

FEASIBILITY STUDY

KAM WAH CHUNG VISITOR'S CENTER

125 NW CANTON STREET, JOHN DAY, OREGON 97845

MAY 21, 2021



Oregon Parks & Recreation Department

PO Box 115
John Day, OR 97845

With assistance from:
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INTEGRITY • INNOVATION • COLLABORATION



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1. PROJECT SUMMARY

Scope of Work:

In 2004, Pinnacle Architecture had assisted in minor remodel work at the Kam Wah Chung Interpretive Center in John Day, Oregon. Since then, it has been found that the existing Interpretive Center does not meet the park's current needs. Pinnacle Architecture went to the site in February 2021 to review the proposed scope.

This report provides a written description of the program, historical significance and local code requirements for the proposed Kam Wah Chung Visitor's Center in John Day, Oregon.

2. KAM WAH CHUNG HISTORY

In the late 1800's, a burgeoning Chinatown could be found in John Day; in 1885, there were nearly 2,000 Chinese immigrants living and working in John Day. At the time, this was the third largest Chinatown in the country- only slightly smaller than San Francisco and Portland.

Today, one building remains at this historical location, and that is the Kam Wah Chung. Originally built in 1865 as a trading post, the building was founded as the Kam Wah Chung & Co in 1871. This new Chinese business served both the Chinese and American populations in John Day, and included a small shop, an apothecary, a doctor's office, as well as a boarding house for migratory workers. This building also served as a religious and community center for Chinese populations throughout the region.



The building was bought in 1888 by Lung On and Doc Hay, and was maintained by these two men for decades to come. The general store was run by Lung On until his death in 1940; the apothecary was operated by Doc Hay until 1948. After Doc Hay passed in 1952, the building was abandoned for the next 20 years.

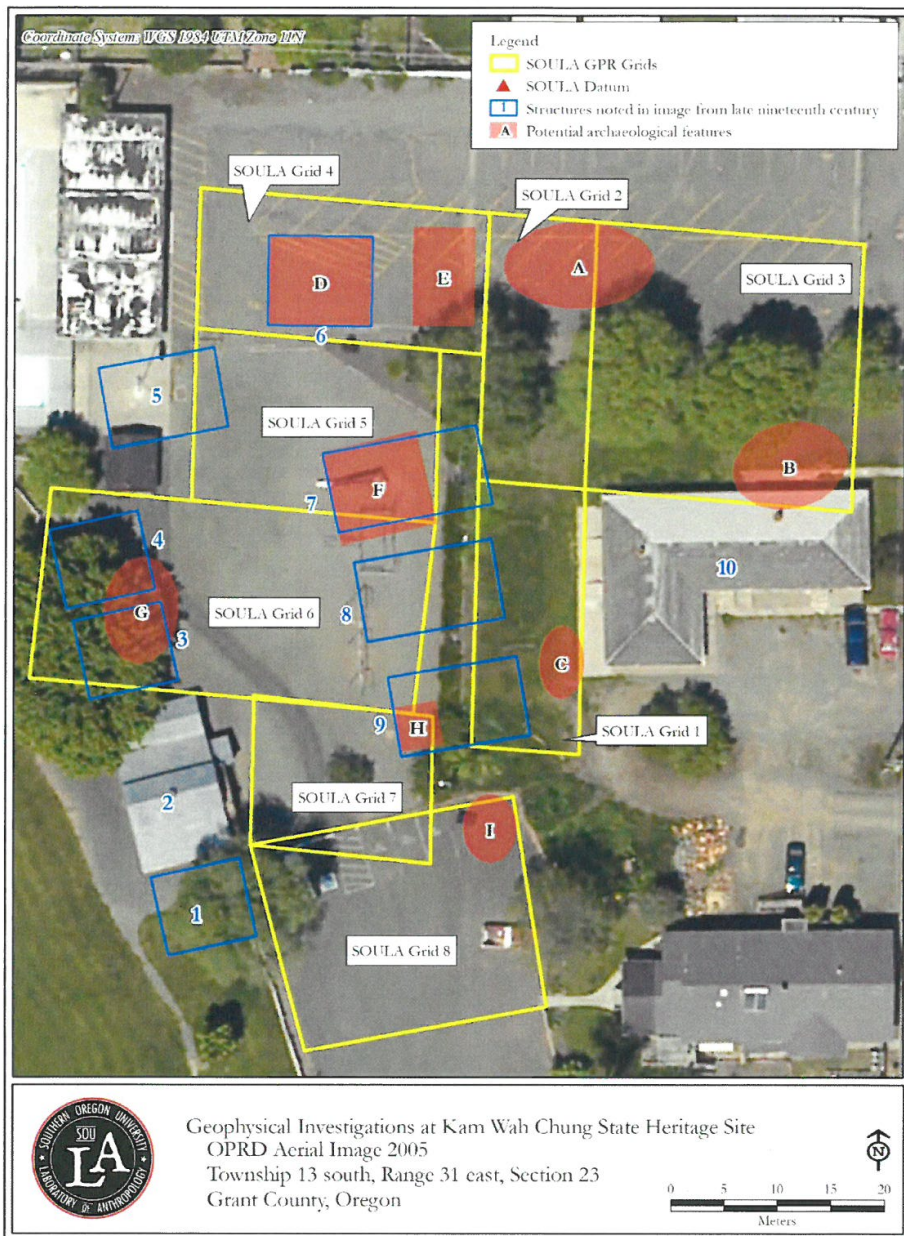
After Doc Hay’s death, the building was left to his nephew, Bob Wah. And in 1955, Bob Wah signed an agreement with the City of John Day leasing the building to the city. After Bob Wah passed in 1966, the building was turned over to the City of John Day, and shortly was then turned over to the John Day Historical Society.

Once the building was opened back up in 1968, it essentially acted as a time capsule, preserving all of the elements of the shop and apothecary on the interior. There were 70,000 artifacts and nearly 2,000 documents found in the building, all of which are now inventoried and a part of a historical museum collection.



In 2005, the property became a National Historic Landmark. And today, there is continuous research of artifacts, documents, and additional archaeological sites. The building is open as a museum to visitors, as well as the interpretive center. Guests not only get to see the historic building, but also learn about the history of Chinese immigration throughout the Pacific Northwest.





Areas are marked in this satellite image marking where historical features once stood in the initial Chinese village, and other areas of potential archaeological significance.

Architectural History - Chinese Ming & Qing Dynasties

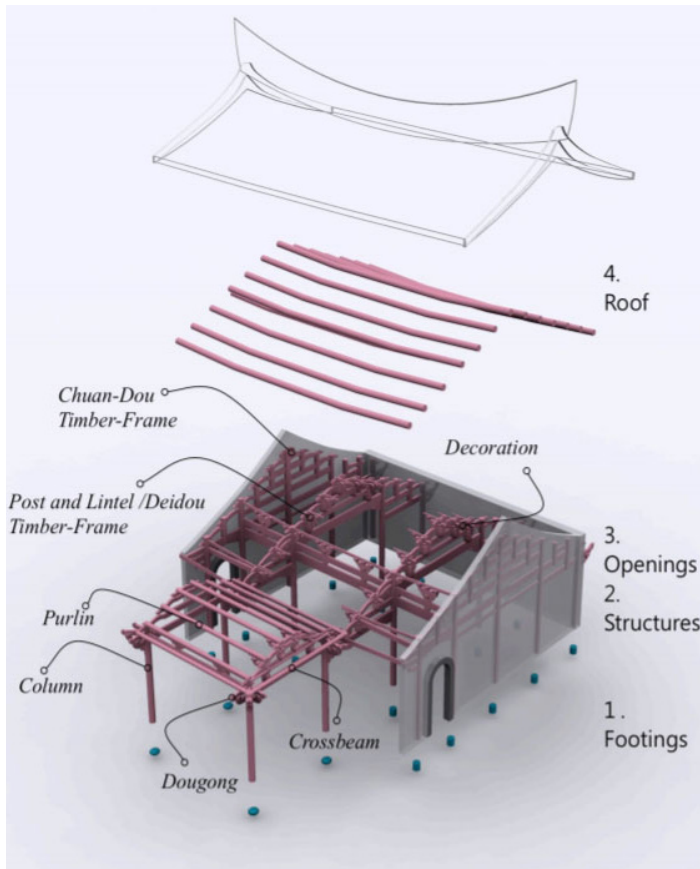


Ming & Qing Dynasty

The mid 1800's saw the transition of the Ming Dynasty to the Qing Dynasty in China. The Forbidden City, pictured on the left, was constructed during the Ming Dynasty but serves as an example of traditional Chinese architectural features of this era.

Vernacular Chinese Architecture

The iconic features of Chinese architecture include a rammed earth plinth, a post and beam structure, and a large, sweeping roof. In Southern China, the post and beam framework is called *Chuan-dou*. The exposed timber columns supported a decorative stepped truss, the stepping allowing for flexibility in the roof to achieve the bend typically seen in gabled and hipped roof



structures. The structure became a part of the aesthetic, infilled with stone or brick.

Architectural History - Eastern Oregon



Canyon City Gold Rush

Canyon City was established in 1862 when gold was discovered in Canyon Creek. Due to multiple fires that devastated the city, many residents moved north to John Day as they continued to work in the area.

Mid-1800's Timber Frame Construction

At this time, most buildings were built as standard timber frame construction, which is seen throughout the entire country, brought to the west from the eastern expansion.



The majority of these buildings include milled lumber for the framing, siding, and roof structure. The framing plan typically included a long span and built up trusses. Other characteristic elements include the multi-paned wood sash windows, central or end brick chimneys, horizontal weatherboard siding, and stylistic detailing. In the Canyon City region, the gable-end squared wall is an iconic feature seen on many buildings.



From research done at Dayville Community Hall, we know that the majority of these building materials were shipped from Western Oregon.



3. VISITOR'S CENTER CRITERIA FOR SUCCESS

1. Circulation

Clear and separate circulation for the visiting public and the private staff. Desires include:

- Sequence of Visitor's Experience
- Side entry for tour
- Separate side entry for staff

2. Function of Curating Space & Archives

Curation room should follow Federal curation room and archive rules, outlined later in the feasibility report.

3. Historical Relevance

Building to match historic Chinatown landscape: Sweeping metal roof design, board and batten mixed with horizontal wood siding. Open rafter design on the interior where space allows.



4. VISITOR'S CENTER PROGRAM

Total Gross Square Footage

KAM WAH CHUNG VISITOR'S CENTER SUMMARY OF SPACE NEEDS			
DEPARTMENT/AREA			Notes
Administration		1,490	
	Net to Gross Factor	1.25	
			1,863
Public Exhibits		2,609	
	Net to Gross Factor	1.25	
			3,261
Collections		2,080	
	Net to Gross Factor	1.25	
			2,600
Bldg Services		895	
	Net to Gross Factor	1	
			895
TOTAL BUILDING AREA		8,619	SQUARE FEET

Future Expansion 15% 1293 Square Feet



Administration

KAM WAH CHUNG VISITOR'S CENTER								
Administration								
Space ID Name	Proposed Size and Quantity			Proportions	Proximity Desired	# Occupants	Furniture, Fixtures, and Equipment	Notes:
	#	SF	Total SF					
Reception Desk	1	150	150			1		Main Reception; No Tickets. Include Coat Check closet.
Stock Room	1	140	140					
Friends of KWC Office	1	100	100			1		
Seasonal Office	1	100	100			1		
Copy Room	1	100	100					
Conference Room	1	500	500			16	Presentation area	Staff, Friends Group, Presentation Space, VR Room
Break Room	1	400	400			10	Sink, Refrigerator, Dishwasher, microwave and tables	
Space Totals	7							
Net Totals			1,490					

ADMINISTRATION



RECEPTION
DESK



STOCK
ROOM



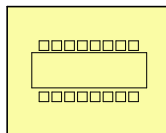
FKWC
OFFICE



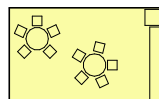
SEASONAL
OFFICE



COPY
ROOM



CONFERENCE
ROOM



BREAK
ROOM

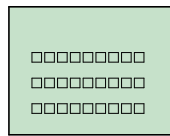
Public Exhibits

KAM WAH CHUNG VISITOR'S CENTER								
Public Exhibits								
Space ID Name	Proposed Size and Quantity			Proportions	Proximity Desired	# Occupants	Furniture, Fixtures, and Equipment	Notes:
	#	SF	Total SF					
Gift Shop/Lobby	1	1000	1000					
Theater Room	1	500	500			20	Loose Seating, Screen	High STC, Dark Space
VR Room/Full Scale Replica	1	584	584	24x24				Dark space for VR use, replica photos of KWC main space on walls when space is not being used for VR
Exhibits (Existing Displays)	1	525	525	18'x29'				Existing Displays
Space Totals	4							
Net Totals			2,609					

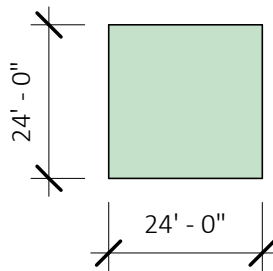
PUBLIC EXHIBITS



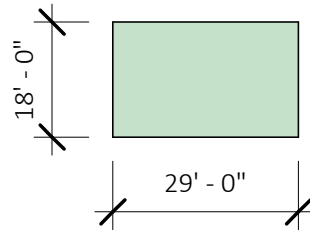
GIFT SHOP & ENTRANCE LOBBY



THEATER ROOM



VR ROOM

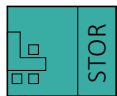


EXHIBITS

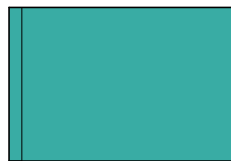
Collections

KAM WAH CHUNG VISITOR'S CENTER								
Collections								
Space ID Name	Proposed Size and Quantity			Proportions	Proximity Desired	# Occupants	Furniture, Fixtures, and Equipment	Notes:
	#	SF	Total SF					
Curator Office	1	200	200			1		1 Staff + Storage
Work Area	1	800	800				Sink, Freezer, Work Bench with Upper & Lower Casework along one wall.	Similar to current working area at Interpretive Center
Curation Facility	1	1080	1080	18'x60'			Archive Storage Shelves (re-use existing, (22) 48" wide x 30" deep x 87" tall + room for growth.	Federally recognized curating room; consider raising 1' to keep out of flood plain; ceiling to be 9' minimum.
Space Totals	3							
Net Totals			2,080					

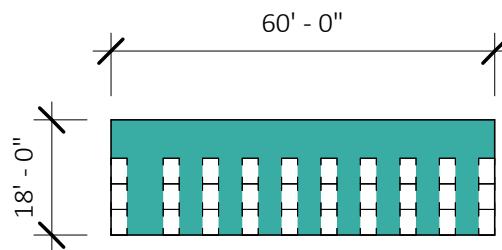
COLLECTIONS



CURATOR'S OFFICE



WORK AREA



CURATION FACILITY



Building Services

KAM WAH CHUNG VISITOR'S CENTER								
Bldg Services								
Space ID Name	Proposed Size and Quantity			Proportions	Proximity Desired	# Occupants	Furniture, Fixtures, and Equipment	Notes:
	#	SF	Total SF					
Mechanical Room	1	120	120					
Electrical Room	1	50	50					
Fire Riser	1	50	50					
Storage	1	100	100					
Public Restrooms	2	190	380				(3) Toilets and (2) lavs per gender.	
Private Restroom	1	75	75				(1) toilet and (1) lav.	
Janitor's Closet	1	40	40				Mop Sink	
Entrance Vestibule	1	80	80					
Space Totals	9							
Net Totals			895					

BUILDING SERVICES



MECH



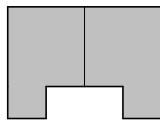
ELEC



FIRE
RISER



STORAGE



PUBLIC
RESTROOMS



PRIVATE
RESTROOM



JANITOR'S
CLOSET



ENTRY
VESTIBULE



Architectural Requirements for Curation Room

All curation facilities that house federally owned museum collections must meet the standards identified in 36 CFR 79.9, and specifically set forth by the Department of the Interior- Museum Property Handbook, DM 411.

Below is a list of architectural and building requirements for the curation room.

Environmental Controls

Specimens must be stored with appropriate environmental controls, including temperature and humidity, in order to prevent deterioration and minimize the need for conservation treatment.

Pest Management

The repository must have a pest management plan, and food and drink must not be consumed or stored in the same room that the collections are stored.

Security Standards

All collection areas need to be protected by both lock and alarm systems. A system must be in place that tracks all keys and security codes.

Fire Prevention

The repository must have a fire prevention and suppression plan and equipment in place.

Visitor Log

A visitor log or sign-in/sign-out sheet should be maintained in order to track the use of the collections by non-museum staff.

Flood Plain

When possible, collections facilities should be situated outside the 100-year hazard



zones, included flood zones, earthquake faults, railroad tracks, and other potential geological and environmental hazards.

Storage Areas

Collections storage areas should be separate from offices, employee gathering areas, preparation and conservation laboratories, and have as few doors and windows as possible.

Utilities

Collections should be stored away from utility service panels and water/sewer pipes. These should be located outside of collections storage areas and procedures should be in place to minimize the necessity of access conduits and utility corridors from the collections storage areas.

Minimize UV Light

Steps should be taken to minimize ultraviolet light in collections areas. Windows should be shuttered or covered with UV filters. Lighting should be designed to minimize UV radiation.

Secure Cabinets

Collections should be stored in stable and secure cabinetry with smooth moving drawers and adequate clearance above each specimen. Oversized specimens may be stored on open shelving, but dust and UV covering should be considered in order to supplement protection.

Waste Collection

The repository should have a custodial plan that addresses daily waste collection, periodic cleaning, and sanitation procedures.

Please note this list is not inclusive of all curation requirements, but is intended to reflect the architectural implications only.

5. ZONING & SITE INFORMATION

ZONING INFORMATION

Zone: Park Reserve (PR)

Permitted Uses: Public or commercial recreation use, Utility Facilities that directly support or enhance recreation use.

Front Setback: 20' @ local street

Side & Rear Setback: 5'

Waterway Setback: 100'

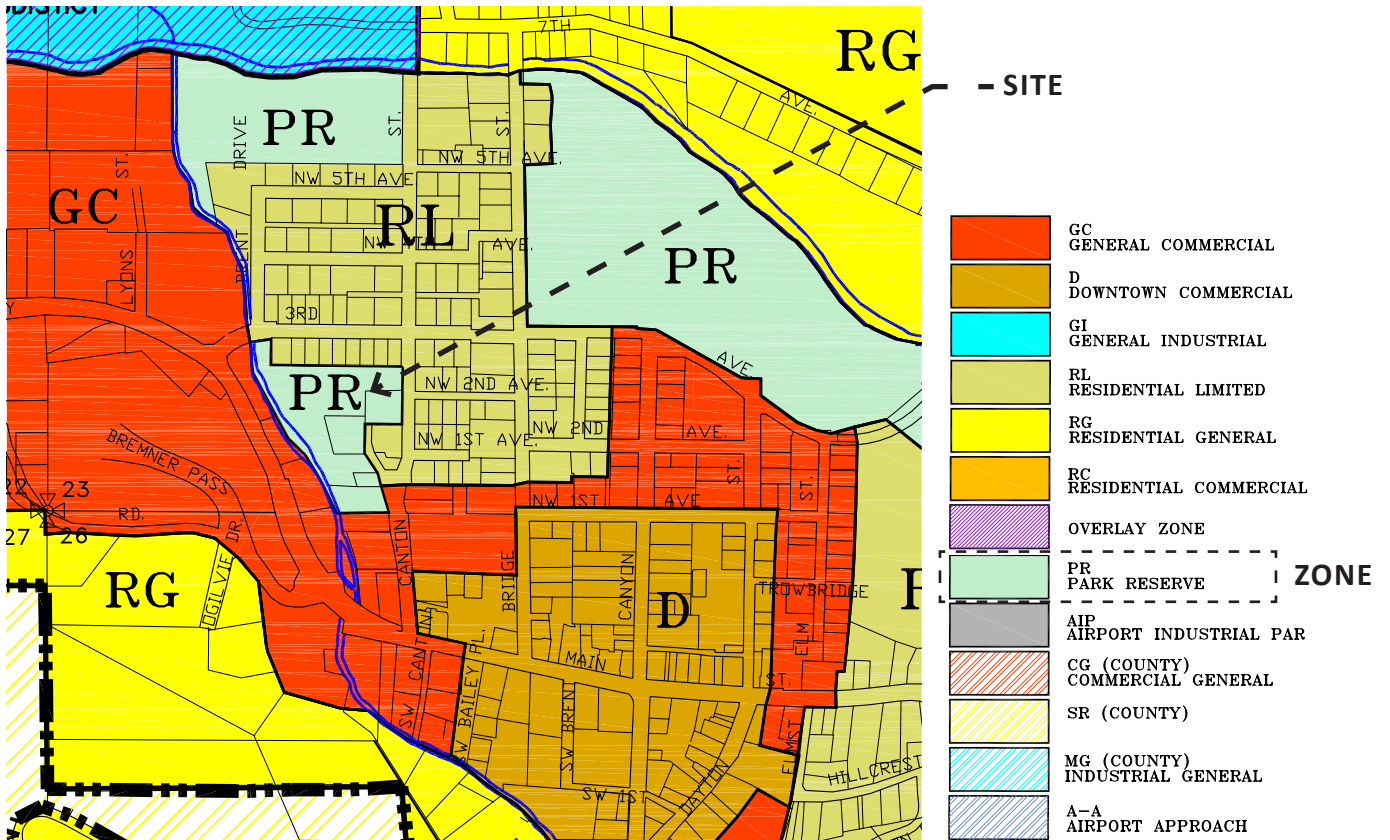
Parking Requirements:

Offices: 2 spaces per 1,000 SF

Retail: 4 spaces per 1,000 SF

Parks/Recreation: Per Review

Recommended Parking Count: 16 stalls, 2 of which are ADA. Include 4 RV Stalls (with room for 6-8) as well as 2 busses at a time.

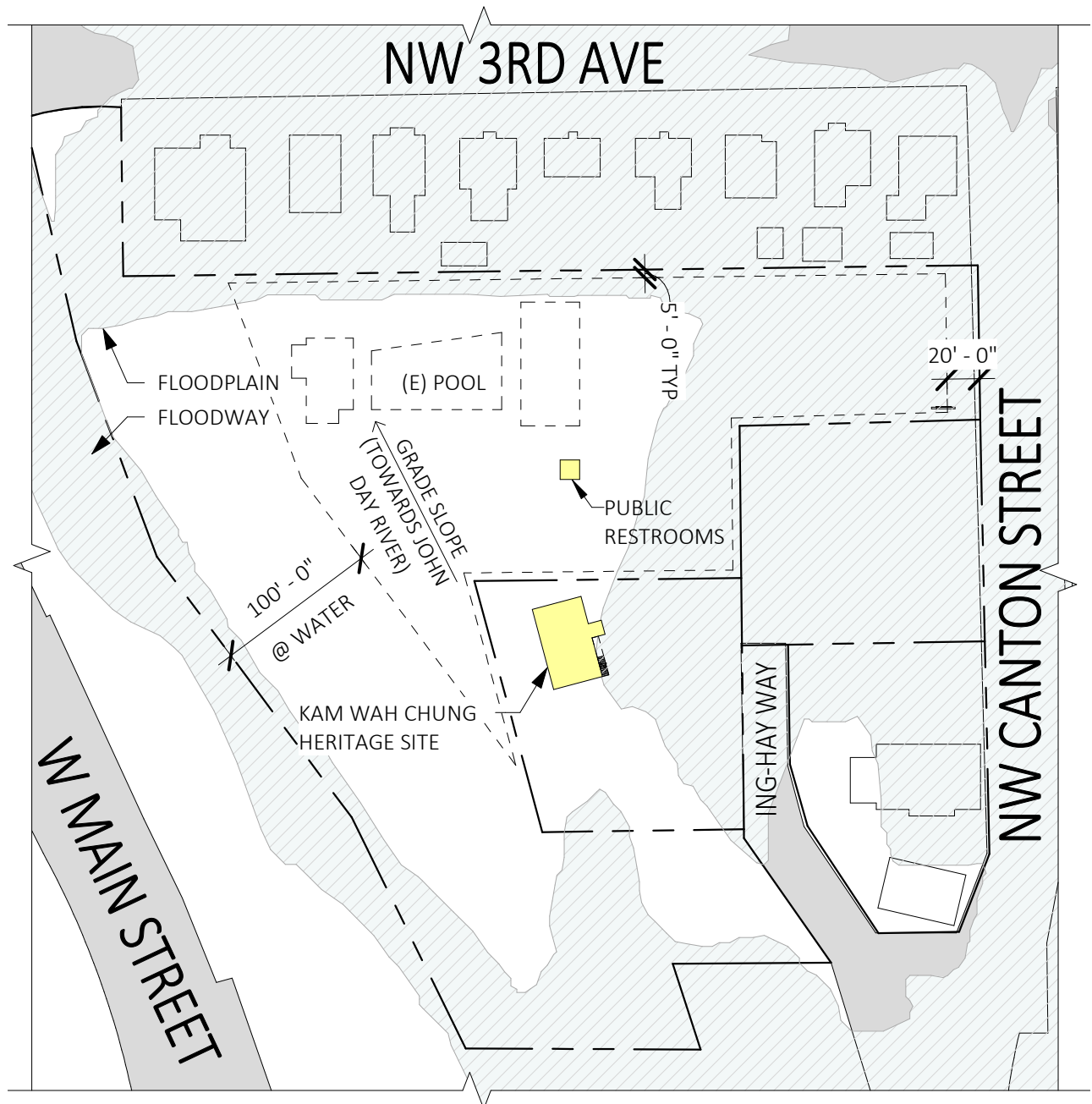


Floodplain Information (Updated July 2016)

Note: Flood mitigation measures were done in 2015 at the site, and it is believed that when the pool was built, additional grading measures were taken to heighten the area. A survey will be required to determine hfinish floor height of the new building to be out of the flood plain.



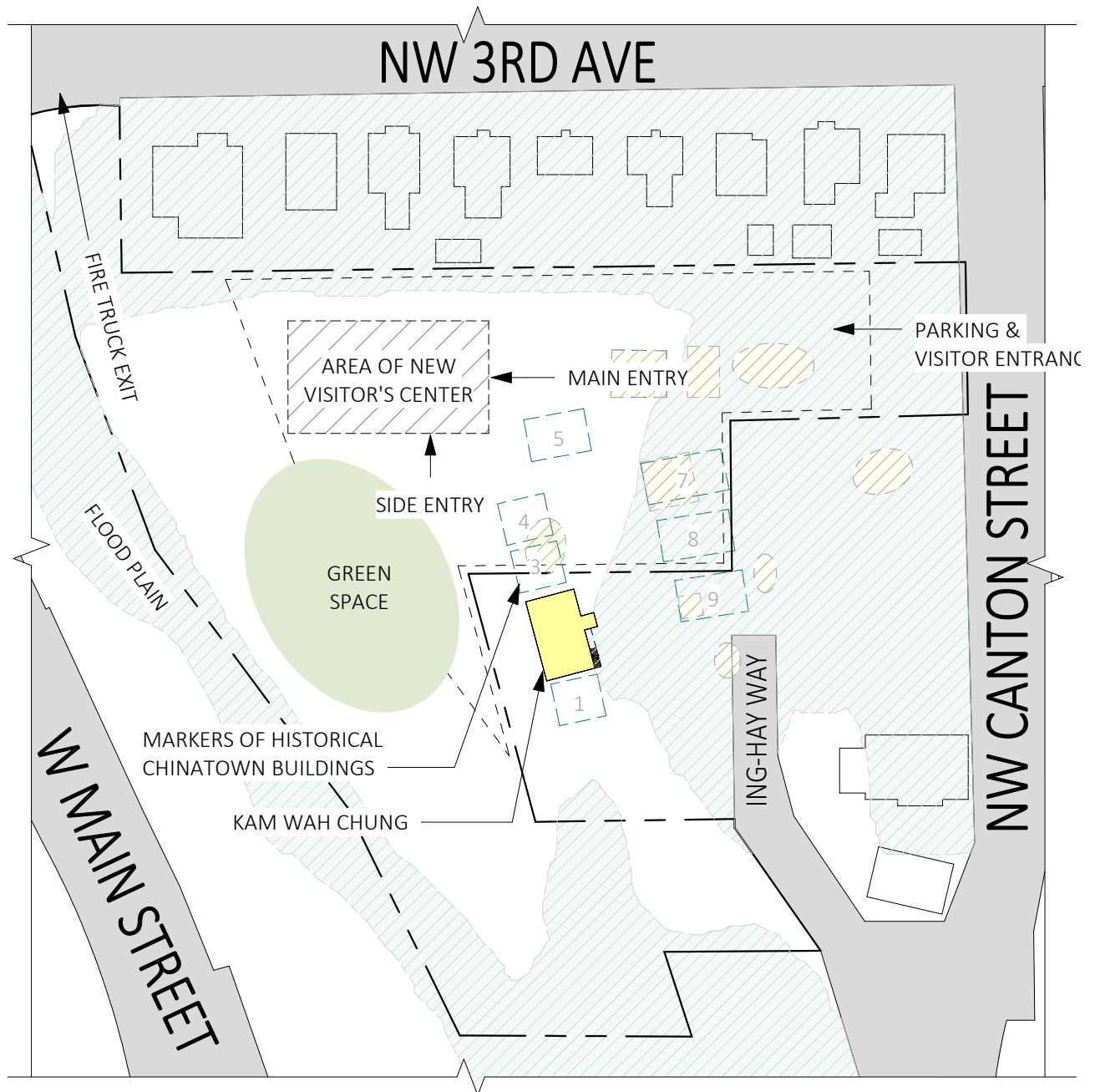
Zoning & Flood Site Overlay



Archaeological Interest Areas



Important Site Design Features



6. DESIGN OPTIONS FOR THE NEW VISITOR'S CENTER

OPTION 01

Simple, Single Structure with Chinese Architectural Influence



OPTION 02

Fragmented Building with Eastern Oregon Architectural Influence



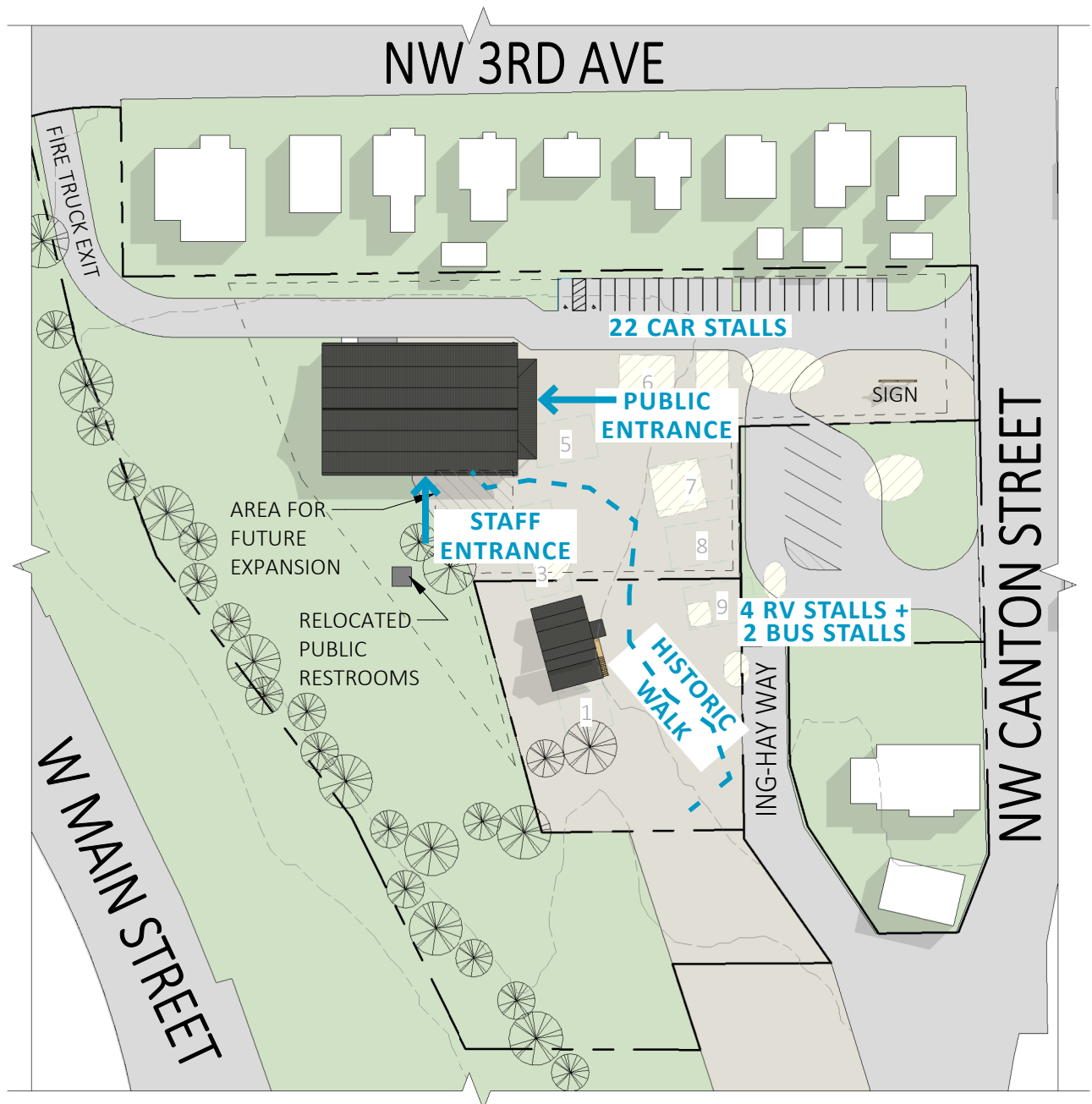
7. OPTION 1 | SINGLE, SIMPLE STRUCTURE

Option 01 looks at combining the program into one, large singular structure with a large sweeping roof. The design's key characteristic is the large, simple sweeping roof design, inspired by the traditional Chinese architecture of Ing Hay and Long Un's time.

This design would be located approximately where the existing community pool is on site. Visitor access and parking would be located off NW Canton Street, leaving Ing Hay Way free of vehicular traffic.



OPTION 1 | SITE PLAN

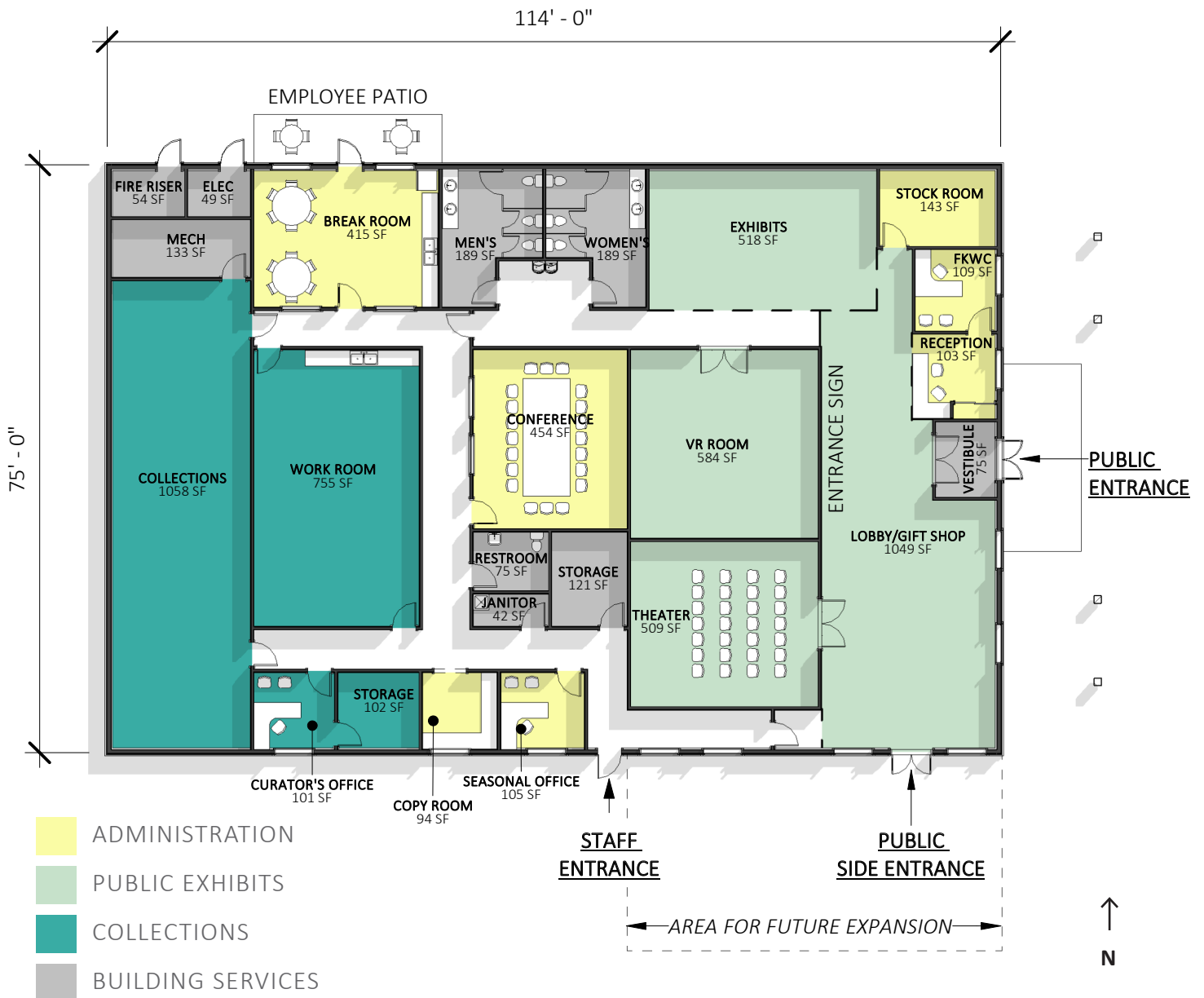


1" = 100'-0"



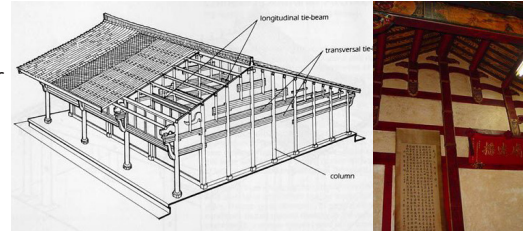
OPTION 1 | GROUND FLOOR PLAN GROSS SQUARE FOOTAGE: 8,550 SF

The building floor plan focuses on separating the public and staff circulation, locating the main public entrance and galleries off the eastern entrance, and the staff and collections program at the rear of the building.



OPTION 1 | EXTERIOR DESIGN FEATURES

This option focuses on emphasizing the Chinese architectural features without overwhelming the exterior design. The roof design and gable framing would be detailed to appear similar to traditional Chuan-Dou framing, and the large sweeping roof is curved.



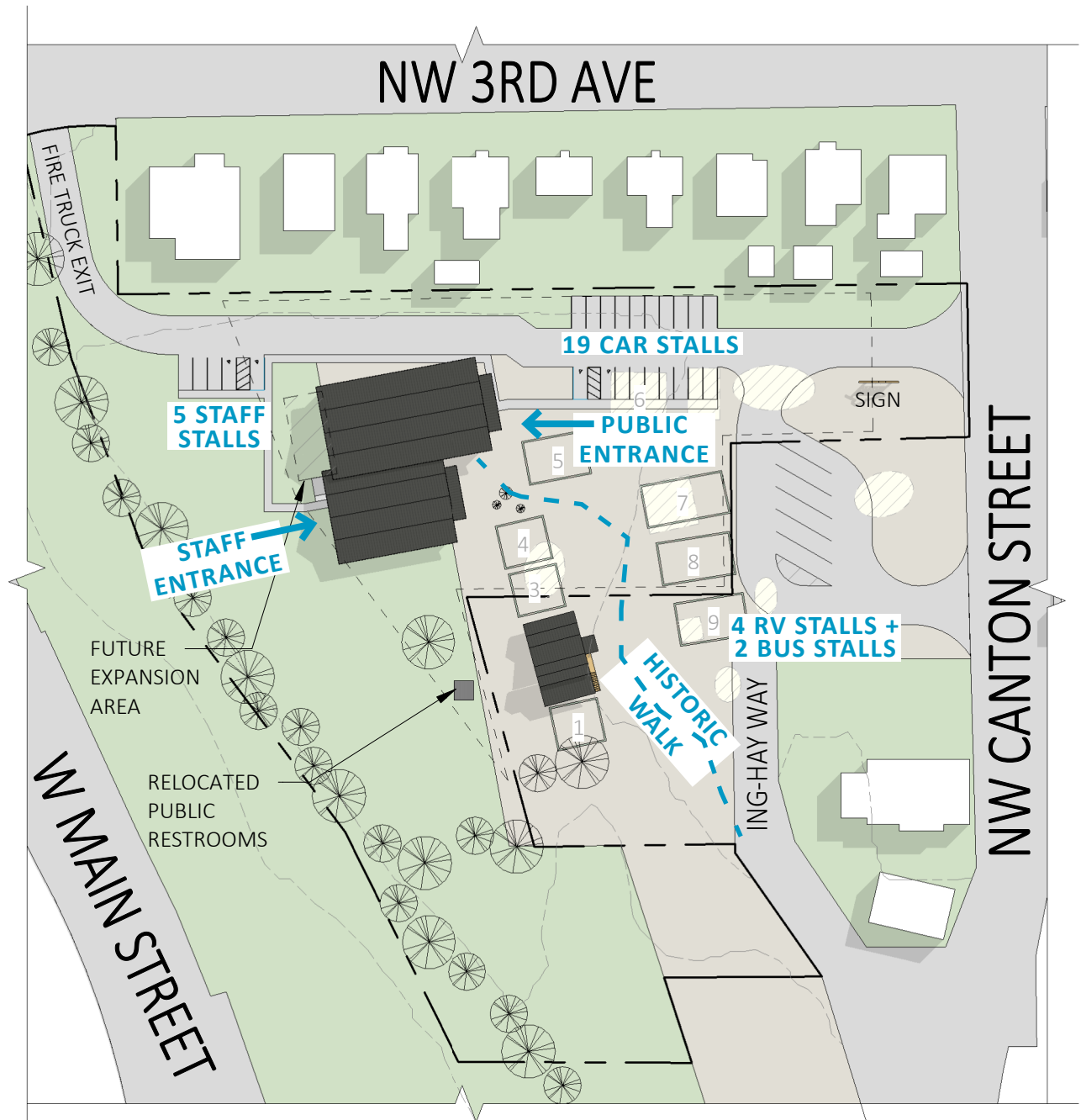
8. OPTION 2 | Fragmented Building

Option 02 looks at combining the program into a simply fragmented building that features two roofs at different heights. The goal of this option is to break the scale of the building down to better speak to the existing scale of the historic Chinese buildings on site.

This design would be located approximately where the existing community pool is on site. Visitor access and parking would be located behind the building, leaving the archaeological site free for research.



OPTION 2 | SITE PLAN

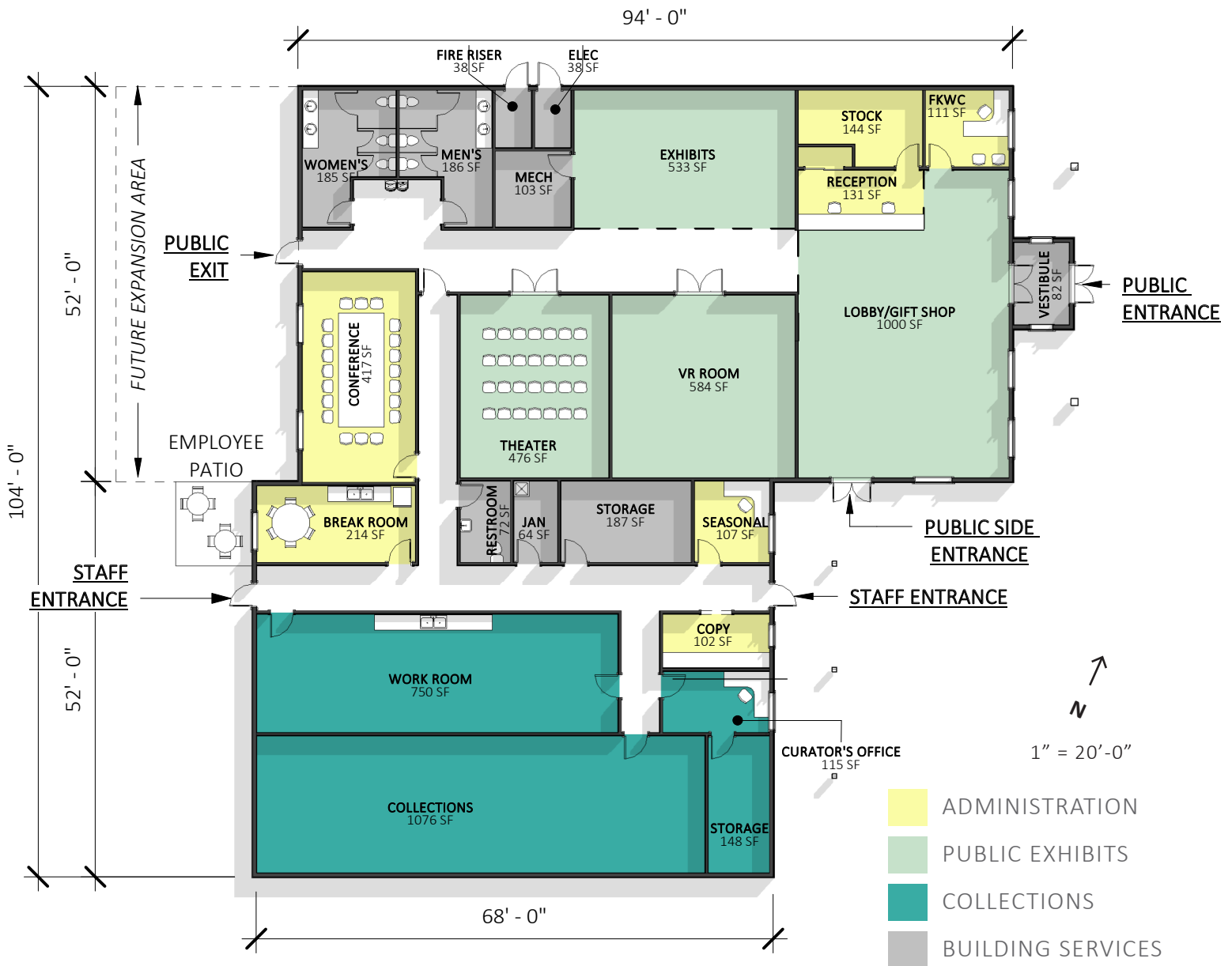


1" = 100'-0"



OPTION 2 | GROUND FLOOR PLAN GROSS SQUARE FOOTAGE: 8,400 SF

This option focuses on breaking up the mass of the overall building to better fit in with the existing context. Public and staff circulation are still separated, and the collections are relocated to be further away from the flood plain line.



OPTION 2 | EXTERIOR DESIGN FEATURES

This option focuses on emphasizing the Eastern Oregon architectural features originally on this site. The roof design would be a double-sloped roof in two different sections that helps to break up the mass of the building, and give a separate entrance to the staff area.



9. CITY WAYFINDING

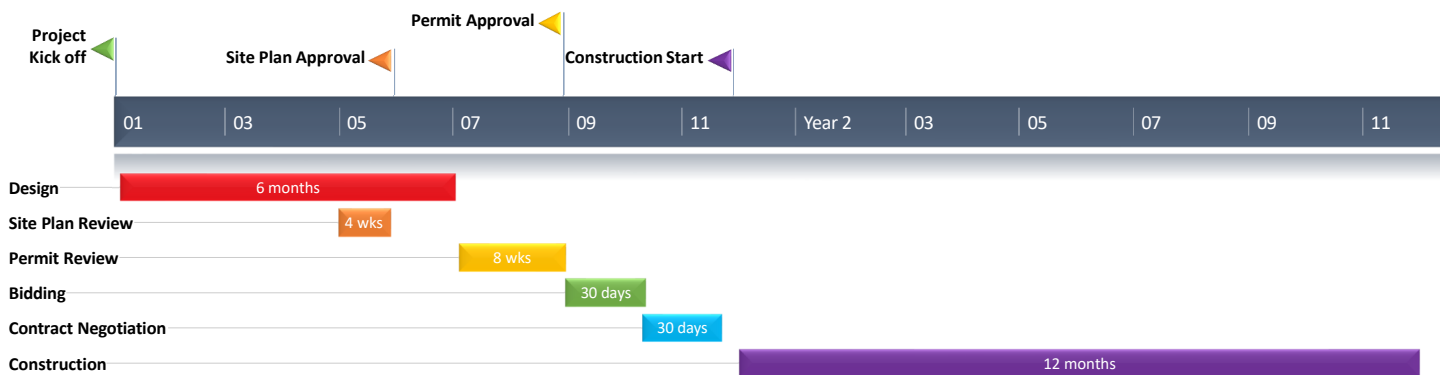
Included in this building scope would be a new wayfinding. Our proposal would be to use a site sign similar to the chosen monument sign scheme.





10. PROJECT SCHEDULE (ESTIMATED)

Below is the proposed project schedule, once the design team is given direction to proceed with documentation. Please note that this schedule does not include any potential funding requirement review times, and is meant for reference only at this point in time.



PROJECT BUDGET

On the next page is the estimated project budget. The project budget includes both hard and soft costs, and should essentially be the all-in budget for the owner. Hard costs typically include construction costs, while soft costs include all other costs required to build the building, but wouldn't be in the final construction contract. These include architectural and engineering fees, permitting fees, and other items outlined below.

Please note that this estimate is based on very early information, and numbers are subject to change. For instance, this budget assumes a Spring 2022 Construction start date. If construction happens at a later time, the cost of escalation must be considered.



10. PROJECT BUDGET (ESTIMATED)

Project Square Footage:	8,619	Estimate	Actual	Comments
SOFT COSTS				
A/E Fees Estimate "Core Services" (includes)	10% of construction	\$379,000		
Architecture				
Interior Design				
Mech/Elec/Plumb				
Structural				
Civil Engineering				
Landscaping				
Reimbursable expenses				
Other Consultants not provided by A/E				
Geo-Tech:		\$5,000		Allowance
Survey	Partition lot	\$5,000		Estimated
Earth Advantage certification		\$0		Estimated
Estimated SDC, Building Permit, Building Review, MEP Permits cost at x 3% of construction		\$114,000		Estimated
Utility Connection Fees		\$5,000		Estimated
Construction Testing (soil compaction/fill compaction)		\$5,000		Estimated
Owners Insurance	0.50% of construction	\$19,000		
Soft Cost Contingency 5%		\$26,600		
TOTAL SOFT COSTS		\$558,600		
Main Structure	\$300 Average cost/s.f.	\$2,585,700		
Site Improvements	15.00%	\$388,000		
Off Site Construction	5.00%	\$130,000		
CONSTRUCTION COSTS		\$3,103,700		
Estimating Contingency	5.00%	\$156,000		
Owner Construction Contingency	10.00%	\$311,000		
Escalation: Assume Spring 2022 Start	6.00%	\$215,000		
TOTAL COSTS INCLUDING OWNER'S CONTINGENCY		\$3,785,700		
Site Acquisition				
Land Costs/Appraisals, R.O.W.		\$0		Owner to complete
Loan Fees				
Interim Financing Cost		\$0		Owner to complete
Interim Financing Interest (Estimate)		\$0		Owner to complete
TOTAL ACQUISITION COSTS		\$0		
FF&E (Furniture, Fixtures, and Equipment)	\$20 s.f.	\$173,000		Owner to confirm
TOTAL OTHER COSTS		\$173,000		
TOTAL PROJECT BUDGET		\$4,518,000		