply and return fans are operated by variable frequency drives (VFDs) to control both the air flow to the building, and to control the overall building pressure.

The air handlers are provided heating hot water by two (2) gas fired, high-efficient condensing hot water boilers, also located in the mechanical room. The heating hot water is circulated to the air handlers and throughout the facility by a pair of in-line pumps. These pumps are located on a rack, situated between the boilers.

The facility's chilled water is produced by an air cooled chiller located just outside the mechanical room, behind a chain link fence with privacy slats.

The chilled water was circulated to and from the chiller and AHU by dual chilled water pumps. The main ducts from the AHUs, are routed from the mechanical room into the attic space and then through the attic system to various VAV boxes. The VAV boxes are equipped with a motorized damper to control the volume of air being supplied to each individual zone and also a hot water "re-heat" coil to properly control the zone's temperature. The center isle of the attic space is a mechanical service access to each VAV box. All boxes seemed to be located in a neat and orderly fashion.

After the building was originally constructed in 2002, there was an issue with not being able to maintain adequate freeze protection temperatures in the attic space. At some point in time, a standard efficient gas-

fired furnace was installed in the attic to remedy this situation. The entire mechanical system was connected to and controlled by a central Direct Digital Control (DDC) system - Allerton by ATS.

Overall, the mechanical system is aged, being installed with building original equipment in 2002, but is still in working condition. At 18 years old, many of these systems, such as the VAV's, are at or very nearly at their anticipated life expectancy. The building's boilers and chillers were recently replaced. Future maintenance and replacement of components should be considered. An ASHRAE chart of the anticipated life expectancy of various system components is included at the end of this report located in the appendix.

The existing waste and vent piping systems were not scoped, but as there were no reported concerns about these systems, they seem to be in acceptable working condition. The existing water piping system did not have any reported issues and therefore also seemed to be in acceptable working condition.

The existing hot water system consisted of twinned, standard efficient, gas-fired, tank type hot water heaters. The hot water system has two (2) recirculation systems, presumably from two building zones.

The plumbing fixtures were commercial grade porcelain body with manual flush valve water closets and manual lever faucets. The fixtures appeared to meet ADA standards, however a cane stop was missing on the dual level drinking fountain.

Overall the plumbing system was aged, being building original and 18 years old, but appeared to be in good working condition.

Electrical Assessment

The building's existing electrical service is a 1200-Amp, 120/208-Volt, Three-Phase, 4-Wire system. The existing plans indicate 1000A main fusing in the main disconnect switch. There are three branch panels fed off of the main board: A, B and M. The main switchboard also supplies the chiller and the Automatic Transfer Switch (ATS). The building was built in 2002 and all of the panels and electrical equipment appear to be original to the building. Panels A and B are 2 section panels rated at 400A each. Panel M is rated at 200A.

The existing generator is a 60KW natural gas generator with 200A feeder breaker that supplies power to the 200A rated ATS located in the main electrical room. The generator and ATS are also original to the building.

The existing electrical distribution system appears to be in good working order and sufficient to meet the requirements of the proposed building update.

The Generator and ATS appear to be functional. The Emergency panel used for the building appears to be full, however the receptacles at the nurse station can be repurposed for the new work area.

The existing lighting appears to be original to the building and consists of compact fluorescent fixtures in the residential areas with wall mounted lensed fixtures in halls and bedrooms and recessed can lights in the common rooms with linear fluorescent cove lighting. Controls appear to be limited to timeclock based controls with local area, single level switching.

Areas that are remodeled will need to be updated with LED lighting and controls meeting the requirements of the current energy code. This will include local dimming control, occupancy sensors and possibly daylight responsive controls based on proximity to fenestration.

The fire alarm system was upgraded in 2017 to a new Notifier fire alarm system. It is a manual fire alarm system with smoke detection in sleeping rooms and occupant notification. The system should be capable of being modified as required to cover any renovated areas.

The existing access control system consists of card readers and cypher pads to allow access into and egress from the building. A project is currently under design review to replace the existing system to meet the new campus standard. The new system will be capable of being modified for the remodeled area.

The existing telecom system and distribution appears to be adequate for the current needs. The main data racks are located central to the building with copper distribution routed over the ceilings to the data ports. The existing system should be capable of handling any modifications required by the remodel.

REDWOOD BUILDING
Assessment

Architectural Assessment

The 1960's era Redwood building is a low rise single story, 16,000 SF masonry veneered steel lap sided building. The unique building plan is made up of four roughly identical octagon shaped lobes clustered around a central core. Each octagonal volume includes a central clerestory and high interior volume.

The existing roof is a hot mopped built up asphalt roof with exposed gravel surface. Although, the age of the roof is not known, it appears to be in relatively good condition and there is no interior evidence of water infiltration at the roof.

The exterior aluminum windows are original and although in fairly good condition should be replaced with a more energy efficient option. There is some evidence of suspected water infiltration around the interior of the window frames.

The building has experienced interior renovations over the years with the last one being performed in 2009, and affected two of the four wings. The high volume of the open structure and clerestories have been covered with a suspended acoustical ceiling system. In addition to the interior renovations, the building's roof top mechanical units were replaced shortly before the building was shuttered around 2010.

The partial basement mechanical room houses the remnants of prior mechanical systems that were abandoned when the building systems were updated, as well as the building's main electrical feeder and electrical panels.

Based on the age of the building it is suspected that there are both asbestos containing materials and lead based paint present and any future project should include a detailed survey and if needed abatement or other mitigation measures. In addition, there is also evidence of animal infestation within the structure.

Structural Assessment

It is our understanding that the Redwood building was built in the 1960's. It is a one-story structure with a partial basement. The roof is bare metal deck supported on steel beams which are supported by 4" square tube steel columns. The exterior is a mix of brick, siding and storefront curtain walls. Buildings constructed during this time period often do not have very well-defined lateral force resisting systems, but it is likely that the brick walls are acting as shear walls. The floor is primarily slab on grade with a cast-in-place concrete slab over the partial basement and some areas of concrete over metal deck at utility trenches. The basement retaining walls are cast-in place concrete and it is assumed that the building is supported on conventional shallow foundations.

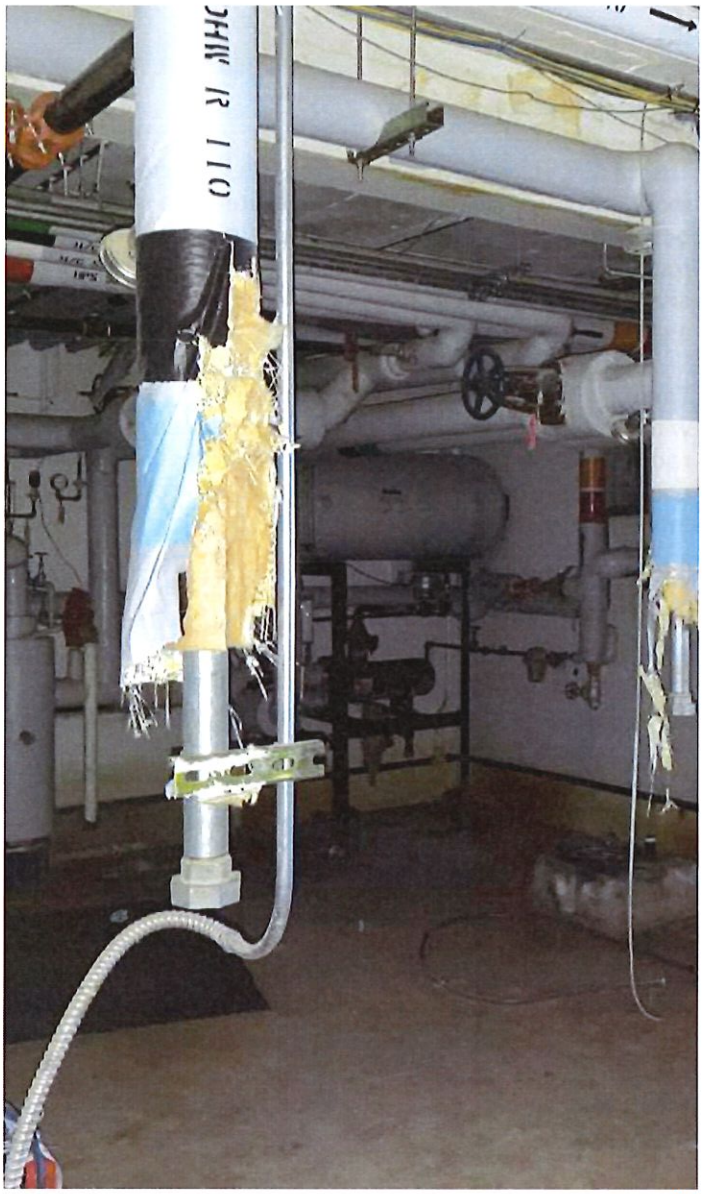
The observation of the Redwood building included walking the interior and the basement and looking above the ceiling where possible. The building looked to be in good condition for it's age with no major areas of concern noted. All the primary structural components appeared to be unmodified from the original construction. It was determined that the likely locations of structural columns are at the corners of each of the 4 inner octagons (that make up the clerestory windows) and each of the 4 outer octagons.

Mechanical and Plumbing Assessment

The building's shape consists of four (4) octagon-like pods, connected together by a central core area. The four (4) pods are each conditioned by two (2) corresponding roof top units (RTUs). The center area has its own RTU. All RTUs are located on the roof.

As there was no roof access readily available, a closeup inspection of the RTUs was not possible. Based on the available information, the units appeared to be aged, and were installed shortly before the building was closed. Since there was no power to the building the units were not running. It is understood the building has been "decommissioned" for several years now and the operational condition of the units would be very questionable at this point in time, however, the actual run time on the units is supposedly very minimal. It is highly advisable to have a service performed on each of these units to confirm their operational condition. If the actual run time on these RTUs is low and the units can be serviced and restored to operational condition, then they may be a very good fit for the future use of this facility.

The controls system appeared to be stand alone thermostats. A bank of stats was located behind a central control desk in the center area of the building.



As a side note, the mechanical system before the RTUs were installed appeared to be a heat only based system with steam from the central steam boiler plant. The original equipment was located in the building's basement. A lot of this original equipment has already been abandoned in-place. There are original piping sections and accessories still located in the basement, but these can be removed as they are no longer required for the new mechanical RTU type of system.

The existing waste and vent piping systems were not scoped, but are building original and therefore are at the end of their anticipated useful life expectancy.
The existing water piping systems were not exposed for inspection, but are building original and therefore are at the end of their anticipated useful life expectancy.
The existing fixtures are aged, not suitable for a future remodel and in need of replacement.

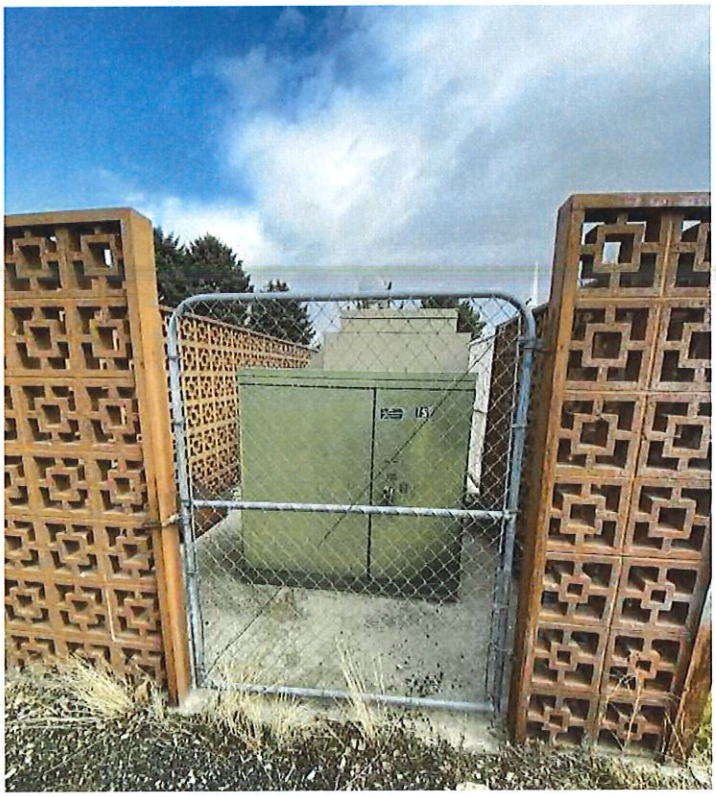
Overall the plumbing system was very aged, operationally not confirmed as the building has been "closed", but it is recommended that the system be replaced with new to the extent possible for the future remodel/upgrade.

Electrical Assessment

The building's existing electrical service is an 800-Amp, 120/208-Volt, Three-Phase, 4-Wire system. There are four branch panels fed off of the main board: A, B, C and M. There is also a breaker marked Spare that appears to have once fed a chiller. The main electrical panel appears to have been updated in 2009. This update included the main disconnect and the main service panel and completed in conjunction with the installation of the backup generator and transfer switch. The updated main service panel was used to feed the existing branch panels located in the building with the exception of panel M which appears to be of the same vintage as the main electrical panel. The generator appears to be natural gas and is estimated to be rated at 250kw. It is assumed to be the same age as the ATS and disconnect switch. The ATS is located exterior to the building and is rated at 800A. The existing main electrical panel appears to be in working order, but has been turned off for an extended period of time. The breakers in the panel have been discontinued, so future modifications would require a retrofit of the breakers to the replacement model of breaker. If the existing breakers are to remain, they should be fully tested prior to re-energization.

Panel M looks to be in serviceable condition and could be reused for new loads. The existing panels A, B and C appear to be original to the building and will need to be replaced as part of any renovations to the building.

The existing generator is not operational currently and will need to be fully inspected and tested prior to use. Given the age and current condition, required replacement should be considered likely based on the results of any start up and testing procedure. The ATS will need to be tested and inspected as well to ensure functionality.



The existing fixtures in the building consist of flush mounted linear fluorescent fixtures with acrylic lenses. The fixtures are installed in the grid ceilings as well as the gypsum board ceilings.

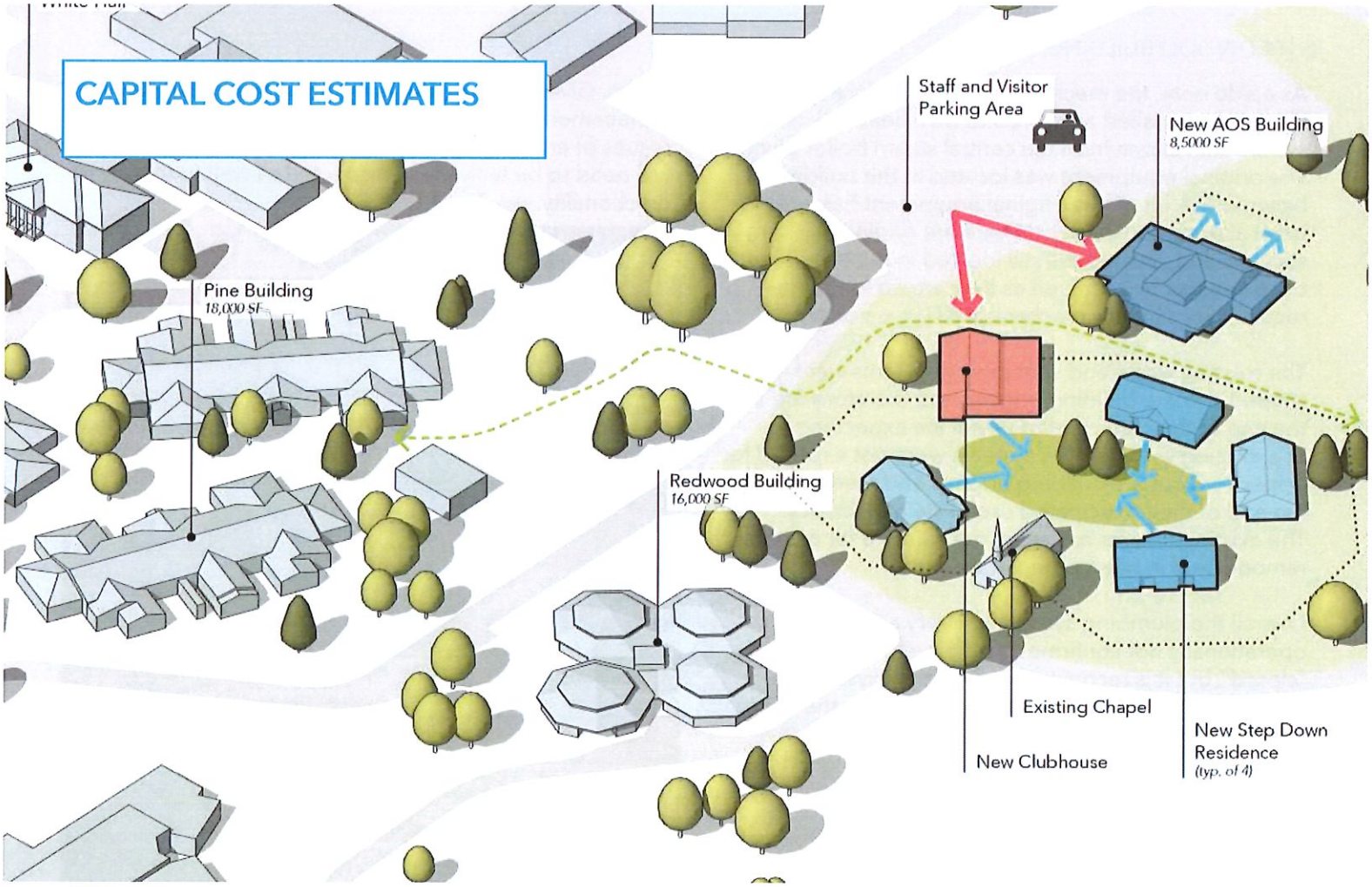
Areas that are remodeled will need to be updated with LED lighting and controls meeting the requirements of the current energy code. This will include local dimming control, occupancy sensors and possibly daylight responsive controls based on proximity to fenestration.

The fire alarm system is a Pyrotronics fire alarm system that has been taken off line. It is unclear if the system is operational, but should be assumed to be nonfunctional.
Any remodel to the building will require a full fire alarm system upgrade to meet current codes and ensure reliable system functionality.

There does not appear to be an access control system currently installed in the building. A new access control system will be required operate the building in a manner consistent the other buildings on campus.

The existing Telecom system hardware has been removed. The existing cabling should be replaced with new cables to meet the current IT standards of the IDHW.

CAPITAL COST ESTIMATES



Option Description	Estimated Project Costs (estimated costs are escalated to 2024 dollars and include hard construction costs and soft costs)
AOS Reuse - Option includes demolition and reconfiguration of approximately 8,500 SF of the existing Pine Building, exterior repairs including reroof of entire building, gutter and downspouts, and selective replacement of trim.	$ 3,949,000.00
AOS New - Option includes construction of a new approximately 8,500 SF single story secured residence building, exterior resident yard and associated site work.	$ 5,091,000.00 (Recommended)
Step Down Reuse - Option includes total interior demolition and hazardous material abatement of the existing Redwood Building. Interior spaces to be reconfigured to support 7 two bedroom units and interior clubhouse and staff spaces. Windows and mechanical systems to be upgraded to current codes. Immediate site to be upgraded with new sidewalks, landscaping and irrigation.	$ 7,390,500.00
Step Down New - Option includes construction of new clubhouse and four independent duplex buildings housing 2 two bedroom units per duplex. Buildings to be arranged around a central courtyard with walking path, picnic tables, benches, sports court and upgraded landscape.	$ 5,901,500.00 (Recommended)

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

April 27, 2021	Quantity	Construction Unit Cost	TOTAL COST
MASTER SUMMARY **Draft: Program Construction Cost Estimate**			
Site Building Demolition (Campus) New Step-Down Workgroup Site Building Demolition (Campus) Site Building Demolition (Campus)			
Construction Cost:			
Building Demolition Costs (Campus)	72,874 SF	$10.00	$620,000
Owner / Soft Costs:			
A/E Fees	10.00%		$62,000
A/E Fees Reimbursables	0.70%		$4,500
Commissioning	0.50%		$3,000
Construction Testing	1.00%		$6,000
Permitting	0.50%		$3,000
Soil Investigation	0.25%		$1,500
Site Survey	0.35%		$2,000
Advertising	0.02%		$0.00
Design Contingency	5.00%		$31,000
Project Contingency	3.00%		$18,500
Utilities Design	0.50%		$3,000
Furniture, Fixtures & Equipment Budget	7.50%		$46,500
TOTAL (Owner / Soft Costs)			$181,000
TOTAL (2022 Project Cost)	3.00%		$819,500
TOTAL (2023 Project Cost)	6.20%		$839,500
TOTAL (2024 Project Cost)	9.60%		$860,500

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
Site Building Demolition (Campus)			
New Step-Down Workgroup Site Building Demolition (Campus)			
Site Building Demolition (Campus)			
Draft: Program Construction Cost Estimate	**72,874 SF**	**$10.00**	**$620,000**
Building Demolition:	**72,874 SF**	**$9.00**	**$620,000**
Demolish Existing Structure - Redwood Building	17,000 SF	$10.00	**$170,000**
Demolish Existing Structure - Building 8	10,730 SF	$8.00	**$86,000**
Demolish Existing Structure - Pool Building	4,000 SF	$10.00	**$40,000**
Demolish Existing Structure - Ramsay	18,020 SF	$8.00	**$144,000**
Demolish Existing Structure - Cottages	3,024 SF	$7.00	**$21,000**
Demolish Existing Structure - Old Maint. Shop / Carpenter Shop	10,100 SF	$8.00	**$81,000**
Demolish Existing Structure - Adaptive Equip / Auto Shop	6,000 SF	$7.00	**$42,000**
Demolish Existing Structure - Boiler Plant	4,000 SF	$9.00	**$36,000**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
MASTER SUMMARY **Draft: Program Construction Cost Estimate**			
AOS SUMMARY (Remodel) **Renovate Pine Building (Interior Improvements)** **New Assessment, Observation & Stabilization (AOS)** **Congregate Care Setting**			
Construction Cost:			
Renovate Pine Building (Interior Improvements)	8,500 SF	$330.00	$2,802,000
Owner / Soft Costs:			
A/E Fees	12.00%		$336,000
A/E Fees Reimbursables	0.70%		$20,000
Commissioning	0.50%		$14,000
Construction Testing	1.00%		$28,000
Permitting	0.50%		$14,000
Soil Investigation	0.25%		$7,500
Site Survey	0.35%		$10,000
Advertising	0.02%		$500.00
Design Contingency	5.00%		$140,000
Project Contingency	3.00%		$84,000
Utilities Design	0.50%		$14,000
Furniture, Fixtures & Equipment Budget	7.50%		$210,000
TOTAL (Owner / Soft Costs)			$878,000
TOTAL (2022 Project Cost)	3.00%		$3,764,000
TOTAL (2023 Project Cost)	6.20%		$3,853,500
TOTAL (2024 Project Cost)	9.60%		$3,949,000

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
Renovate Pine Building (Interior Improvements) **New Assessment, Observation & Stabilization (AOS)** **Congregate Care Setting** **Draft: Program Construction Cost Estimate**	**8,500 SF**	**$330.00**	**$2,802,000**
Site Improvements:	**8,500 SF**	**$2.75**	**$23,000**
Site Improvements - Minimal Patch & Repair	8,500 SF	$2.75	**$23,000**
Building Shell:	**8,500 SF**	**$226.75**	**$1,928,000**
Hazardous Material Abatement (Allowance)	8,500 SF	$7.50	**$64,000**
Building Demolition, Prep for New Construction	8,500 SF	$13.75	**$117,000**
Building Foundations			**No Work**
Building Floor Slab, Patch & Repair (Allowance)	8,500 SF	$3.50	**$30,000**
Exterior Wall Enclosure Patch & Repair / New Exterior Openings	9,350 SF	$20.75	**$194,000**
Roofing & Drainage Systems	8,500 SF	$24.75	**$210,000**
Loose Fixtures, Furniture & Equipment (FF&E)			**In Other Budget**
Fire Suppression System	8,500 SF	$8.25	**$70,000**
Plumbing System	8,500 SF	$26.25	**$223,000**
Heating, Ventilating & Air Conditioning System	8,500 SF	$51.00	**$434,000**
Electrical System - Feeder, Branch, Lighting & Power	8,500 SF	$44.25	**$376,000**
Electrical Communications / Electrical Security & Safety Systems	8,500 SF	$24.75	**$210,000**
Building Program:	**8,500 SF**	**$103.00**	**$874,000**
Support:			
Entry / Check-in / Waiting	184 SF	$179.50	**$33,000**
Visitation	200 SF	$145.00	**$29,000**
Housing:			
Resident Rooms	960 SF	$110.50	**$106,000**
Resident Restrooms	320 SF	$317.50	**$102,000**
Shared Spaces:			
Supplies / Storage	100 SF	$62.00	**$6,000**
Clean Linen Storage	135 SF	$76.00	**$10,000**
Dining Area	200 SF	$82.75	**$17,000**
Prep Area	120 SF	$103.50	**$12,000**
Quiet Room / Sensory Room	340 SF	$145.00	**$49,000**
Gathering Area	1,200 SF	$82.75	**$99,000**
Laundry Room	160 SF	$103.50	**$17,000**
Medical Room	180 SF	$179.50	**$32,000**
Staff:			
Lounge / Kitchenette / Break Room	210 SF	$110.50	**$23,000**
Staff Bathroom w/ Shower	200 SF	$283.00	**$57,000**
Locker Room	150 SF	$248.50	**$37,000**
Documentation Station	60 SF	$82.75	**$5,000**
Offices	150 SF	$69.00	**$10,000**
Training Conference Room	120 SF	$103.50	**$12,000**
Circulation / Common Area (Grossing)	3,511 SF	$62.00	**$218,000**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
MASTER SUMMARY **Draft: Program Construction Cost Estimate**			
AOS SUMMARY (New) **New Construction - Residence Building** **New Assessment, Observation & Stabilization (AOS)** **Congregate Care Setting**			
Construction Cost:			
Residence Building (Building & Site Improvements)	8,500 SF	$435.00	$3,698,000
Owner / Soft Costs:			
A/E Fees	10.00%		$370,000
A/E Fees Reimbursables	0.70%		$20,000
Commissioning	0.50%		$18,500
Construction Testing	1.00%		$37,000
Permitting	0.50%		$18,500
Soil Investigation			
Site Survey			
Advertising	0.02%		$500.00
Design Contingency	5.00%		$185,000
Project Contingency	3.00%		$111,000
Utilities Design			
Furniture, Fixtures & Equipment Budget	7.50%		$277,500
TOTAL (Owner / Soft Costs)			$1,038,000
TOTAL (2022 Project Cost)	3.00%		$4,847,000
TOTAL (2023 Project Cost)	6.20%		$4,965,500
TOTAL (2024 Project Cost)	9.60%		$5,091,000

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
New Construction - Residence Building			
New Assessment, Observation & Stabilization (AOS)			
Congregate Care Setting			
Draft: Program Construction Cost Estimate	**8,500 SF**	**$435.00**	**$3,698,000**
Site Improvements:	**50,000 SF**	**$8.00**	**$400,000**
Site Improvements - Hardscape / Softscape / Utilities	50,000 SF	$8.00	**$400,000**
Building Shell:	**8,500 SF**	**$305.00**	**$2,584,000**
Building Foundations	8,500 SF	$27.50	**$234,000**
Building Floor Slab	8,500 SF	$7.00	**$60,000**
Exterior Wall Enclosure with Veneer / Exterior Openings	9,350 SF	$58.00	**$542,000**
Roofing System, Deck & Structure	8,500 SF	$48.25	**$410,000**
Loose Fixtures, Furniture & Equipment (FF&E)	8,500 SF		**In Other Budget**
Fire Suppression System	8,500 SF	$5.50	**$47,000**
Plumbing System	8,500 SF	$27.50	**$234,000**
Heating, Ventilating & Air Conditioning System	8,500 SF	$55.25	**$470,000**
Electrical System - Feeder, Branch, Lighting & Power	8,500 SF	$41.50	**$353,000**
Electrical Communications / Electrical Security & Safety Systems	8,500 SF	$27.50	**$234,000**
Building Program:	**8,500 SF**	**$84.00**	**$714,000**
Support:			
Entry / Check-in / Waiting	184 SF	$158.75	**$29,000**
Visitation	200 SF	$207.00	**$41,000**
Housing:			
Resident Rooms	960 SF	$89.75	**$86,000**
Resident Restrooms	320 SF	$296.75	**$95,000**
Shared Spaces:			
Supplies / Storage	100 SF	$41.50	**$4,000**
Clean Linen Storage	135 SF	$55.25	**$7,000**
Dining Area	200 SF	$62.00	**$12,000**
Prep Area	120 SF	$82.75	**$10,000**
Quiet Room / Sensory Room	340 SF	$124.25	**$42,000**
Gathering Area	1,200 SF	$62.00	**$74,000**
Laundry Room	160 SF	$82.75	**$13,000**
Medical Room	180 SF	$158.75	**$29,000**
Staff:			
Lounge / Kitchenette / Break Room	210 SF	$89.75	**$19,000**
Staff Bathroom w/ Shower	200 SF	$262.25	**$52,000**
Locker Room	150 SF	$227.75	**$34,000**
Documentation Station	60 SF	$62.00	**$4,000**
Offices	150 SF	$48.25	**$7,000**
Training Conference Room	120 SF	$82.75	**$10,000**
Circulation / Common Area (Grossing)	3,511 SF	$41.50	**$146,000**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
MASTER SUMMARY			
Draft: Program Construction Cost Estimate			
STEP-DOWN HOUSING SUMMARY (Remodel)			
Renovate Redwood Building & Site Improvements			
New Step-Down Workgroup			
New Workgroup Housing			
Construction Cost:			
Renovate Redwood Building & Site Improvements	17,000 SF	$310.00	$5,298,000
Owner / Soft Costs:			
A/E Fees	12.00%		$636,000
A/E Fees Reimbursables	0.70%		$20,000
Commissioning	0.50%		$26,500
Construction Testing	1.00%		$53,000
Permitting	0.50%		$26,500
Soil Investigation			
Site Survey			
Advertising	0.02%		$500.00
Design Contingency	5.00%		$265,000
Project Contingency	3.00%		$159,000
Utilities Design			
Furniture, Fixtures & Equipment Budget	7.50%		$397,500
TOTAL (Owner / Soft Costs)			$1,584,000
TOTAL (2022 Project Cost)	3.00%		$7,041,000
TOTAL (2023 Project Cost)	6.20%		$7,210,500
TOTAL (2024 Project Cost)	9.60%		$7,390,500

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
Renovate Redwood Building & Site Improvements			
New Step-Down Workgroup			
New Workgroup Housing			
Draft: Program Construction Cost Estimate	**17,000 SF**	**$310.00**	**$5,298,000**
Site Improvements:	**65,000 SF**	**$3.00**	**$195,000**
Site Improvements - Perimeter Sidewalks, Landscaping & Irrigation	65,000 SF	$3.00	$195,000
Building Shell:	**17,000 SF**	**$243.25**	**$4,137,000**
Hazardous Material Abatement (Allowance)	17,000 SF	$9.75	$166,000
Building Demolition, Prep for New Construction	17,000 SF	$16.50	$281,000
Building Foundations			No Work
Building Floor Slab, Patch & Repair (Allowance)	17,000 SF	$4.25	$72,000
Exterior Wall Enclosure Patch & Repair / New Exterior Openings	20,400 SF	$15.25	$311,000
Roofing & Drainage Systems	17,000 SF	$20.75	$353,000
Loose Fixtures, Furniture & Equipment (FF&E)			In Other Budget
Fire Suppression System	17,000 SF	$5.50	$94,000
Plumbing System	17,000 SF	$30.25	$514,000
Heating, Ventilating & Air Conditioning System	17,000 SF	$62.00	$1,054,000
Electrical System - Feeder, Branch, Lighting & Power	17,000 SF	$55.25	$939,000
Electrical Communications / Electrical Security & Safety Systems	17,000 SF	$20.75	$353,000
Building Program:	**12,461 SF**	**$78.00**	**$966,000**
Housing:			
Resident Rooms	2,240 SF	$82.75	$185,000
Type A - Resident Bathroom (Individual)	512 SF	$220.75	$113,000
Type B - Resident Bathroom (Shared)	192 SF	$255.25	$49,000
Laundry Room	280 SF	$62.00	$17,000
Kitchen (Residential Style)	700 SF	$82.75	$58,000
Dining Area	700 SF	$55.25	$39,000
Living Area	1,260 SF	$55.25	$70,000
Visitor Room	700 SF	$58.00	$41,000
Shared Spaces:			
Visiting Room	160 SF	$69.00	$11,000
Leisure / Activity Space	450 SF	$41.50	$19,000
Group Room	240 SF	$55.25	$13,000
Workout Room	475 SF	$62.00	$29,000
Supplies / Storage	150 SF	$34.50	$5,000
Outdoor Storage	250 SF	$40.00	$10,000
Restroom	200 SF	$234.50	$47,000
Laundry Room	200 SF	$269.00	$54,000
Staff Areas (Clubhouse?)			
Lounge / Kitchenette / Break Room	370 SF	$82.75	$31,000
Staff Bathroom w/ Shower	200 SF	$220.75	$44,000
Locker Room	150 SF	$110.50	$17,000
Documentation Station	120 SF	$55.25	$7,000
Offices	300 SF	$41.50	$12,000
Training Conference Room	120 SF	$76.00	$9,000
Circulation / Common Area (Grossing)	2,492 SF	$34.50	$86,000

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
MASTER SUMMARY			
Draft: Program Construction Cost Estimate			
NEW STEP-DOWN HOUSING SUMMARY (New)			
New Site Improvements + Duplex Residences + Club House			
New Step-Down Workgroup			
New Duplex Workgroup Housing			
Construction Cost:			
New Workgroup Housing:			
Site Improvements (Campus)	115,000 SF	$10.00	$934,000
New Residences - Duplexes - 2/2 (2 Beds Each)	2,750 SF	$200.00	$550,000
New Residences - Duplexes - 2/2 (2 Beds Each)	2,750 SF	$200.00	$550,000
New Residences - Duplexes - 2/1 (2 Beds Each)	2,600 SF	$195.00	$507,000
New Residences - Duplexes - 2/1 (2 Beds Each)	2,600 SF	$195.00	$507,000
Clubhouse w/ Staff Area	4,240 SF	$285.00	$1,213,000
TOTAL (Sitework + Residence Duplexes + Clubhouse)	**14,940 SF**	**$285.00**	**$4,261,000**
Owner / Soft Costs:			
A/E Fees	10.00%		$426,000
A/E Fees Reimbursables	0.70%		$20,000
Commissioning	0.50%		$21,500
Construction Testing	1.00%		$42,500
Permitting	0.50%		$21,500
Soil Investigation	0.25%		$7,500
Site Survey	0.35%		$10,000
Advertising	0.02%		$500.00
Design Contingency	5.00%		$213,000
Project Contingency	3.00%		$128,000
Utilities Design	0.50%		$21,500
Furniture, Fixtures & Equipment Budget	7.50%		$319,500
TOTAL (Owner / Soft Costs)			**$1,231,500**
TOTAL (2022 Project Cost)	**3.00%**		**$5,620,500**
TOTAL (2023 Project Cost)	**6.20%**		**$5,756,500**
TOTAL (2024 Project Cost)	**9.60%**		**$5,901,500**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
Site Improvements (Campus)			
New Step-Down Workgroup			
New Duplex Workgroup Housing			
Draft: Program Construction Cost Estimate	**115,000 SF**	**$10.00**	**$934,000**
Site Improvements:			**$934,000**
Earthwork / Grading	72,874 SF	$1.50	**$109,000**
Asphalt Parking & Roads / Concrete Paving	25,000 SF	$16.50	**$413,000**
Outdoor Courtyard	5,000 SF	$13.75	**$69,000**
Remove Manual Irrigation System	17,000 SF	$0.75	**$13,000**
Landscaping & Irrigation / Fencing	40,000 SF	$4.50	**$180,000**
Utilities / Site Lighting (Allowance)	1 LS	$150,000	**$150,000**

New Residences - Duplexes - 2/2 (2 Beds Each)			
New Step-Down Workgroup			
New Duplex Workgroup Housing			
Draft: Program Construction Cost Estimate	**2,750 SF**	**$200.00**	**$550,000**
Building Shell:	**2,750 SF**	**$175.00**	**$481,000**
Building Foundations	2,750 SF	$24.75	**$68,000**
Building Floor Slab	2,750 SF	$7.00	**$19,000**
Exterior Wall Enclosure with Veneer / Exterior Openings	3,175 SF	$41.50	**$132,000**
Roofing System, Deck & Structure	2,750 SF	$34.50	**$95,000**
Loose Fixtures, Furniture & Equipment (FF&E)	2,750 SF		**In Other Budget**
Fire Suppression System	2,750 SF		**Not Required**
Plumbing System	2,750 SF	$16.50	**$45,000**
Heating, Ventilating & Air Conditioning System	2,750 SF	$24.75	**$68,000**
Electrical System - Feeder, Branch, Lighting & Power	2,750 SF	$15.25	**$42,000**
Electrical Communications / Electrical Security & Safety Systems	2,750 SF	$4.25	**$12,000**
Building Program:	**2,750 SF**	**$25.00**	**$69,000**
Resident Rooms	600 SF	$20.75	**$12,000**
Resident Bathroom (Shared)	300 SF	$48.25	**$14,000**
Laundry Room	200 SF	$27.50	**$6,000**
Kitchen (Residential Style)	235 SF	$41.50	**$10,000**
Dining Area	225 SF	$20.75	**$5,000**
Living Area	500 SF	$20.75	**$10,000**
Visitor Room	200 SF	$23.50	**$5,000**
Circulation / Common Area (Grossing)	490 SF	$13.75	**$7,000**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

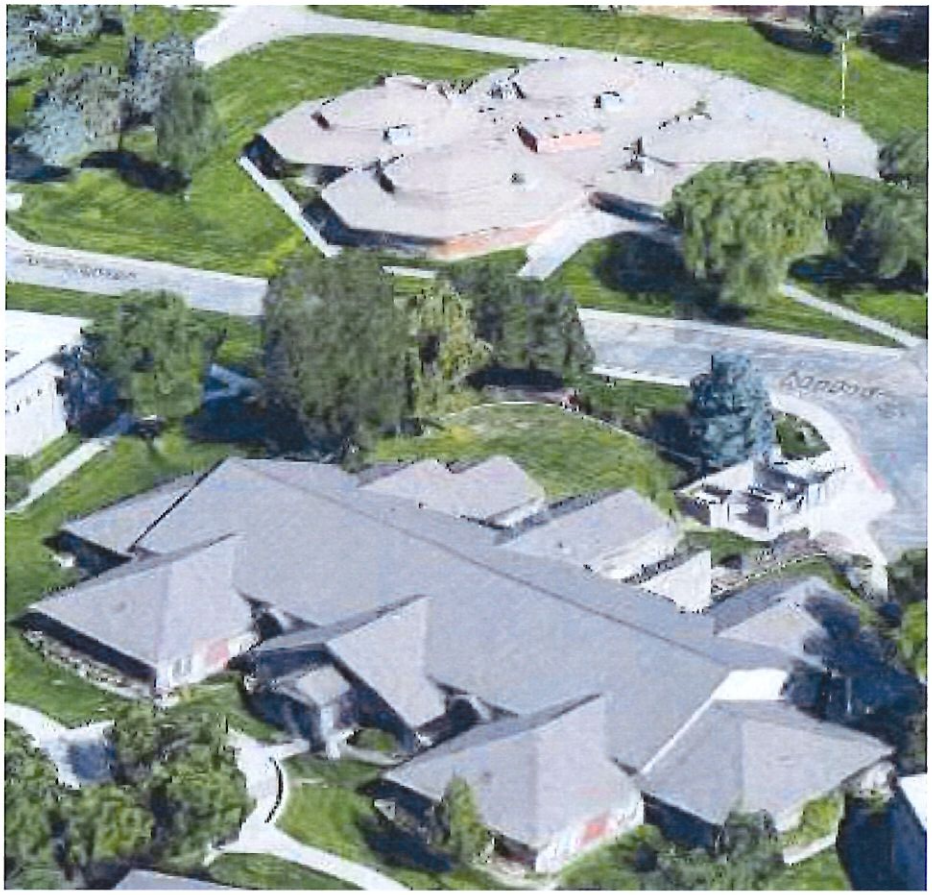
March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
New Residences - Duplexes - 2/1 (2 Beds Each)			
New Step-Down Workgroup			
New Duplex Workgroup Housing			
Draft: Program Construction Cost Estimate	**2,600 SF**	**$195.00**	**$507,000**
Building Shell:	**2,600 SF**	**$170.00**	**$445,000**
Building Foundations	2,600 SF	$24.75	**$64,000**
Building Floor Slab	2,600 SF	$7.00	**$18,000**
Exterior Wall Enclosure with Veneer / Exterior Openings	3,000 SF	$41.50	**$125,000**
Roofing System, Deck & Structure	2,600 SF	$34.50	**$90,000**
Loose Fixtures, Furniture & Equipment (FF&E)	2,600 SF		**In Other Budget**
Fire Suppression System	2,600 SF		**Not Required**
Plumbing System	2,600 SF	$15.25	**$40,000**
Heating, Ventilating & Air Conditioning System	2,600 SF	$23.50	**$61,000**
Electrical System - Feeder, Branch, Lighting & Power	2,600 SF	$13.75	**$36,000**
Electrical Communications / Electrical Security & Safety Systems	2,600 SF	$4.25	**$11,000**
Building Program:	**2,600 SF**	**$24.00**	**$62,000**
Resident Rooms	600 SF	$20.75	**$12,000**
Resident Bathroom (Shared)	150 SF	$48.25	**$7,000**
Laundry Room	200 SF	$27.50	**$6,000**
Kitchen (Residential Style)	235 SF	$41.50	**$10,000**
Dining Area	225 SF	$20.75	**$5,000**
Living Area	500 SF	$20.75	**$10,000**
Visitor Room	200 SF	$23.50	**$5,000**
Circulation / Common Area (Grossing)	490 SF	$13.75	**$7,000**

Southwest Idaho Treatment Center - Residence Study
Nampa, Idaho

March 22, 2021	Quantity	Construction Unit Cost	TOTAL COST
Clubhouse w/ Staff Area			
Draft: Program Construction Cost Estimate	**4,240 SF**	**$285.00**	**$1,213,000**
Site Improvements:	**4,240 SF**	**$25.00**	**$105,000**
Site Improvements - Hardscape / Softscape / Utilities	4,240 SF	$24.75	**$105,000**
Building Shell:	**4,240 SF**	**$185.00**	**$788,000**
Building Foundations	4,240 SF	$24.75	**$105,000**
Building Floor Slab	4,240 SF	$7.00	**$30,000**
Exterior Wall Enclosure with Veneer / Exterior Openings	4,675 SF	$52.50	**$245,000**
Roofing System, Deck & Structure	4,240 SF	$38.75	**$164,000**
Loose Fixtures, Furniture & Equipment (FF&E)	4,240 SF		**In Other Budget**
Fire Suppression System	4,240 SF	$5.50	**$23,000**
Plumbing System	4,240 SF	$13.75	**$58,000**
Heating, Ventilating & Air Conditioning System	4,240 SF	$22.00	**$93,000**
Electrical System - Feeder, Branch, Lighting & Power	4,240 SF	$13.75	**$58,000**
Electrical Communications / Electrical Security & Safety Systems	4,240 SF	$2.75	**$12,000**
Building Program:	**4,240 SF**	**$75.00**	**$320,000**
Shared Spaces:			
Visiting Room	200 SF	$62.00	**$12,000**
Leisure / Activity Space	475 SF	$34.50	**$16,000**
Group Room	275 SF	$48.25	**$13,000**
Workout Room	450 SF	$55.25	**$25,000**
Storage	200 SF	$27.50	**$6,000**
Outdoor Storage	200 SF	$40.00	**$8,000**
Restroom	150 SF	$227.75	**$34,000**
Laundry Room	200 SF	$69.00	**$14,000**
Staff:			
Lounge / Kitchenette / Break Room	325 SF	$76.00	**$25,000**
Staff Bathrooms	250 SF	$248.50	**$62,000**
Locker Room	275 SF	$214.00	**$59,000**
Offices	275 SF	$34.50	**$9,000**
Training Conference Room	250 SF	$69.00	**$17,000**
Circulation / Common Area (Grossing)	715 SF	$27.50	**$20,000**

APPENDIX

Pivot North Architecture
1101 W Grove St.
Boise, ID 83702
T: (208) 690-3108



Southwest Idaho Treatment Center
Pine and Redwood Buildings
1660 11th Ave. N
Nampa, ID 83687

Axiom Project Number: **A21-017**
Dated: **February 19, 2021**
Observation Dates: **February 5, 2021**

February 19, 2021

Attn: Gary Sorensen
Pivot North Architecture
1101 W Grove St.
Boise, ID 83702
T: (208) 690-3108

Subject: Southwest Idaho Treatment Center
1660 11th Ave. N, Nampa, ID 83687
Existing Pine and Redwood Building Evaluation Report
Axiom Project No. A21-017

Dear Mr. Sorensen,

The purpose of this investigation is to determine the structural value of the existing Pine and Redwood buildings at Southwest Idaho Treatment Center in Nampa, Idaho. The goal is to determine if the proposed modifications to the existing buildings are feasible structurally and economically. This report will outline Axiom's observations and analysis of the existing buildings along with the feasibility of the proposed remodel and the considerations that need to be taken. This report is based on visual observations only at the time of the visit as no structural drawings have been provided to Axiom at the time of the writing of this report.

Building Construction

The Pine building was built around 2009 and is a one-story structure with prefabricated wood roof trusses at 24" on center and either wood or light-gauge steel stud bearing walls. The exterior is a combination of wood siding and brick veneer. It is assumed that the lateral force resisting system of the building is wood paneled shear walls. The floor is a concrete slab on grade, and it is assumed that the building has traditional shallow concrete foundations.

It is our understanding that the Redwood building was built in the 1960's. It is a one-story structure with a partial basement. The roof is bare metal deck supported on steel beams which are supported by 4" square tube steel columns. The exterior is a mix of brick, siding and storefront curtain walls. Buildings constructed during this time period often do not have very

well-defined lateral force resisting systems, but it is likely that the brick walls are acting as shear walls. The floor is primarily slab on grade with a cast-in-place concrete slab over the partial basement and some areas of concrete over metal deck at utility trenches. The basement retaining walls are cast-in place concrete and it is assumed that the building is supported on conventional shallow foundations.

Observations

Our observation of the Pine building included walking the interior and going up into the attic. The building appeared to be in good condition structurally and it did not appear to have any major structural altercations done prior to the original construction. Due to the span of the roof trussed it is assumed that some interior walls are acting as bearing walls and it is also possible that some interior walls are acting as shear walls. The likely locations for interior bearing walls are the corridor walls.

The observation of the Redwood building included walking the interior and the basement and looking above the ceiling where possible. The building looked to be in good condition for it's age with no major areas of concern noted. All the primary structural components appeared to be unmodified from the original construction. It was determined that the likely locations of structural columns are at the corners of each of the 4 inner octagons (that make up the clerestory windows) and each of the 4 outer octagons.

Analysis and Recommendations for Proposed Remodel

The proposed remodel of the Pine building includes reprograming much of the interior space. Many of the existing interior walls are non-structural partitions and can be removed easily. If interior bearing walls are to be removed the roof will have to be temporarily shored and new beams, posts and footings added. If interior walls that are to be removed are found to be shear walls, then they will need to be replaced with new wood shear walls and footings nearby. It can be assumed that all the exterior walls are acting as shear walls so any new openings my trigger the need to strengthen other walls which could include additional sheathing, nailing and/or hold-downs. If original structural drawings for the building can be obtained it could be easily determined what walls are acting as shear or bearing walls but without the drawings it may not be known until demolition of interior finishes starts.

The proposed remodel of the Redwood building also includes reprograming the interior space. It appears that all the interior walls are non-structural partitions so they can easily be removed however many of the interior structural columns are within existing walls so care will need to be taken not to damage them. To save cost interior columns should be left in place where possible and incorporated into the new floor plan. If a column is to be removed then new steel beams, columns and footings will be required to support the roof. It is expected that a building of this age will have a non-compliant lateral force resisting system meaning it does not meet current code requirements. What this means is that if the existing shear walls are modified in any way it will trigger a requirement for a lateral retrofit of the building. For this reason, Axiom recommends against modifying the existing exterior shear walls. Adding too much

mass to the roof can also trigger a seismic retrofit so any new mechanical units added to the roof should not exceed the weight of the units that are removed.

Conclusion

We generally feel that the existing structural systems of both buildings are sound, and the proposed remodels are possible. Ultimately, the amount of structural work required will be determined by how much of the existing structural systems as outlined above can remain in place. We would be happy to submit a proposal for our structural engineering services for the remodel of the existing buildings. Should you have any questions or concerns regarding this report, please feel free to contact our office.

Sincerely,
Axiom PLLC

Steve Everard, PE
Team Manager

Mechanical

MUSGROVE
ENGINEERING, P.A.

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BOISE OFFICE:
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Boise, Idaho 83709
208-384-0585

IDAHO FALLS OFFICE:
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Idaho Falls, Idaho 83402
208-523-2862

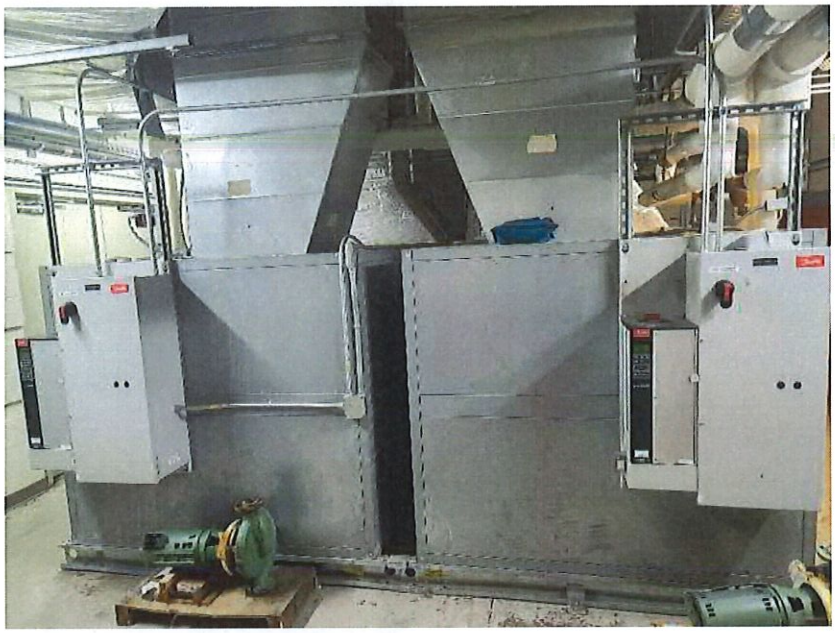
Pine Building

Mechanical and Plumbing Assessment

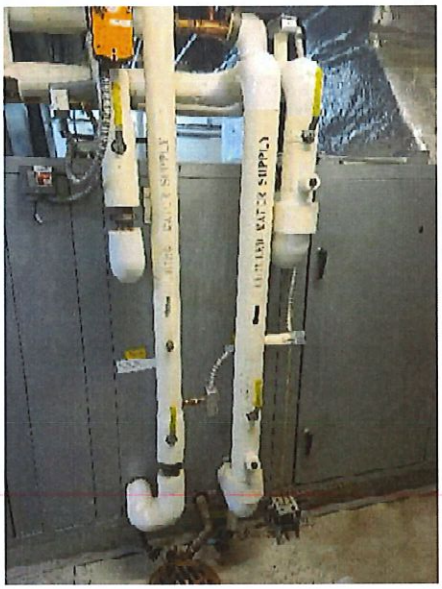
February, 2021

Mechanical System:

The building's existing mechanical system consists of two (2) large variable air volume (VAV) air handling units (AHUs) located in a mechanical room. The AHUs have supply, return, and outside air ducting systems. The AHUs were situated in the room in such a manner that provided proper clearance to all serviceable sections.

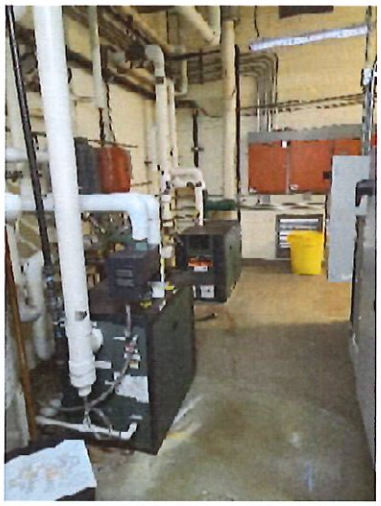


The units are equipped with hot water coils for heating and chilled water coils for cooling.



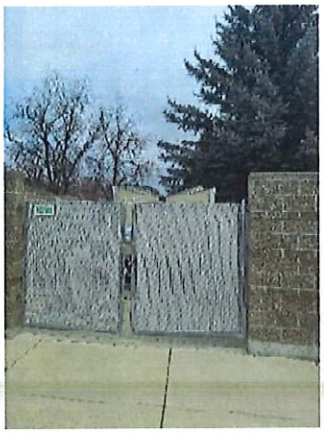
Both the supply and return fans are operated by variable frequency drives (VFDs) to control both the air flow to the building, and to control the overall building pressure.

The air handlers are provided heating hot water by two (2) gas fired, high-efficient condensing hot water boilers, also located in the mechanical room.



The heating hot water is circulated to the air handlers and throughout the facility by a pair of in-line pumps. These pumps are located on a rack, situated between the boilers.

The facility's chilled water is produced by an air cooled chiller located just outside the mechanical room, behind a chain link fence with privacy slats.



The chilled water was circulated to and from the chiller and AHU by dual chilled water pumps.

The main ducts from the AHUs, are routed from the mechanical room into the attic space and then through the attic system to various VAV boxes. The VAV boxes are equipped with a motorized damper to control the volume of air being supplied to each individual zone and also a hot water "re-heat" coil to properly control the zone's temperature. The center isle of the attic space is a mechanical service access to each VAV box. All boxes seemed to eb located in a neat and orderly fashion.

After the building was originally constructed in 2002, there was an issue with not being able to maintain adequate freeze protection temperatures in the attic space. At some point in time, a standard efficient gas-fired furnace was installed in the attic to remedy this situation.

The entire mechanical system was connected to and controlled by a central Direct Digital Control (DDC) system – Allerton by ATS.

Overall, the mechanical system is aged, being installed with building original equipment in 2002, but is still in working condition. At 18 years old, many of these systems are at or very nearly at their anticipated life expectancy. Future maintenance and replacement of components should be considered. An ASHRAE chart of the anticipated life expectancy of various system components is included at the end of this report.

Plumbing Systems:

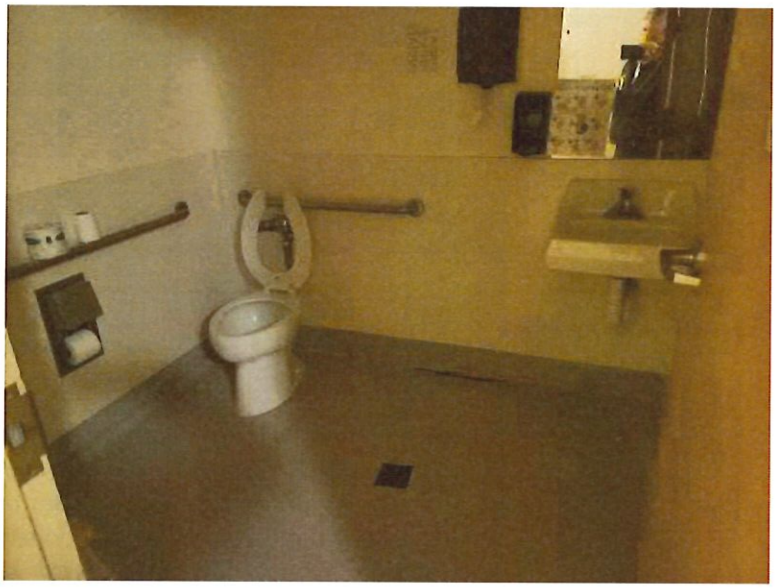
The existing waste and vent piping systems were not scoped, but as there were no reported concerns about these systems, they seem to be in acceptable working condition.

The existing water piping system did not have any reported issues and therefore also seemed to eb in acceptable working condition.

The existing hot water system consisted of twinned, standard efficient, gas-fired, tank type hot water heaters. The hot water system has two (2) recirculation systems, presumably from two building zones.

The plumbing fixtures were commercial grade porcelain body with manual flush

valve water closets and manual lever faucets. The fixtures appeared to meet ADA standards, however a cane stop was missing on the dual level drinking fountain.



Overall the plumbing system was aged, being building original and 18 years old, but appeared to be in good working condition.

ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment. For additional info about ASHRAE the website is www.ashrae.org .

Equipment Item	Median Years
Air conditioners	
Window unit	10
Residential single or Split Package	15
Commercial through-the wall	15
Water-cooled package	15
Heat Pumps	
Residential air-to-air	15
Commercial air-to-air	15
Commercial water-to-air	19
Roof-top air conditioners	
Single-zone	15
Multi-zone	15
Boilers, hot water (steam)	
Steel water-tube	24 (30)
Steel fire-tube	25 (25)
Cast iron	35 (30)
Electric	15
Burners	21
Furnaces	
Gas- or oil-fired	18
Unit heaters	
Gas or electric	13
Hot water or steam	20
Radiant Heaters	
Electric	10
Hot water or steam	25

Equipment Item	Median Years
Air terminals	
Diffusers, grilles, and registers	27
Induction and fan coil units	20
VAV and double-duct boxes	20
Air washers	17
Ductwork	30
Dampers	20
Fans	
Centrifugal	25
Axial	20
Propeller	15
Ventilating roof-mounted	20
Coils	
DX, water, or steam	20
Electric	15
Heat Exchangers	
Shell-and-tube	24
Reciprocating compressors	20
Packaged chillers	
Reciprocating	20
Centrifugal	23
Absorption	23
Cooling towers	
Galvanized metal	20
Wood	20
Ceramic	34

Equipment Item	Median Years
Air-cooled condensers	20
Evaporative condensers	20
Insulation	
Molded	20
Blanket	24
Pumps	
Base-mounted	20
Pipe-mounted	10
Sump and well	10
Condensate 15	
Reciprocating engines	20
Steam turbines	30
Electric motors	18
Motor starters	17
Electric transformers	30
Controls	
Pneumatic	20
Electric	16
Electronic	15
Valve actuators	
Hydraulic	15
Pneumatic	20
Self-contained	10

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BOISE OFFICE:
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208-384-0585

IDAHO FALLS OFFICE:
645 W. 25TH Street
Idaho Falls, Idaho 83402
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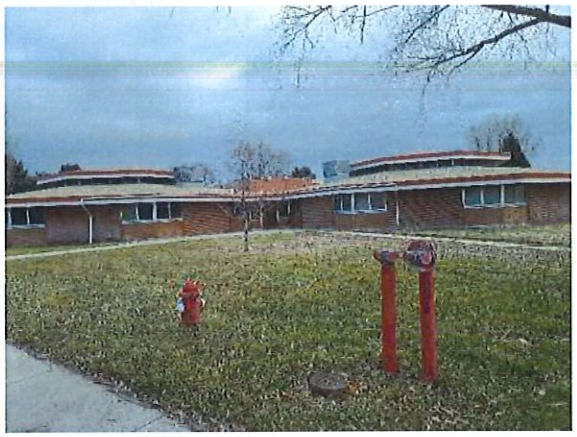
Redwood Building

Mechanical and Plumbing Assessment

February, 2021

Mechanical System:

The building's shape consists of four (4) octagon-like pods, connected together by a central core area. The four (4) pods are each conditioned by two (2) corresponding roof top units (RTUs). The center area has its own RTU. All RTUs are located on the roof.



As there was no roof access readily available, a closeup inspection of the RTUs was not possible. Based on the available information, the units appeared to be aged, and were installed shortly before eh building was closed. Since there was no power to the building the units were not running. I understand the building has been "de-commissioned" for several years now and the operational condition of the units would be very questionable at this point in time, however, the actual run time on the units is supposedly very minimal. It is highly advisable to have a service performed on each of these units to confirm their operational condition. If the actual run time on these RTUs is low and the units can be serviced and restored to operational condition, then they may be a very good fit for the future use of this facility.

The controls system appeared to be stand alone thermostats. A bank of stats was located behind a central control desk in the center area of the building.

As a side note, the mechanical system before the RTUs were installed appeared to be a heat only based system with steam from the central steam boiler plant. The original equipment was located in the building's basement. A lot of this original equipment has already been abandoned in-place. There are original piping sections and accessories still located in the basement, but these can be removed as they are no longer required for the new mechanical RTU type of system.

Plumbing Systems:

The existing waste and vent piping systems were not scoped, but are building original and therefore are at the end of their anticipated useful life expectancy.

The existing water piping systems were not exposed for inspection, but are building original and therefore are at the end of their anticipated useful life expectancy.

The existing fixtures are aged, not suitable for a future remodel and in need of replacement.

Overall the plumbing system was very aged, operationally not confirmed as the building has been "closed", but it is reccommened that the system be replaced with new to the extent possible for the future remodel/upgrade.

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Pine Building

Electrical Assessment

February, 2021

Electrical Distribution:

The building's existing electrical service is a 1200-Amp, 120/208-Volt, Three-Phase, 4-Wire system. The existing plans indicate 1000A main fusing in the main disconnect switch. There are three branch panels fed off of the main board: A, B and M. The main switchboard also supplies the chiller and the Automatic Transfer Switch (ATS). The building was built in 2002 and all of the panels and electrical equipment appear to be original to the building. Panels A and B are 2 section panels rated at 400A each. Panel M is rated at 200A.

The existing generator is a 60KW natural gas generator with 200A feeder breaker that supplies power to the 200A rated ATS located in the main electrical room. The generator and ATS are also original to the building.

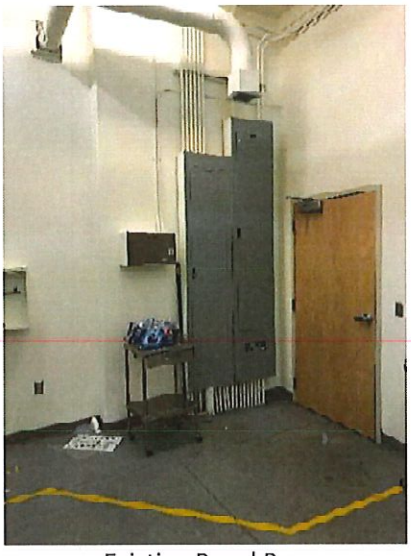
The existing electrical distribution system appears to be in good working order and sufficient to meet the requirements of the proposed building update.

The Generator and ATS appear to be functional. The Emergency panel used for the building appears to be full, however the receptacles at the nurse station can be repurposed for the new work area.

The Existing Main Switchboard

The Existing ATS

The Existing Generator



Existing Panel B

Lighting Systems:

The existing lighting appears to be original to the building and consists of compact fluorescent fixtures in the residential areas with wall mounted lensed fixtures in halls and bedrooms and recessed can lights in the common rooms with linear fluorescent cove lighting. Controls appear to be limited to timeclock based controls with local area, single level switching.
Areas that are remodeled will need to be updated with LED lighting and controls meeting the requirements of the current energy code. This will include local dimming control, occupancy sensors and possibly daylight responsive controls based on proximity to fenestration.

Existing Dayroom Ceiling

Existing Hallway

Fire Alarm Systems:

The fire alarm system was upgraded in 2017 to a new Notifier fire alarm system. It is a manual fire alarm system with smoke detection in sleeping rooms and occupant notification.
The system should be capable of being modified as required to cover any renovated areas.

Access Control Systems:

The existing access control system consists of card readers and cypher pads to allow access into and egress from the building. A project is currently under design review to replace the existing system to meet the new campus standard. The new system will be capable of being modified for the remodeled area.

Telecom Systems:

The existing telecom system and distribution appears to be adequate for the current needs. The main data racks are located central to the building with copper distribution routed over the ceilings to the data ports. The existing system should be capable of handling any modifications required by the remodel.

MUSGROVE ENGINEERING, P.A.

Bill A. Carter, P.E. – Principal
Todd D. Nelson, P.E. – Principal
Kurt E. Lechtenberg, P.E. – Principal
Jason A. Rice, P.E. – Principal
Thad S. Mason, P.E. – Principal
Matthew N. Bradley, P.E. - Principal

Redwood Building

Electrical Assessment

February, 2021

BOISE OFFICE:
234 S. Whisperwood Way
Boise, Idaho 83709
208-384-0585

IDAHO FALLS OFFICE:
645 W. 25TH Street
Idaho Falls, Idaho 83402
208-523-2862

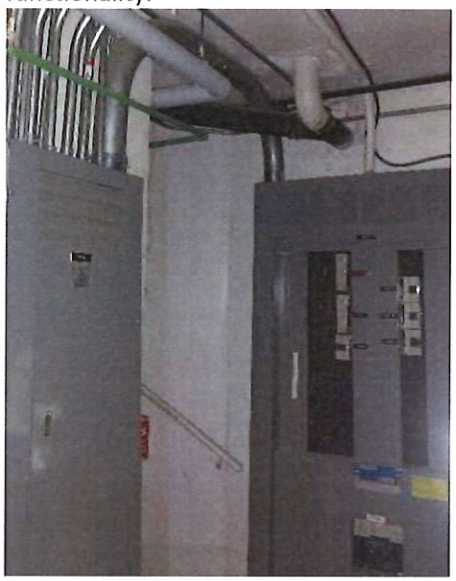
Electrical Distribution:

The building's existing electrical service is an 800-Amp, 120/208-Volt, Three-Phase, 4-Wire system. There are four branch panels fed off of the main board: A, B, C and M. There is also a breaker marked Spare that appears to have once fed a chiller. The main electrical panel appears to have been updated in 2009. This update included the main disconnect and the main service panel and completed in conjunction with the installation of the backup generator and transfer switch. The updated main service panel was used to feed the existing branch panels located in the building with the exception of panel M which appears to be of the same vintage as the main electrical panel. The generator appears to be natural gas and is estimated to be rated at 250kw. It is assumed to be the same age as the ATS and disconnect switch. The ATS is located exterior to the building and is rated at 800A. The existing main electrical panel appears to be in working order, but has been turned off for an extended period of time. The breakers in the panel have been discontinued, so future modifications would require a retrofit of the breakers to the replacement model of breaker. If the existing breakers are to remain, they should be fully tested prior to re-energization.

Panel M looks to be in serviceable condition and could be reused for new loads.

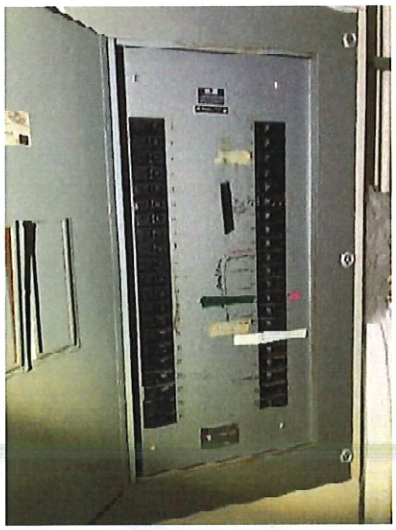
The existing panels A, B and C appear to be original to the building and will need to be replaced as part of any renovations to the building.

The existing generator is not operational currently and will need to be fully inspected and tested prior to use. Given the age and current condition, required replacement should be considered likely based on the results of any start up and testing procedure. The ATS will need to be tested and inspected as well to ensure functionality.

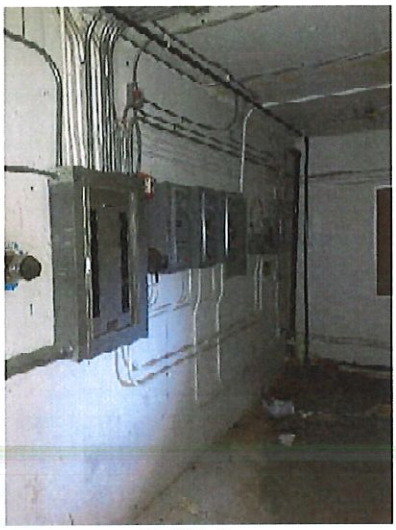


MSB AND PANEL M

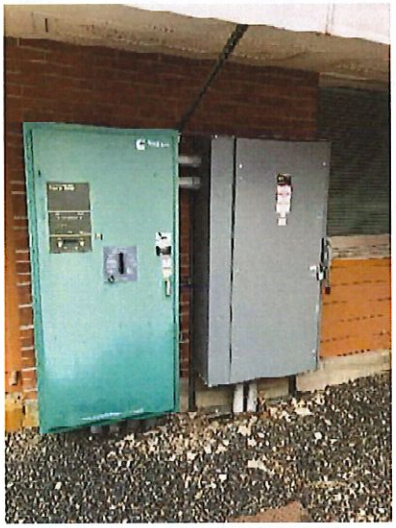
MSB LOAD BREAKERS



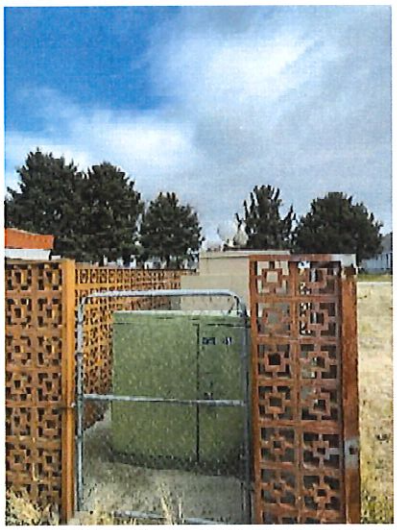
PANEL A



PANEL C



ATS AND SERVICE DISCONNECT



TRANSFORMER AND GENERATOR

Lighting Systems:

The existing fixtures in the building consist of flush mounted linear fluorescent fixtures with acrylic lenses. The fixtures are installed in the grid ceilings as well as the gyp board ceilings.
Areas that are remodeled will need to be updated with LED lighting and controls meeting the requirements of the current energy code. This will include local dimming control, occupancy sensors and possibly daylight responsive controls based on proximity to fenestration.

MAIN LOBBY CEILING

DAY ROOM AND KITCHEN

SLEEPING ROOM

DAY ROOM CEILING SHOWING DAYLIT AREA ABOVE DROP CEILING

Fire Alarm Systems:

The fire alarm system is a Pyrotronics fire alarm system that has been taken off line. It is unclear if the system is operational, but should be assumed to be nonfunctional. Any remodel to the building will require a full fire alarm system upgrade to meet current codes and ensure reliable system functionality.

FACP

FACP INTERIOR

Access Control Systems:

There does not appear to be an access control system currently installed in the building. A new access control system will be required operate the building in a manner consistent the other buildings on campus.

Telecom Systems:

The existing Telecom system hardware has been removed. The existing cabling should be replaced with new cables to meet the current IT standards of the Agency.

DEPARTMENT OF HEALTH & WELFARE RESIDENCE STUDY

DPW Project No. 21356

PIVOT NORTH
architecture

1101 West Grove Street
Boise, Idaho 83702

(208) 690-3108
www.pivotnorthdesign.com