

SPLOST 2020 Project 28 Mental Health Recovery Facility Project Proposed Schematic Design

MAYOR & COMMISSION WORK SESSION

September 12, 2023

Presented by:

- Keith Sanders, SPLOST & TSPLOST Program Administrator
- Mike Kajder, SPLOST Project Administrator
- Evan Mills, Director of Housing and Development, Behavioral Health Systems
- Mike Wharton, Sustainability Officer
- Steven Barthlow, AIA Principal LDDBlueline

Presentation Purpose and Agenda

Purpose: To present the Proposed Schematic Design for the Advantage Mental Health Recovery Facility so that it may provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s) in Athens, Georgia.

- Project History (reference only)
- Initial Project Statement (reference only)
- Proposed Schematic Design (Site Plan, Building Floor Plans, Elevations)
- Phasing Options
- Solar Options
- Funding
- Next Steps
- Questions

Project History

- On November 16, 2018, Advantage Behavioral Health Systems (ABHS) submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two bedroom (60 beds) units, three of which will be designed to accommodate onsite staff and group/individuals counselling programming. Advantage's Proposed Budget for the Project was \$11,422,000.
- On February 27, 2019, ABHS submitted an alternate project budget to the SPLOST 2020 Advisory Committee for \$7,091,000; which still included the 30 two bedroom units but with using a shared access to the site from the existing facility versus a separate entry road & bridge.
- On July 10, 2019, the M&C held a Special Called Work Session to review the proposed SPLOST 2020 Initial Project Statements and finalize project costs ahead of the vote on Final Projects for the referendum. The M&C did not vote, but consensus was reached through a Commission-generated spreadsheet for the projects and budgets to be included in the referendum. The ABHS submitted project budget was reduced by 25% to \$5,325,000 but no specific reason or change in project scope.
- On March 3, 2020 the Mayor and Commission approved the Community Energy Program Policy. This policy established parameters under which a portion of annual franchise fees are allocated to a Special Revenue Account.
- On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to \$5,218,500.

Project History (Continued)

- On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, to the M&C related to the use of public art for SPLOST 2020 Project 28 – Mental Health Recovery Facility Project.
- At the March 1, 2022 voting meeting, the M&C approved a CDO to supplement the Advantage Behavioral ARPA SLRF funds for the following purposes and allocations:
 - Revenue Replacement/ Budget Balancing - (\$3,400,000)
 - Youth Development and Violence Prevention - (\$7,000,000, which includes \$500,000 for Summer 2022 Community Non-profit Programming for Youth)
 - Affordable Housing - (\$11,000,000)
 - Homelessness - (\$5,000,000)
 - Business Development and Workforce Support - (\$4,000,000)
 - Behavioral Health - (\$4,000,000)
 - Contingency/ Future Needs (TBD) - (\$4,555,082)
 - Administration - (\$904,402)
- In August 2022, Mayor and Commission approved an Intergovernmental Agreement to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project.

Project History (Continued)

- In July 2022, Manager Williams selected the User Group Members for the SPLOST 2020 Project 28 – Mental Health Recovery Facility Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The User Group Members are:
 - Tammy Conlin, ABHS Executive Director
 - Kevin Poe, ABHS Board Member
 - Melinda Lord replaced by Marci Irwin, HCD
 - Alphonso Daniel, Fire & Emergency Services
 - Tom Hoover replaced Evan Mills, ABHS
 - David Kidd, ABHS Board Member
 - Angel Hemly, Central Services
 - Lt. Joe Geiger, Police Department
- On August 8, 2022, a Request for Qualifications/Proposals (RFQ/P #01069) for Professional Design Services for the Mental Health Recovery Facility (Project 28) was released by ACCGov.
- On August 30, 2022, six qualification proposals were received in response to the above noted RFQ/P #01069 for Professional Design Services.
- On October 11, 2022 at the regularly scheduled work session, Tammy Conlin, ABHS CEO, gave an update to the M&C on their programming and challenges, and also presented a recommendation to the M&C from the ABHS Board to utilize the ARPA funds for several construction projects.

Project History (Continued)

- On November 1, 2022, M&C approved a designation of Lyman Davidson Dooley, Inc. for Professional Design Services for the SPLOST 2020 Project 28 Mental Health Recovery Facility Project.
- On January 9, 2023, ABHS submitted a request to Manager's Office to (1) convey 2 county-owned properties known as the Creekwood Duplexes to ABHS, and (2) release the \$4M of ARPA behavioral health funds to cover renovations of both properties & additional financing for the SPLOST 2020 Project 28 Mental Health Recovery Facility.
- On March 14, 2023, ABHS presented its request to the ACC Safety and Justice Committee (co-advisory group of ARPA Behavioral Health initiatives) for consideration. The committee voted, by unanimous vote, to support the project as stated.
- On March 17, 2023, the ACC Safety and Justice Committee submitted a letter as support for the project to Mayor Girtz.
- On March 28, 2023, the ABHS Board of Directors voted to withdraw the previous request to ACCGov (History #11), and to instead allocate the full \$4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.
- On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.
- On April 28, 2023, ABHS Chief Executive Officer Tamar L. Conlin submitted a letter to Mayor Girtz about the approval of ARPA funds allocation for the purpose of funding the Mental Health Recovery Facility Project.

Project History (Continued)

- On May 4, 2023, the use of ARPA Funds to supplement funds from SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility was discussed at the M&C Retreat.
- On June 6, 2023 the Mayor and Commission approved the SPLOST 2020 Project 28 Mental Health Recovery Facility Project Concept and authorized \$4 million of ARPA Funds in support of the Project.
- On June 6, 2023 the Mayor and Commission accepted a list of potential projects and incentives that were eligible for funding under the Policy. Eligible projects included ones that involved:
 - a. ACCGov properties or activities;
 - b. Authorities and Government Entities
 - c. Athens Housing Authority
 - d. CPACE (Commercial Property Assessed Clean Energy) Program
 - e. Expenditures within a TAD to Fund Clean Energy Projects
 - f. Community Habitat and Forest Enhancement (on public and, in some cases, private lands)
- On August 15, 2023, Advantage Behavior Health Systems applied for \$4.7M in State of Georgia HOME ARP Funds to all allow the construction of Phase 1 & 2 at the same time. Notification of Funding status should be received in November 2023.

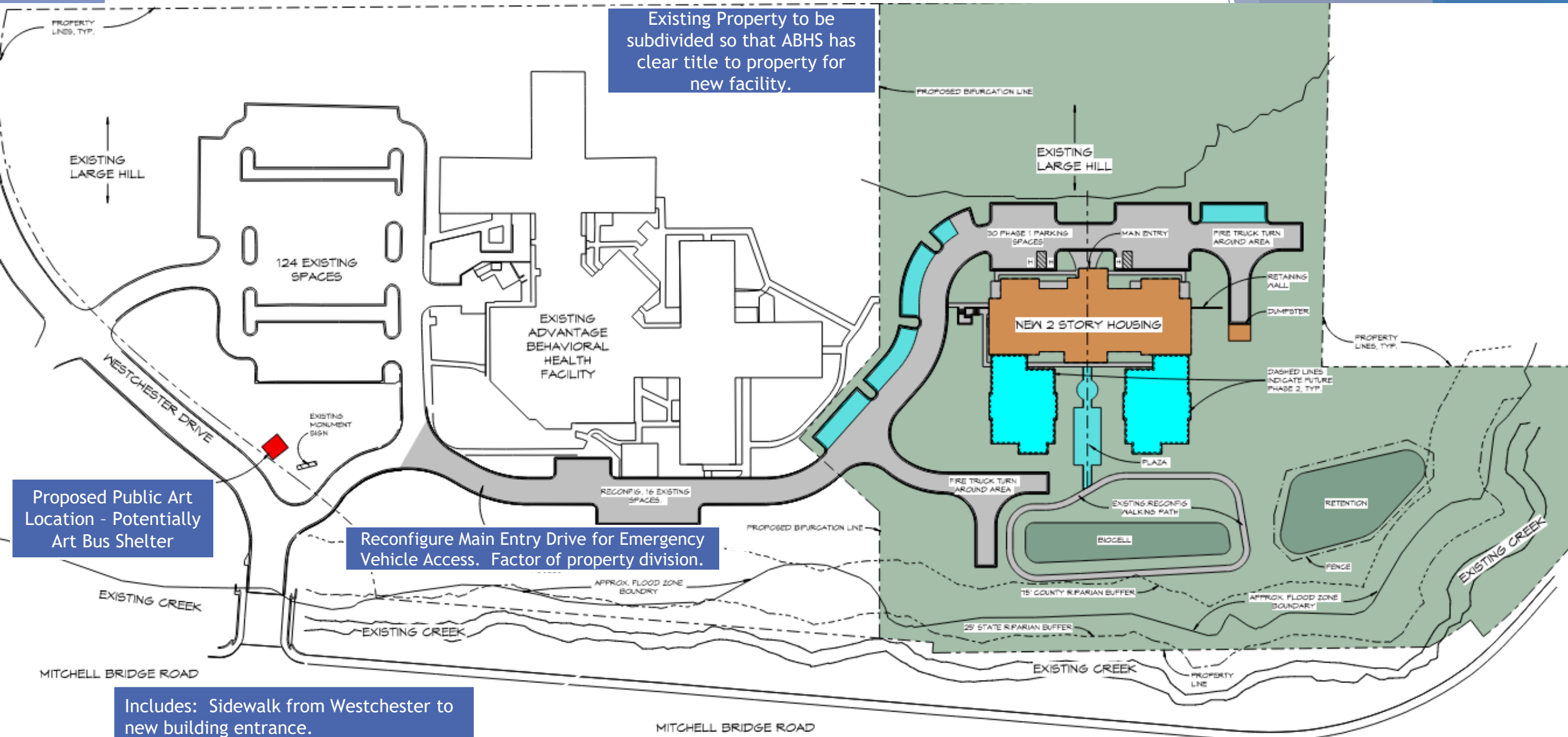
SPLOST 2020 Project 28

Initial Project Statement

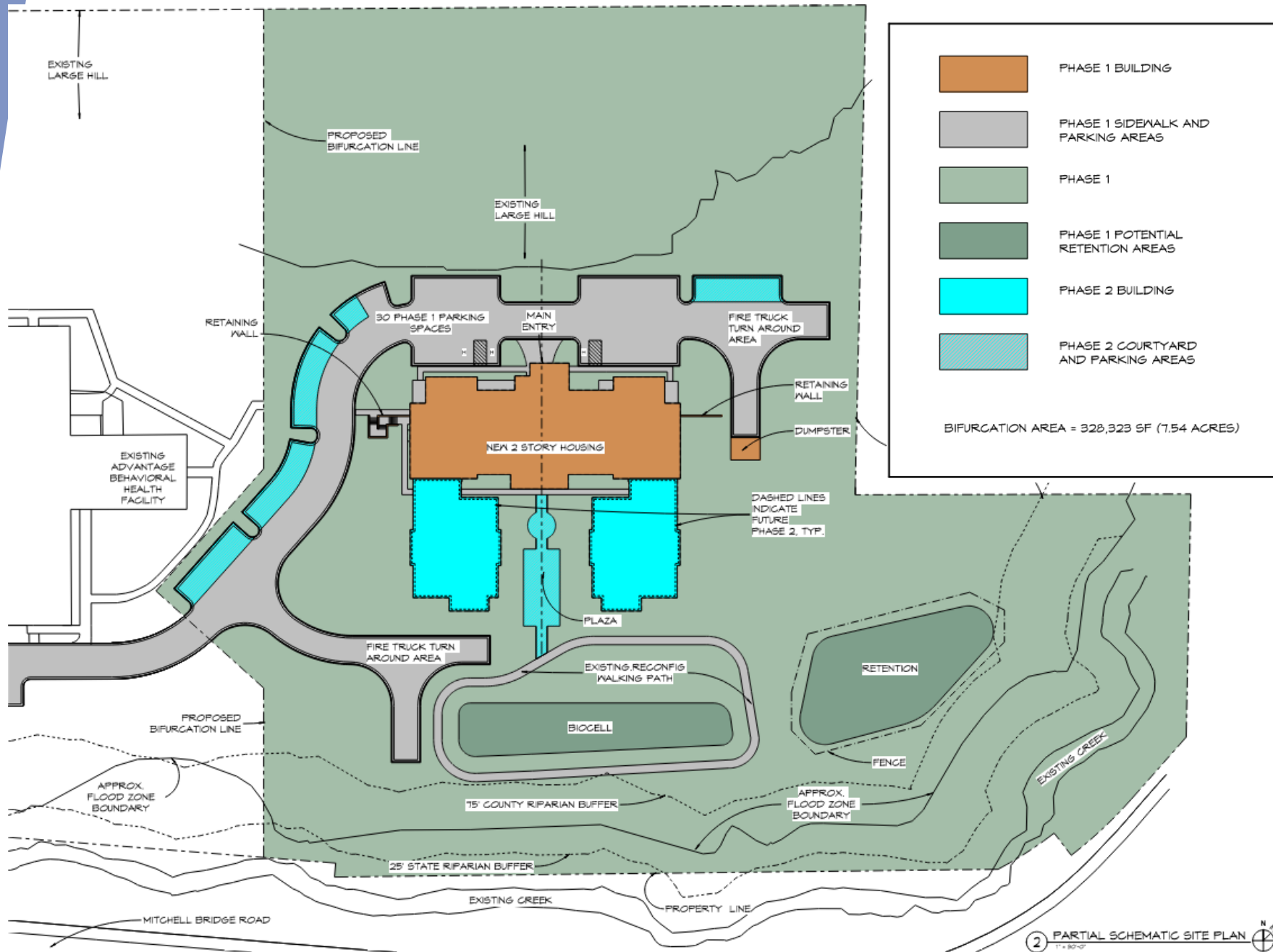
Project 28, Mental Health Recovery Facility Project,

will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

Proposed Schematic Design - Site Plan



Proposed Schematic Design - Enlarged Site Plan



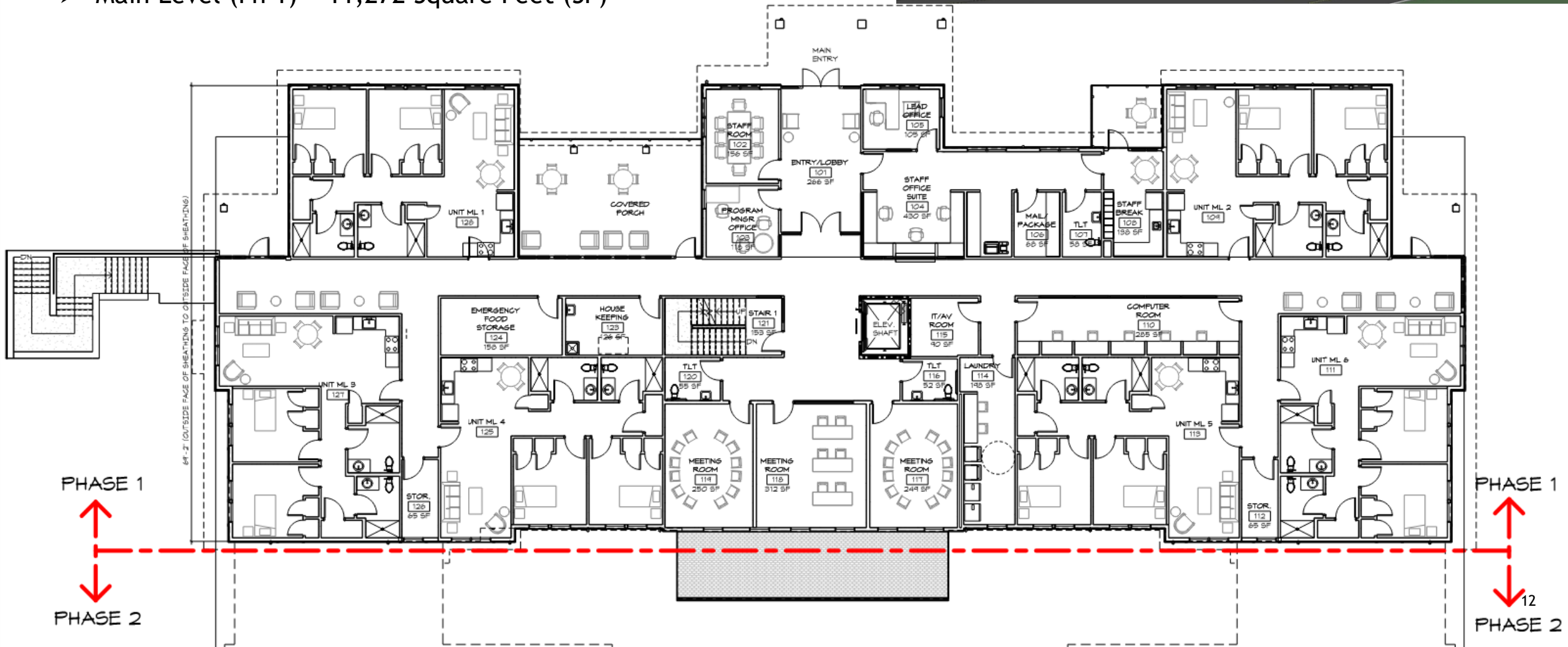
PHASE 1 (INITIAL CONSTRUCTION):	
2-BEDROOM APARTMENTS	10
NUMBER OF BEDS	28
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30
PHASE 2 (FUTURE CONSTRUCTION):	
2 BEDROOM APARTMENTS	16
NUMBER OF BEDS	32
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30
TOTAL PROJECT:	
2 BEDROOM APARTMENTS	26
NUMBER OF BEDS	60
PARKING SPACES	
PHASE 1	30
PHASE 2	30
TOTAL	60

Proposed Schematic Design - Phase 1 - Renderings



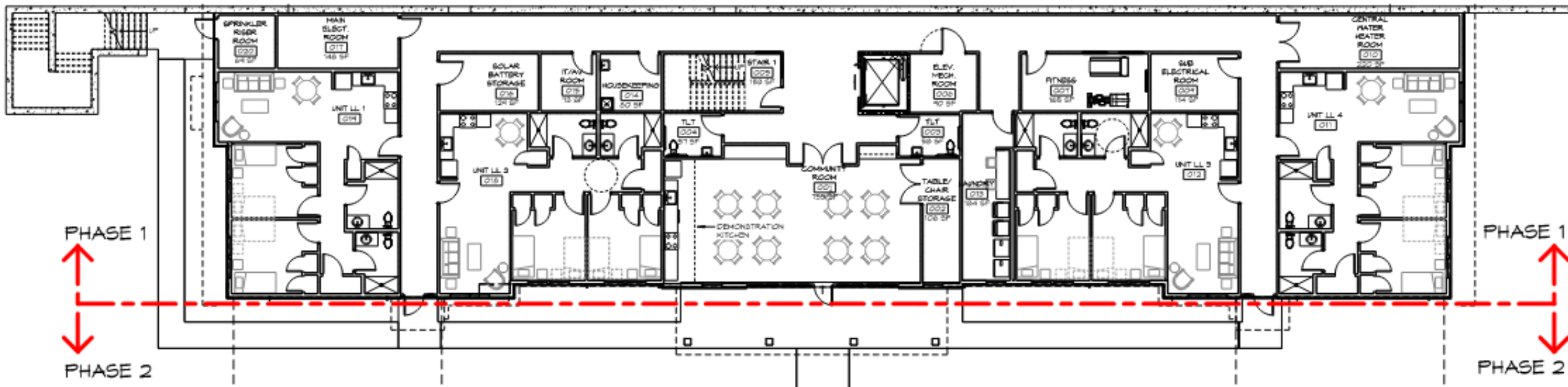
Proposed Schematic Design - Main Level Floor Plan, Phase 1

- Six - 2-bedroom apartments
- Main Entry, Lobby, staff offices, emergency food storage, housekeeping, public restrooms, computer room, laundry, meeting room(s), covered porch.
- Main Level (Ph 1) = 11,272 Square Feet (SF)



Proposed Schematic Design - Lower Level Floor Plan, Phase 1

- Four - 2-bedroom apartments
- Community Room with demonstration kitchen, fitness room, housekeeping and storage space
- Northwest portion of this space will be used for mechanical, electrical and sprinkler riser space
- Lower Level (Ph 1) = 8,121 SF
- Total (Ph 1) = 19,393 SF

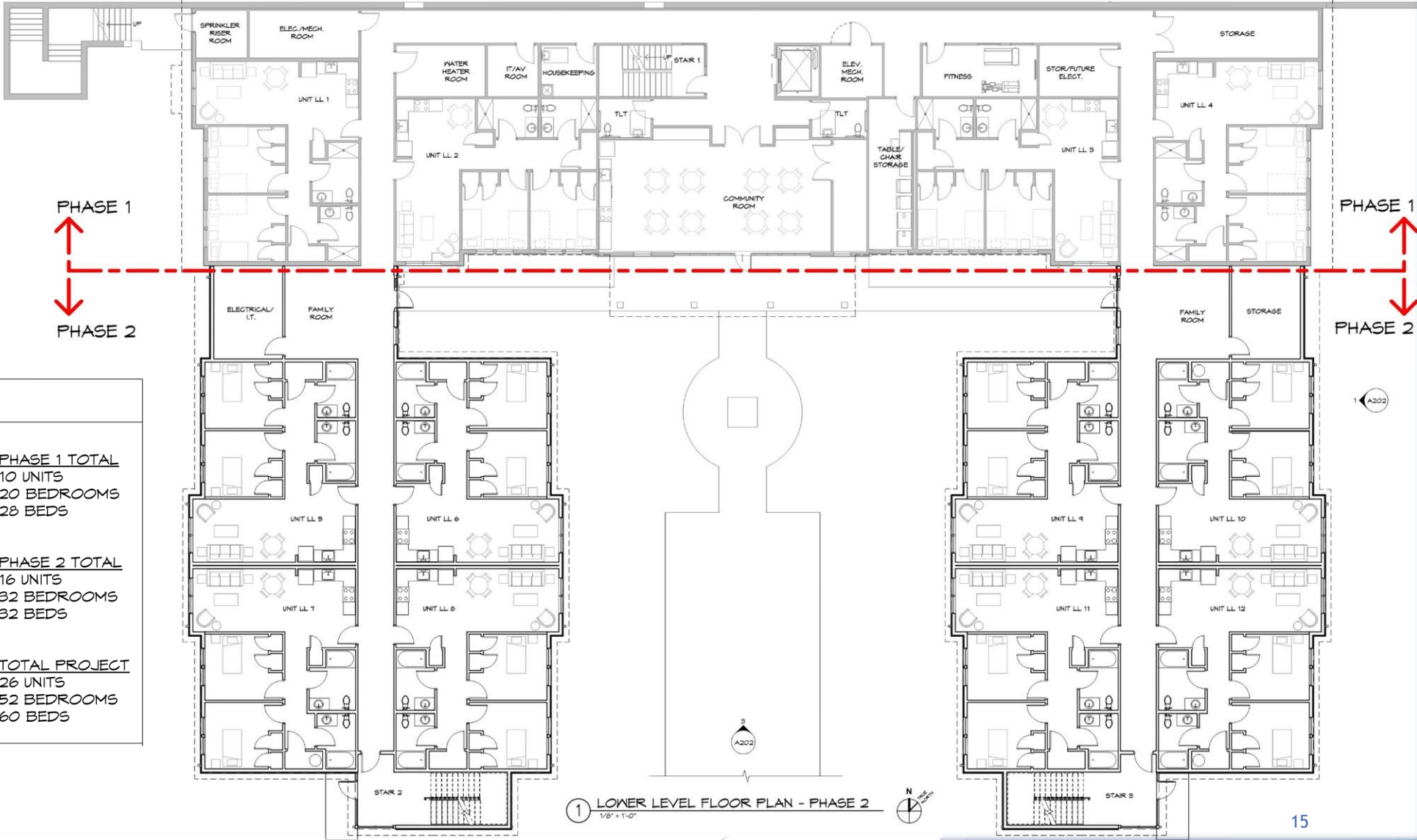


Proposed Schematic Design - Phase 1 & 2 - Rendering



Proposed Schematic Design - Main & Lower Level Floor Plan, Phase 2

- 16 additional 2-bedroom apartments on Main and Lower levels
- Added floor plans the same on Main & Lower Levels
- Additional storage and common space
- Defined Courtyard
- Additional 19,692 SF



PROJECT DATA		
<u>PHASE 1:</u>		
<u>MAIN LEVEL</u>	<u>LOWER LEVEL</u>	<u>PHASE 1 TOTAL</u>
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
<u>PHASE 2:</u>		
<u>MAIN LEVEL</u>	<u>LOWER LEVEL</u>	<u>PHASE 2 TOTAL</u>
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
<u>TOTAL PROJECT:</u>		
<u>MAIN LEVEL</u>	<u>LOWER LEVEL</u>	<u>TOTAL PROJECT</u>
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS

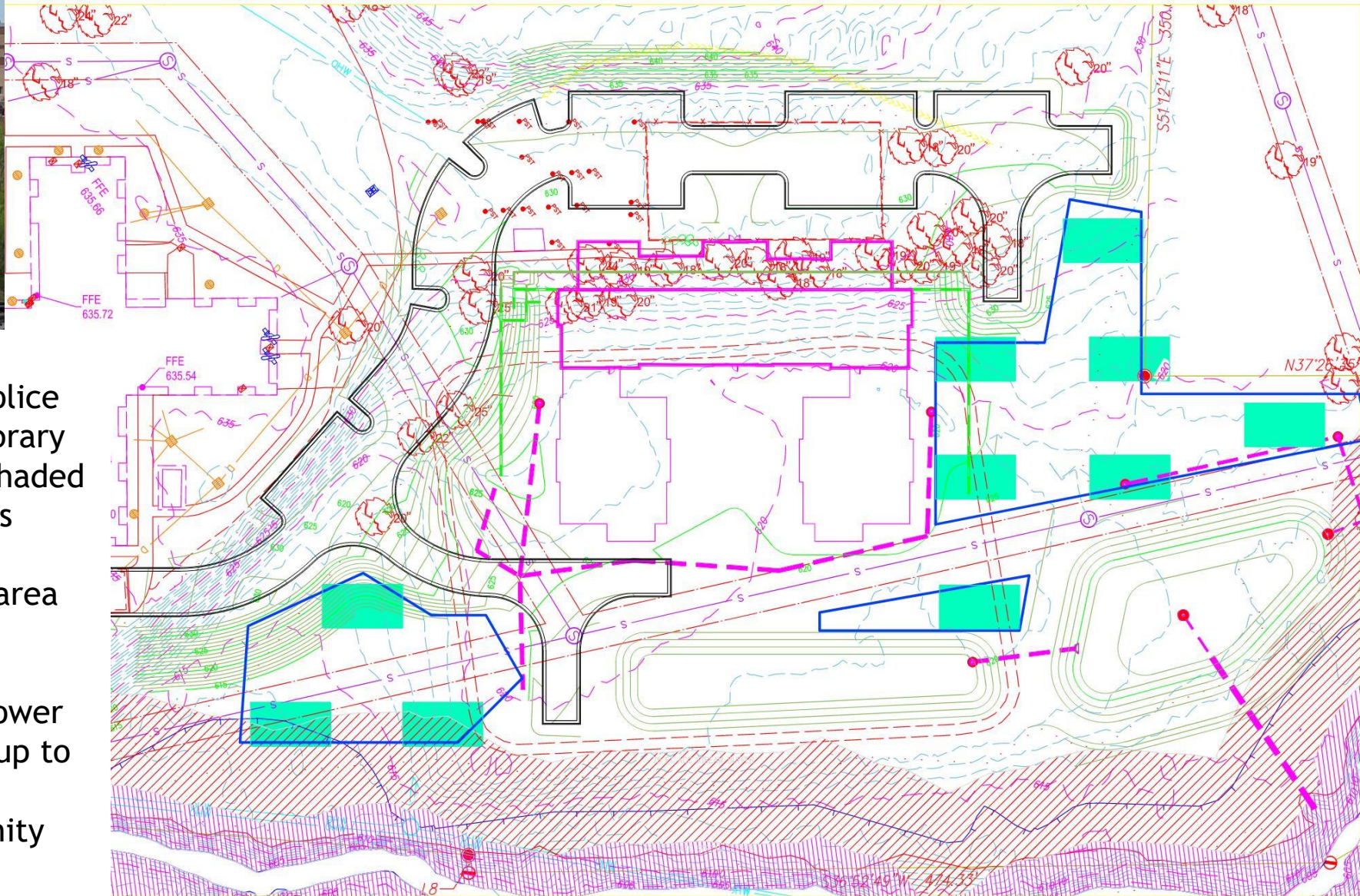
1 LOWER LEVEL FLOOR PLAN - PHASE 2
1/8" = 1'-0"

Proposed Schematic Design - Potential Solar Array Layout



Likely Solar Arrays:

- Similar to what was installed at Police headquarters and approved for Library
- Arrays located to avoid utilities, shaded areas, & proposed or existing trees
- Provide maximum solar exposure
- Roof surfaces not enough surface area nor optimal direction to maximize output
- Provide batteries for night time power consumption and emergency backup to critical systems
- Recommend funding with Community Energy Funds



Mental Health Recovery Facility Project- Schematic Design Budget

FUNDING:

\$ 5,218,500	SPLOST 2020 Project 28
\$ 4,000,000	Proposed ARPA Funds
\$ 1,200,000	Potential Community Energy Funds for Solar Upgrades
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\$ 10,418,500	Total Proposed Project Revenue

EXPENSES:

\$ 56,563	Expensed or Encumbered
\$ 663,000	Designated for Design
\$ 402,073	Designated for Fixtures, Furniture, and Equipment
\$ 589,576	Designated for Misc., Commissioning, Testing, & PM Fees
\$ 32,500	Designated for Public Art
\$ 1,200,000	Designated for Solar upgrades
\$ 865,952	Available for Design and Construction Contingency
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\$ 6,608,836	Available for Construction

Alternate Pricing

- Change from Slab on Grade construction to crawl space construction. Allows for better access to plumbing cleanouts.

Estimate Assumptions:

- Includes estimated \$185K for sustainable upgrades to meet Earthcraft certification
- Bidding by mid 2024
- Receiving Multiple Contractor and Subcontractor bids
- Normal working hours (1-year construction timeline)

ESTIMATED COST OF CONSTRUCTION:

Designer's Estimate for the Phase 1 build of ~\$6.6M. Full build of Phase 1 & 2 is estimated at ~12.3M or an additional \$5.7M. If built at the same time the \$5.7 estimate could likely be reduced by approximately 10%.

Next Steps & Project Schedule

- | | |
|--|-----------------|
| ➤ Schematic Design for M&C Consideration | October 3, 2023 |
| ➤ Notification of State of Georgia HOME ARP Funds Status | November 2023 |
| ➤ Finalize Construction Drawings | Spring 2024 |
| ➤ Bidding and Contractor Award | Summer 2024 |
| ➤ Start Project Construction Phase | Summer 2024 |
| ➤ Building Completion (Funding Level Dependent) | Summer 2025 |

Questions?



Additional Images for Information

Exterior Elevations - Phase 1



① SOUTH ELEVATION - PHASE 1
1/8" = 1'-0"



② EAST ELEVATION - PHASE 1
1/8" = 1'-0"



③ WEST ELEVATION - PHASE 1
1/8" = 1'-0"



④ NORTH ELEVATION - PHASE 1
1/8" = 1'-0"

Exterior Elevations - Phase 2



③ NORTH ELEVATION - PHASE 2
1/8" = 1'-0"



② EAST ELEVATION - PHASE 2
1/8" = 1'-0"



① WEST ELEVATION - PHASE 2
1/8" = 1'-0"

Additional Phase 1 Renderings



Additional Phase 1 Renderings

