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THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Schematic Design

DATE: September 5, 2023

BUDGET INFORMATION:

REVENUES:

\$	5,218,500	SPLOST 2020 Project 28
\$	4,000,000	Proposed ARPA Funding
\$	1,200,000	Proposed Community Energy Fund
\$	10,418,500	Total Proposed Project Funding

EXPENSES:

CAPITAL:

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

FUNDING SOURCE:

CAPITAL: SPLOST 2020 Program Revenues, American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds

OPERATIONAL: Advantage Behavioral Health Service

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

- Approve the Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as generally shown on **Attachment #1**;
- Authorize staff to advance Phase 1 of the Project to the Bid & Award Phase in accordance with the proposed Schematic Design.

HISTORY:

Option # 1 approved
10-3-2023
[Signature]

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1. On November 16, 2018, Advantage Behavioral Health Systems submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two-bedroom 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.
2. On January 30, 2020, the World Health Organization declared the outbreak a Public Health Emergency of International Concern.
3. On February 27, 2019, Advantage Behavioral Health Systems 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.
4. 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 Advantage Behavioral Health System submitted a project budget that was reduced by 25% to \$5,325,000 but no specific reason stated.
5. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; which included Project 28 - Mental Health Recovery Facility Project with a budget amount of \$5,325,000.
6. On March 3, 2020 the M&C 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.
7. 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.
8. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The \$1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.
9. In mid-March 2021, ACCGov was granted \$57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.
10. 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.

11. In July 2021, 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, Chief Executive Officer, ABHS
 - Tom Hoover, Chief Financial Officer, ABHS
 - Evan Mills, Director of Housing & Development, ABHS
 - David Kidd, ABHS Board Representative
 - Melinda Lord, ACCGov Housing & Community Development
 - Angel Hemly, ACCGov Central Services Department
 - Alphonso Daniel, ACCGov Fire Department
 - Lt. Joe Geiger. ACCGov Police Department
12. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.
13. On February 7, 2022, through a Commission Defined Option, M&C named the ACCGov Safety and Justice Commission as an advisory body to weigh-in on the use of the ARPA Behavioral Health funds.
14. On March 1, 2022, the M&C approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of \$4,000,000 for Behavioral Health activities. This action designated Advantage Behavioral Health Systems (ABHS) as the initial advisory group, and directed staff to coordinate with ABHS to determine if and how SPLOST 2020 Project 28 (Mental Health Recovery Facility) should be considered as potential use of ARPA funds.
15. On August 2, 2022, M&C approved an Intergovernmental Contract with the Advantage Behavioral Health Systems (Advantage) for SPLOST 2020 Project 28, Mental Health Recovery Facility Project. The Intergovernmental Contract was to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project. The M&C also designated the SPLOST 2020 Project 28, Mental Health Recovery Facility Project as appropriate for Public Art with a proposed Public Art Budget of \$32,500.
16. On August 5, 2022, ABHS submitted a legal opinion letter confirming that the agency is not subject to local zoning laws due to its status as a state Community Service Board. (History #23)
17. 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 in accordance with the ACCGov procurement process.

18. On August 30, 2022, six qualification proposals were received in response to the above noted RFQ/P #01069 for Professional Design Services.
19. On September 13, 2022, the User Group met and determined the shortlisting of four firms for interviews.
20. On September 27, 2022, the User Group conducted a site visit for the four shortlisted firms. The meeting was not mandatory but highly encouraged, and three of the four firms attended.
21. On October 10, 2022, shortlisted firms submitted pricing to the User Group.
22. On October 11, 2022, during the [M&C Work Session](#), ABHS presented an update on the SPLOST project and the expected \$8.7M gap from the initial proposal.
23. On October 11, 2022, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the proposals, interviews and pricing reviews to determine the recommended firm.
24. On October 24, 2022, ACCGov Planning Director issued a letter of concurrence that ABHS was exempt from compliance with local zoning regulations and are not subject to local zoning ordinances.
25. On January 9, 2023, ABHS submitted a request to Manager's Office to (1) convey two 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.
26. On March 14, 2023, ABHS presented its request to the ACCGov 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.
27. On March 17, 2023, the ACCGov Safety and Justice Committee submitted a letter as support for the project to Mayor Girtz.
28. On March 28, 2023, the ABHS Board of Directors voted to withdraw the previous request to ACCGov (History #25), and to instead allocate the full \$4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.
29. On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.
30. On April 28, 2023, ABHS Chief Executive Officer Tammy 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.
31. On May 4, 2023, ABHS made a presentation to the M&C at their retreat regarding both the Advantage Board as well as the Safety and Justice Committee recommendations to use the

ARPA funds to supplement funds from SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility.

32. On May 9, 2023 at the M&C Work Session, staff presented the Proposed Project Concept and the Project Budget showing the anticipated use of the \$4M to supplement the SPLOST Funding for the new Recovery Facility.
33. On June 6, 2023 M&C authorized staff to advance SPLOST 2020 Project 28 Mental Health Recovery Facility to the Schematic Design Phase.
34. On June 6, 2023 the Mayor and Commission accepted a list of potential projects and incentives that were eligible for the Community Energy Funds (CEF) under the Community Energy 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; and
 - f. Community Habitat and Forest Enhancement (on public and, in some cases, private lands).
35. On August 21, 2023 the Finance Department deposited FY23 funds into the Community Energy Fund budget account, bringing the total funding currently available for eligible projects to \$1,293,908.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 28 Mental Health Recovery Facility reads as follows:

***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.*

2. Advantage Behavioral Health Systems (ABHS) operates a facility on 17 acres at 240 Mitchell Bridge Road. The existing facility was originally designed as a hospital and then served as office space for Clarke County School District (CCSD) before being occupied by ABHS. This location has been chosen for the site of the Recovery Facility Project on the undeveloped northeast portion of the site. For the project to proceed at the 240 Mitchell Bridge Road address, it will be necessary to sub-divide the property so that the SPLOST project sits on its own, un-mortgaged parcel. This sub-division will be proposed during the concept phase of the project. The actual, legal sub-division of the property will run concurrently to the Land Disturbance Permitting Process.
3. The originally submitted project from Advantage Behavioral Health Systems and the above noted initial project statement are for the same size facility. However, the approved project budget is approximately 50% less than originally submitted budget and 25% less than the alternate project budget submitted by Advantage Behavioral Health Systems (History #3) versus what was ultimately approved by the M&C.
4. As generally shown in **Attachment #1**, the proposed full buildout of Phase 1 & 2 will be a two story building, approximately 40,000 square feet (SF) and 26 apartment units, total. Phase 1 will have approximately 19,393 total square feet, split between two floors. The lower floor will have approximately 8,121 SF and the main floor will have approximately 11,272 SF. Also, as generally shown on **Attachment #1**, there will be common areas, staff offices, meeting rooms, rest rooms, utility space and storage and stairs. The breakdown of rooms and beds, per phase will be as follows:

<u>PROJECT DATA</u>		
<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

5. Based on the current construction market conditions the Designer's estimated cost of construction for the complete project (Phase 1 & 2) is approximately \$12.3 million. Even with the added \$4 million in ARPA funding the current construction budget of \$6.6 million is only adequate to complete the Proposed Schematic Design for Phase 1. Design efforts for Phase 2 will not be continued past the proposed Schematic Design, (i.e. to construction document phase) until such time as additional funding becomes available for the build-out of Phase 2.
6. Because of the projected shortfall in funding, the Proposed Schematic Plans, as generally shown in **Attachment #1**, includes the proposed phasing of construction. The Proposed Schematic Design calls for the construction all of the site work, utilities, solar build-out, and paving to make ready for future buildout as funding may become available.
7. The Proposed Schematic Design will achieve a minimum certification of "Certified" through the EarthCraft sustainability program, for Sustainable Preservation criteria. This is in alignment with the approved ACCGov Sustainability Policy. Use of Solar Photovoltaic Systems on the facility have been included based on funding coming from the Community Energy Fund (CEF) or from the SPLOST 2020 Project 11 Renewable Energy Project, as an alternate. Based on the Proposed Schematic Design, the shown Solar Arrays and battery storage would provide energy savings of approximately 75-90% of the total building usage. The proposed battery storage would be used for both reduction of high time energy usage and emergency backup of critical systems within the new facility.
8. ACCGov has many buildings in need of funding from the SPLOST 2020 Project 11 Renewable Energy fund; which are limited to ACCGov properties and projects. While the CEF could actually be spent on ACCGov properties, there are only a few sites that would meet the spirit of the fund. Thus, the Sustainability Office recommends spending the CEF funds on this project which would meet community goals – additionally this action funds a project that is ready to move forward to design and construction, allowing the additional savings to be realized more quickly.
9. The stated goals of the Community Energy Program Policy are to create a fund that will:
 - a. Make meaningful progress towards achieving ACCGov's 2050 community-wide 100% Clean and Renewable Energy Goal;
 - b. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
 - c. Support energy-related economic development incentives used to recruit and expand businesses in the community;
 - d. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy

- projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;
- e. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs; and,
 - f. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.
10. Based on the mission, goals, and services of ABHS, using Community Energy Funds to provide solar production and storage at the Mental Health Recovery Facility would meet Policy goals a, b, d, e, and f above. The proposed Schematic Design Budget is based on the CEF providing up to \$1.2M for the solar array system. An exact budget amendment request will be brought forth at the time of the construction award for the actual cost involved in the solar array system.
11. To meet the desired schedule for the Project, the procurement process for Professional Services was initiated in December 2021 to support the following schedule milestones:
- M&C Approval of Schematic Design October 3, 2023
 - Notification of State of Georgia Home ARP Funds Status November 2023
 - Finalize Construction Documents – Phase 1 Spring 2024
 - Bidding & Award – Phase 1 Spring 2024
 - Construction Start Summer 2024
 - Construction Completion Summer 2025
12. This recommendation meets the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
- Strategy 1E: Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care
 - Strategy 2D: Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, nonprofit capacity building, and problem solving with connected community partners
 - Strategy 4D: Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs
 - Strategy 6D: Follow through on commitment to 100% Clean and Renewable Energy resolution.

OPTIONS:

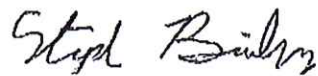
- 1. Mayor and Commission:
 - a. Approve the Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as generally shown on **Attachment #1**;
 - b. Authorize staff to advance Phase 1 of the Project to the Bid & Award Phase in

accordance with the proposed Schematic Design.

2. Mayor and Commission do not approve the proposed Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility as generally shown on **Attachment #1**.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: SPLOST Program Management
Prepared by: Keith Sanders for



Stephen Bailey, Interim Capital Projects Director

September 12, 2023
Date:



Mike Wharton, Sustainability Officer

September 12, 2023
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 14, 2023
Date:

Attachment #1 – Proposed Schematic Design

DRAWING LIST

1 - General	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
2 - Civil	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
3 - Structural	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
4 - Mechanical	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
5 - Electrical	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
6 - Plumbing	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
7 - Life Safety Plan	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
8 - Mechanical	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
9 - Electrical	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1
10 - Plumbing	PROGRESS 6-4-23	Issue 5	Issue 4	Issue 3	Issue 2	Issue 1

A06A	PARTIAL SCHEMATIC SITE PLAN		
A101	PHASING PLANS		
A102	Main Level Floor Plan - Phase 1		
A103	Main Level Floor Plan - Phase 2		
A104	Lower Level Floor Plan - Phase 1		
A105	Lower Level Floor Plan - Phase 2		
A111	ENLARGED TYPICAL UNIT PLAN		
A121	ROOF PLAN - PHASE 1		
A122	ROOF PLAN - PHASE 2		
A201	EXTERIOR ELEVATIONS - PHASE 1		
A202	EXTERIOR ELEVATIONS - PHASE 2		
A301	BUILDING SECTIONS		
A302	BUILDING SECTIONS		
A311	WALL SECTIONS		
A401	ENLARGED PLANS		
A402	ENLARGED PLANS		
A501	DOOR SCHEDULE & DETAILS		
A701	INTERIOR ELEVATIONS		
A801	FINISH PLANS		
A901	3D VIEWS - PHASE 1		
A902	3D VIEWS - PHASE 2		
A903	3D VIEWS - PHASE 1		
A904	3D VIEWS - PHASE 2		

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF LYMAN DAVIDSON DOOLEY, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND SHALL NOT BE USED ON ANY OTHER PROJECT. THESE DRAWINGS ARE A COMPOSITE SET AND SHALL NOT BE SEPARATED FOR DISTRIBUTION. THE GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO INSPECT EXISTING CONDITIONS AND VERIFY WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NOTIFY THE ARCHITECT PROMPTLY OF ANY ERRORS, OMISSIONS, INCONTRADICTIONS, DISCREPANCIES, AND CONFLICTS WITHIN THE CONTRACT DOCUMENTS AND WITH FIELD CONDITIONS. DO NOT PROCEED WITH WORK UNTIL DISCREPANCIES ARE RESOLVED TO THE SATISFACTION OF ALL PARTIES.

FOR EACH DISCREPANCY, THE GENERAL CONTRACTOR SHALL SUBMIT A CORRECTION REQUEST TO THE ARCHITECT. THE REQUEST SHALL INCLUDE A DESCRIPTION OF THE DISCREPANCY, A PHOTOGRAPH, AND A PROPOSED CORRECTION. THE ARCHITECT SHALL REVIEW THE REQUEST AND RESPOND WITHIN 10 BUSINESS DAYS. IF THE ARCHITECT DETERMINES THAT THE DISCREPANCY IS A MATERIAL OMISSION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTION. IF THE DISCREPANCY IS A MINOR OMISSION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTION. IF THE DISCREPANCY IS A DESIGN ERROR, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF CORRECTION. IF THE DISCREPANCY IS A CONSTRUCTION ERROR, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTION.

1. ALL WORK PERFORMED SHALL BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS. SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES AND THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE PROCUREMENT OF REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK, AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH PRODUCING SUCH PERMITS AND CERTIFICATES AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS AND

10. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE DISRUPTION OF ANY EXISTING ADJACENT BUILDINGS OR OPERATIONS. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, AND EXISTING CONSTRUCTION THROUGHOUT ALL PHASES OF CONSTRUCTION. DAMAGE TO EXISTING TO-HUMAN CONSTRUCTION OF EQUIPMENT SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.

11. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR CONSTRUCTION TO THE OWNER AND THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. REQUIRED DATA FOR SUBMITTALS SHALL BE

THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE JOB SITE ON A DAILY BASIS.

11. THE MEANS AND METHODS OF CONSTRUCTION, AND TEMPORARY STRUCTURES AND FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONTRACTOR'S MEANS AND METHODS FOR TEMPORARY STRUCTURES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GENERAL CONTRACTOR, THE OWNER, AND THE PUBLIC FROM ALL HAZARDOUS CONDITIONS DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONSULT WITH LOCAL FIRE AGENCIES TO ASCERTAIN REQUIREMENTS FOR THE SUPPLY AND STORAGE OF FIRE FIGHTING EQUIPMENT. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEETING LOCAL FIRE AGENCIES DURING CONSTRUCTION.

PARTIALLY COMPLETED WALLS SHALL BE COVERED TO PROTECT FROM WATER INTRUSION. DAMAGE INCLUDING BUT NOT LIMITED TO MOLD, RESULTING FROM WATER INTRUSION DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.

PROJECT TEAM

OWNER'S REPRESENTATIVE
Athens-Clarke County
P.O. Box 1868
Athens, Georgia 30603
Michael Kajder
SPLOST & TSPLOST Project Administrator
706-613-3025

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STEVENSON ENGINEERING

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SPECIFICATIONS
Kramer, CS

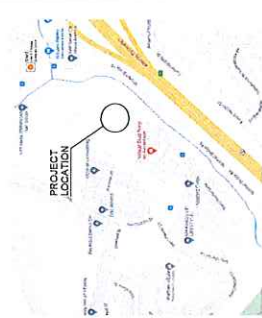
Chris Kramer

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PROJECT INFORMATION

[illegible]

VICINITY MAP

[illegible]

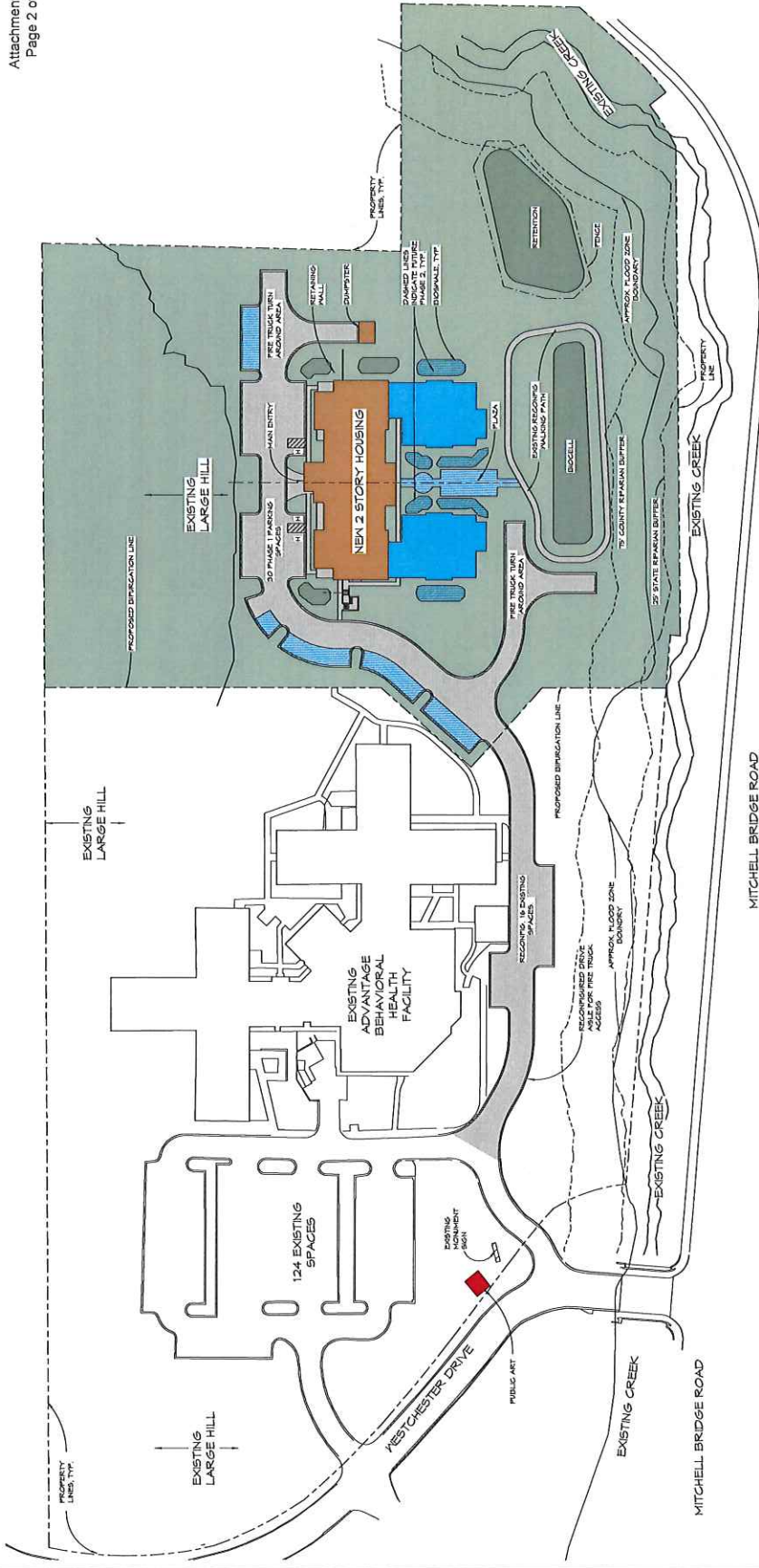
**ACC MENTAL HEALTH
RECOVERY FACILITY**
NEW 2 STORY BUILDING
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

REV	DATE	REVISION
1	07/23	ISSUED FOR CONSTRUCTION

SCHEMATIC SITE PLAN
PROJECT NO. 13089-01
DRAWN BY: TRODOL DC 508

A100

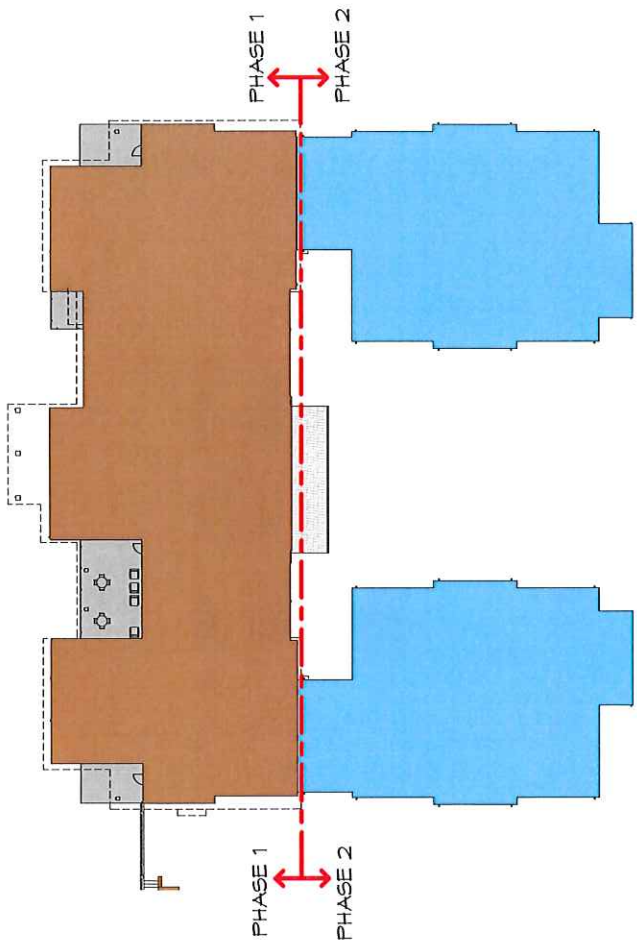


① SCHEMATIC ARCHITECTURAL SITE PLAN
1" = 80' 0"

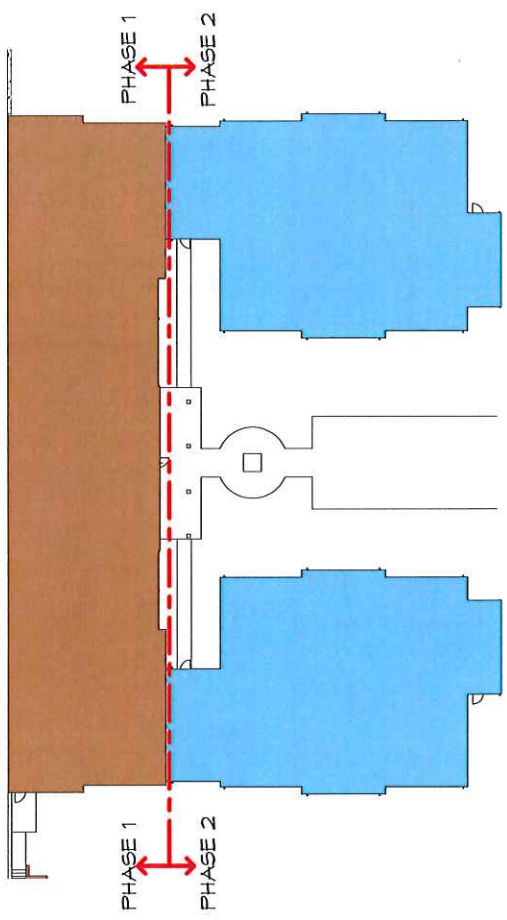
PHASE 1 BUILDING	PHASE 1 INITIAL CONSTRUCTION
2-BEDROOM APARTMENTS	2-BEDROOM APARTMENTS
PARKING SPACES	NUMBER OF BEDS
RESIDENTS	RESIDENTS
STAFF	STAFF
TOTAL	TOTAL
PHASE 2 BUILDING	PHASE 2 INITIAL CONSTRUCTION
2-BEDROOM APARTMENTS	2-BEDROOM APARTMENTS
PARKING SPACES	NUMBER OF BEDS
RESIDENTS	RESIDENTS
STAFF	STAFF
TOTAL	TOTAL
PHASE 3 BUILDING	PHASE 3 INITIAL CONSTRUCTION
2-BEDROOM APARTMENTS	2-BEDROOM APARTMENTS
PARKING SPACES	NUMBER OF BEDS
RESIDENTS	RESIDENTS
STAFF	STAFF
TOTAL	TOTAL

DIVISION AREA - 132,533 SF (17.54 ACRES)

PHASE 1 (INITIAL CONSTRUCTION)	
MAIN FLOOR	11,270 GSF
2-RECEPTION APARTMENTS	10
NUMBER OF BEDS	20
PHASE 2 (FUTURE CONSTRUCTION)	
MAIN FLOOR	4,544 GSF
2-RECEPTION APARTMENTS	16
NUMBER OF BEDS	32
TOTAL	
MAIN FLOOR	15,814 GSF
2-RECEPTION APARTMENTS	26
NUMBER OF BEDS	52



1 MAIN LEVEL PHASING PLAN
1/8" = 1'-0"



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



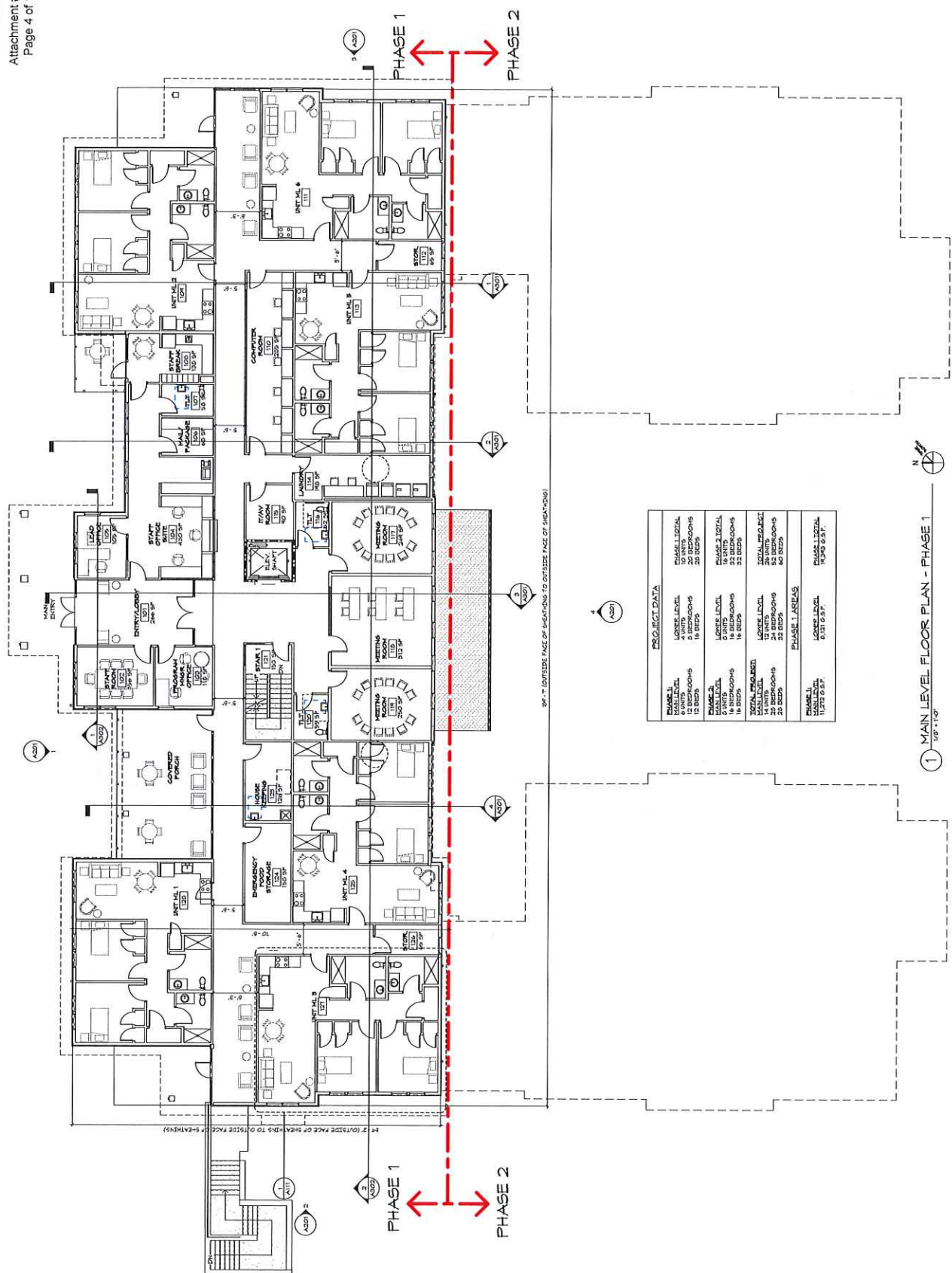
ACC MENTAL HEALTH
RECOVERY FACILITY
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

[illegible][illegible]

PROJECT NO.: 120021.01
DRAWN BY: DDL QC 508

MAIN LEVEL
FLOOR PLAN -
PHASE 1
A102



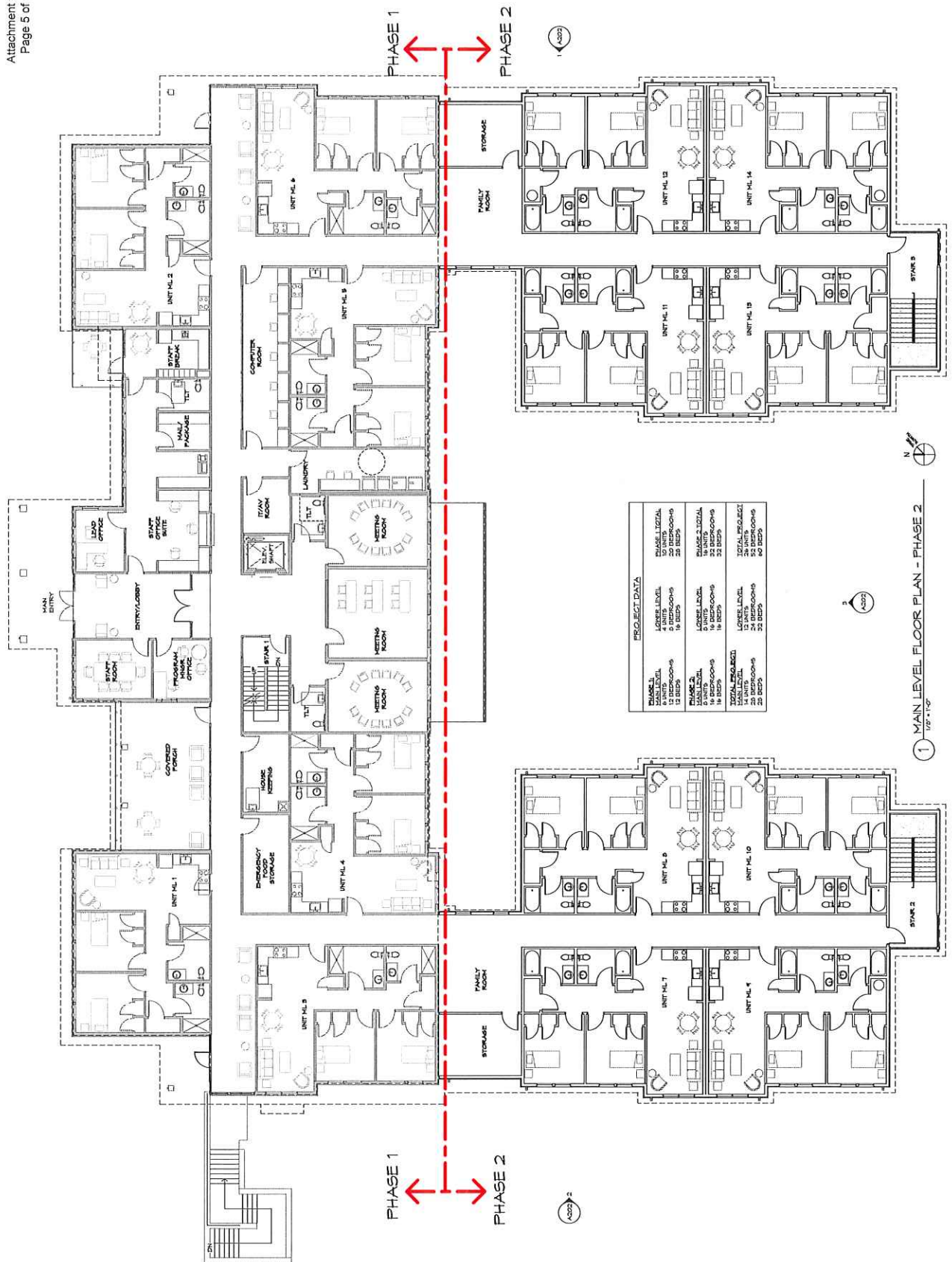
PROJECT DATA			
PHASE 1 MAX LEVEL 10 UNITS 10 COPS 12 DEPS	PHASE 2 MAX LEVEL 10 UNITS 10 COPS 10 DEPS	PHASE 3 MAX LEVEL 10 UNITS 10 COPS 10 DEPS	PHASE 4 MAX LEVEL 10 UNITS 10 COPS 10 DEPS
PHASE 1 TOTAL 30 UNITS 30 COPS 36 DEPS	PHASE 2 TOTAL 30 UNITS 30 COPS 30 DEPS	PHASE 3 TOTAL 30 UNITS 30 COPS 30 DEPS	PHASE 4 TOTAL 30 UNITS 30 COPS 30 DEPS

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

NOT FOR CONSTRUCTION

REV	DATE	ISSUED FOR
1	07/20/2017	FOR PERMITTING
2	08/01/2017	FOR CONSTRUCTION
3	08/01/2017	FOR CONSTRUCTION
4	08/01/2017	FOR CONSTRUCTION
5	08/01/2017	FOR CONSTRUCTION
6	08/01/2017	FOR CONSTRUCTION
7	08/01/2017	FOR CONSTRUCTION
8	08/01/2017	FOR CONSTRUCTION
9	08/01/2017	FOR CONSTRUCTION
10	08/01/2017	FOR CONSTRUCTION

**MAIN LEVEL
FLOOR PLAN -
PHASE 2**
A103



PROJECT DATA

PHASE	LOBBY LEVEL	PHASE TOTAL
PHASE 1	13 BEDS	13 BEDS
PHASE 2	13 BEDS	13 BEDS
TOTAL PROJECT	26 BEDS	26 BEDS

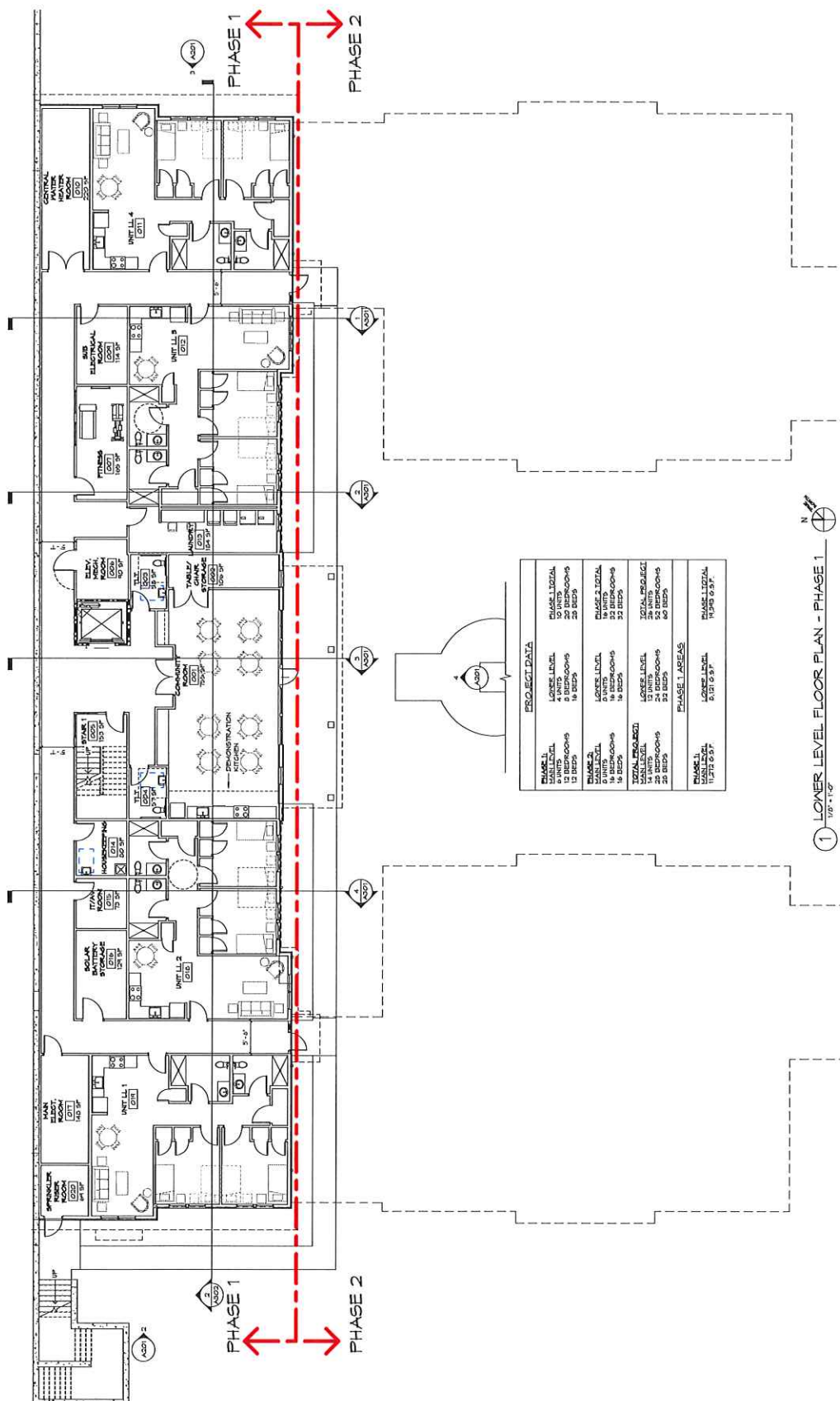
1 MAIN LEVEL FLOOR PLAN - PHASE 2
1/8" = 1'-0"

ACG MENTAL HEALTH
NEW 2 STORY BUILDING
RECOVERY FACILITY
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

[illegible]

PROJECT NO. 123001.01
DRAWN BY: DOL OC: 508
LOWER LEVEL
FLOOR PLAN
PHASE 1
A104



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

**ACC MENTAL HEALTH
RECOVERY FACILITY**
NEW 2 STORY BUILDING
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

ALLEGRA, BROWN, ARCHER & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ARCHITECTS
1000 17TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
WWW.ABARCHITECTS.COM

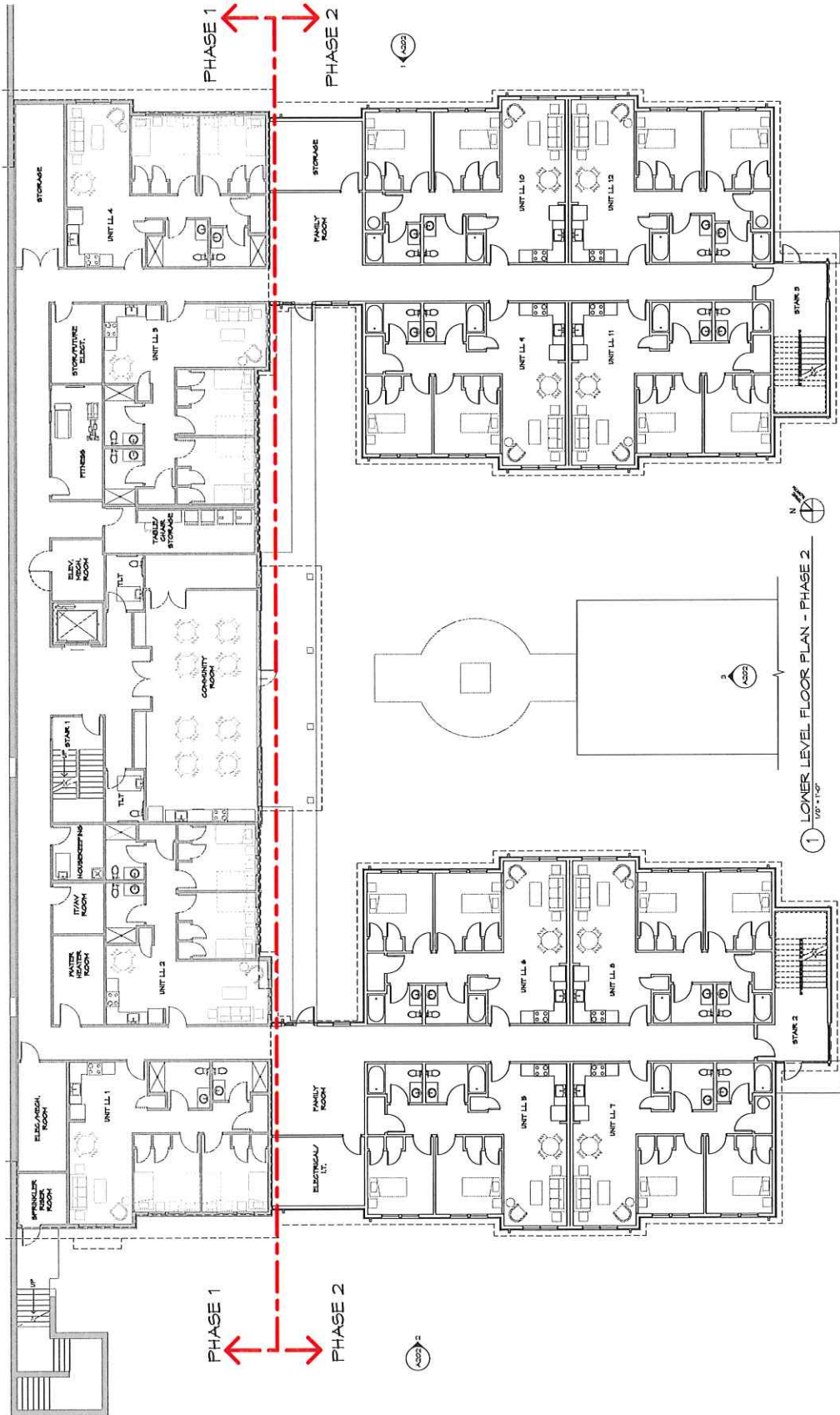
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4	03/10/12	ISSUED FOR CONSTRUCTION
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26	11/13/15	ISSUED FOR CONSTRUCTION
27	01/14/16	ISSUED FOR CONSTRUCTION
28	03/14/16	ISSUED FOR CONSTRUCTION
29	05/14/16	ISSUED FOR CONSTRUCTION
30	07/14/16	ISSUED FOR CONSTRUCTION
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99	01/26/28	ISSUED FOR CONSTRUCTION
100	03/26/28	ISSUED FOR CONSTRUCTION

PROJECT NO. 1000101
DRAWN BY: JAM
CHECKED BY: JAM
DATE: 10/10/11

LOWER LEVEL FLOOR PLAN - PHASE 2
A105

PROJECT DATA

PHASE	LOBBY LEVEL	LOBBY LEVEL	LOBBY LEVEL
PHASE 1	4 UNITS	4 UNITS	4 UNITS
PHASE 2	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 3	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 4	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 5	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 6	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 7	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 8	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 9	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 10	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 11	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 12	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 13	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 14	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 15	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 16	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 17	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 18	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 19	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
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PHASE 99	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS
PHASE 100	12 BEDROOMS	12 BEDROOMS	12 BEDROOMS



ACC MENTAL HEALTH
RECOVERY FACILITY
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

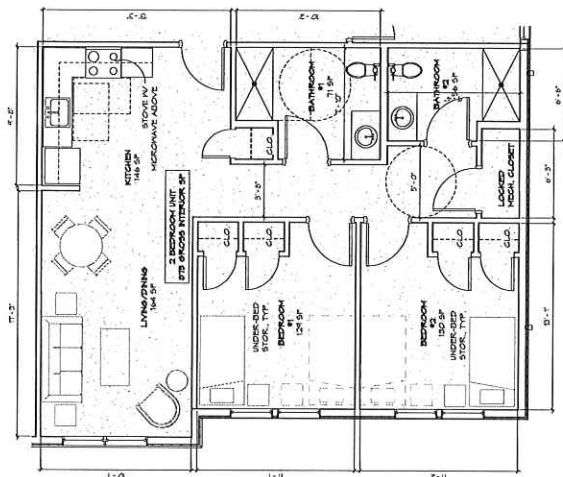
ALL DECISIONS REGARDING THE DATA IN THIS SET OF INFORMATION ARE THE INTELLECTUAL PROPERTY OF THE U.S. AIR FORCE. NO REPRODUCTION OR DISTRIBUTION OF THIS SPECIFIC PROJECT, USE OF ALL INFORMATION CONTAINED HEREIN FOR ANY PURPOSES, OR REPRODUCTION OR DISTRIBUTION OF ANY INFORMATION CONTAINED HEREIN FOR ANY PURPOSES, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE U.S. AIR FORCE. THIS INFORMATION IS UNCLASSIFIED, EXCEPT WHERE SHOWN OTHERWISE. IT IS CONTROLLED AND RELEASED UNDER THE U.S. AIR FORCE POLICY ON INFORMATION RELEASE AND THE U.S. AIR FORCE POLICY ON INFORMATION RELEASE.

[illegible]

PROJECT NO.: 123001.01
DRAWN BY: AUG01 OC: Checker

ENLARGED
TYPICAL UNIT
PLAN

A111



1 ENLARGED TYPICAL UNIT PLAN
1/4" = 1'-0"

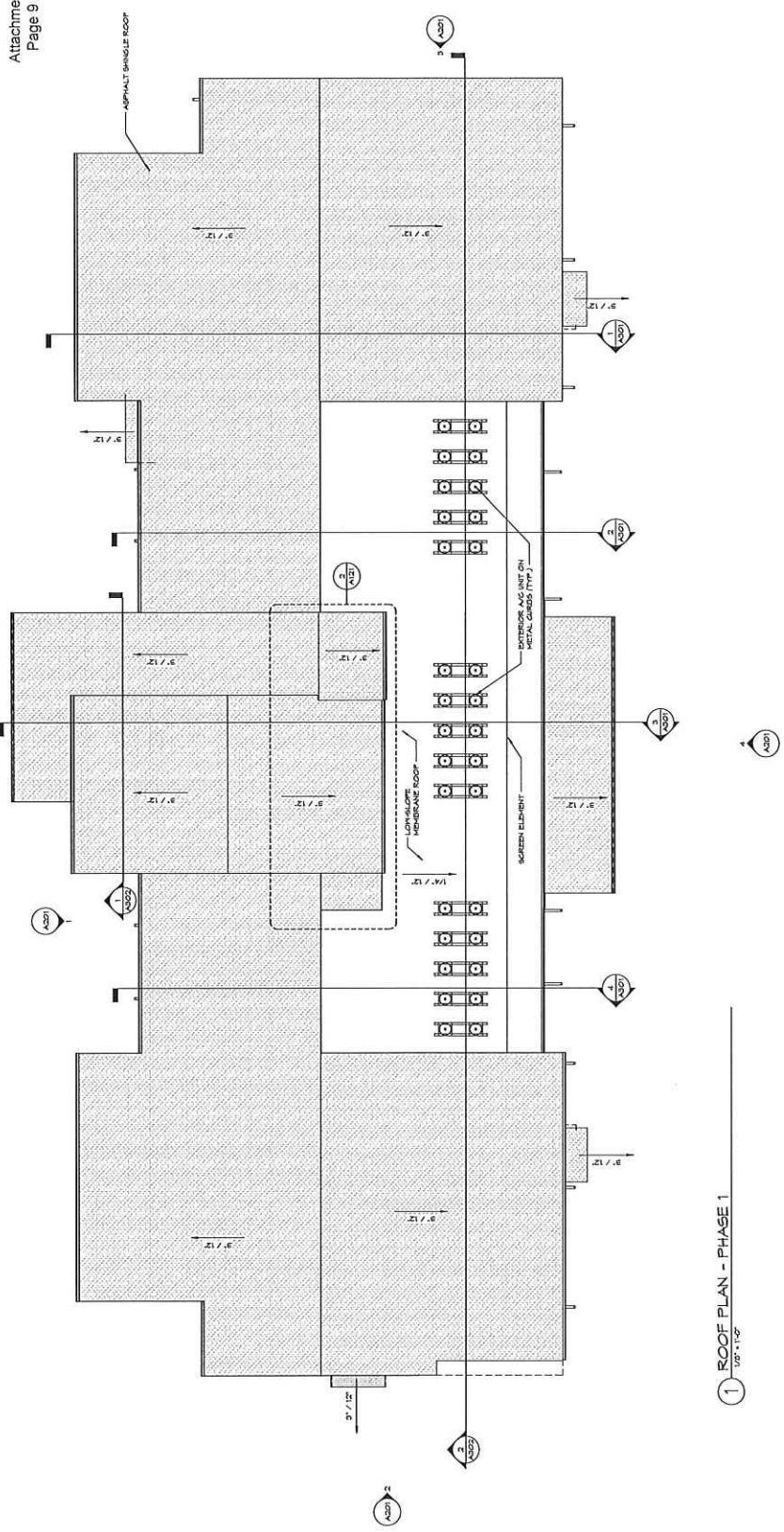
NOT FOR CONSTRUCTION

ALL NOTES REFER TO THE ARCHITECTURAL DRAWING SET FOR THIS PROJECT. THE NOTES ARE INTENDED TO BE USED IN CONJUNCTION WITH THE DRAWINGS AND NOT TO BE USED IN ISOLATION. THE NOTES ARE NOT TO BE USED TO REPLACE THE DRAWINGS. THE NOTES ARE NOT TO BE USED TO REPLACE THE DRAWINGS. THE NOTES ARE NOT TO BE USED TO REPLACE THE DRAWINGS.

REV	DATE	DESCRIPTION
1	05/20/2019	ISSUED FOR PERMIT

PROJECT NO. 10000-01
DRAWN BY: JAW
CHECKED BY: JAW

ROOF PLAN -
PHASE 1
A121

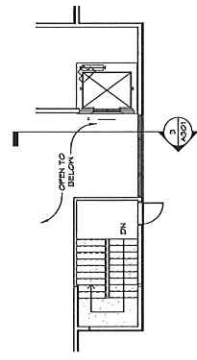


1 ROOF PLAN - PHASE 1
1/8" = 1'-0"

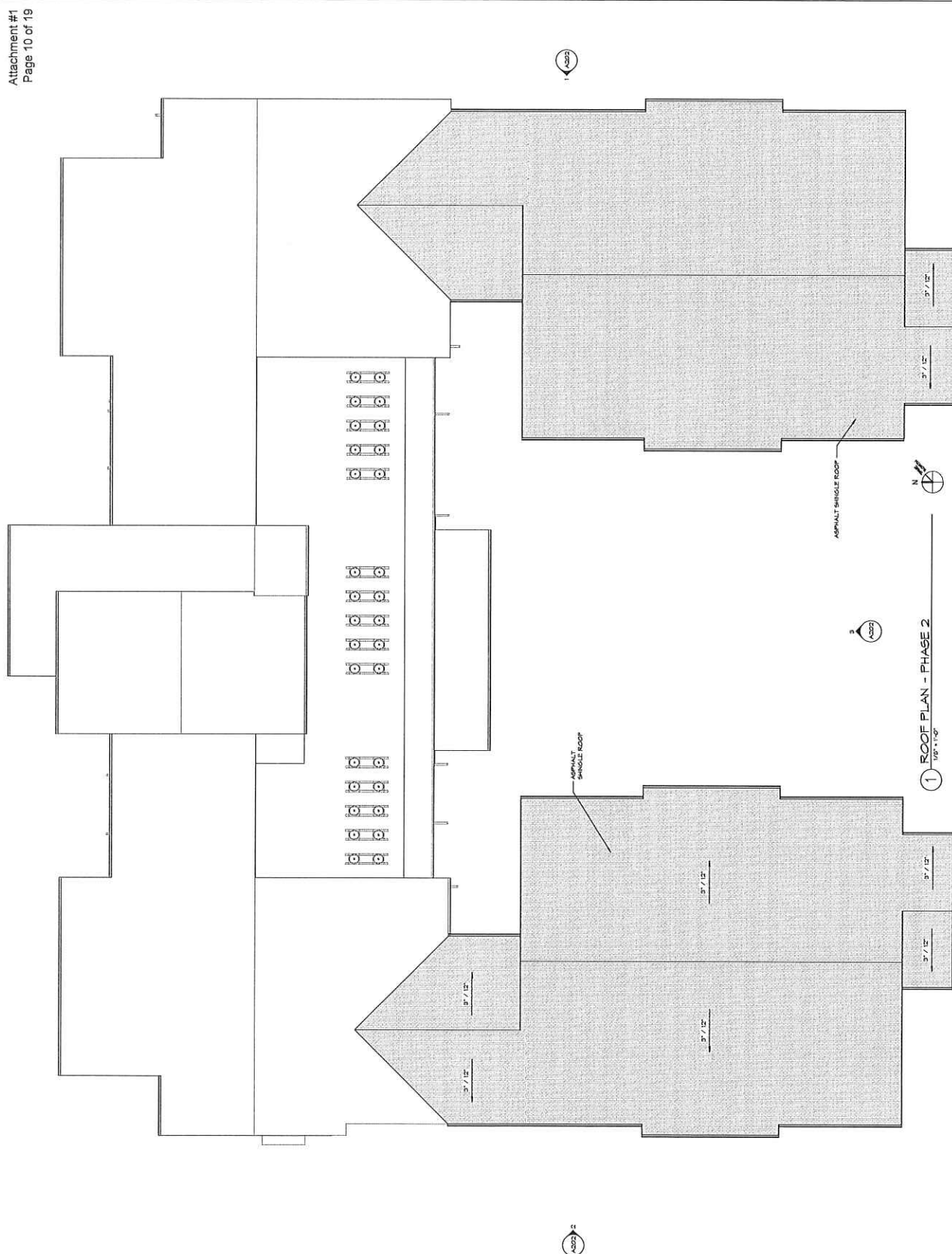
ROOF NOTES

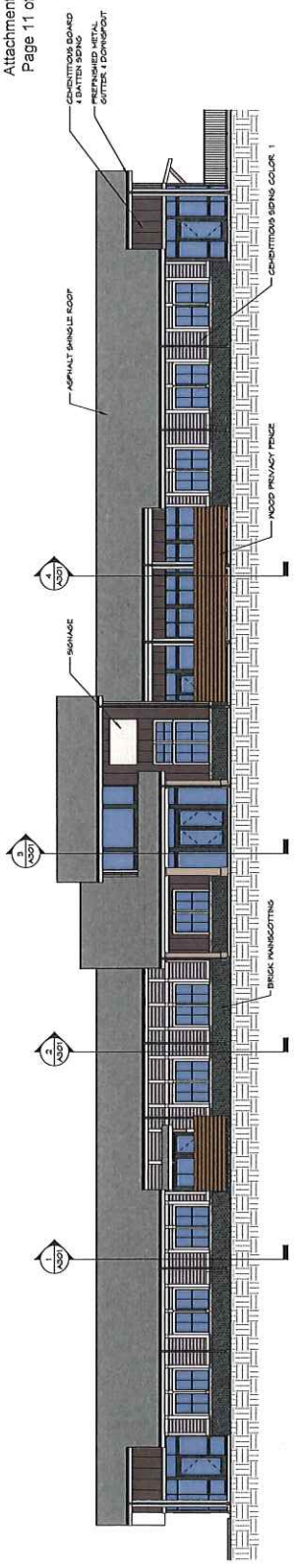
1. SEE MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL NOTES AND DETAILS.
2. DETAILS LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS.
3. ALL ROOF PENETRATIONS SHALL BE DETAIL AS SHOWN ON GRIPS, PROVIDE GASKET TO EXIST WATER TIGHTNESS REQUIREMENTS.
4. ALL ROOF PENETRATIONS SHALL BE VERIFIED WITH MECHANICAL AND PLUMBING DRAWINGS.
5. ALL ROOF PENETRATIONS SHALL BE VERIFIED WITH MECHANICAL AND PLUMBING DRAWINGS.
6. ALL ROOF SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
7. ALL PRIMARY ROOF DRAINS TO HAVE A 4" X 4" ROOF DRAIN GUY ZONE.
8. ALL ROOF DRAINS SHALL BE 18" DIA. UNLESS OTHERWISE NOTED.
9. ALL ROOF DRAINS TO BE 18" DIA. UNLESS OTHERWISE NOTED.

INDICATES GASKET OR TAPERED INSULATION

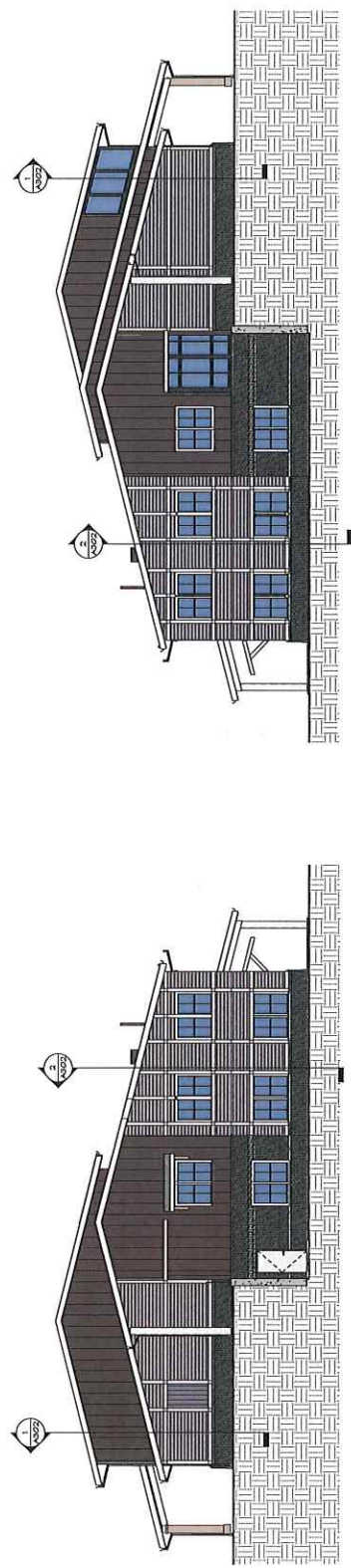


2 ROOF ACCESS STAIR PLAN
1/8" = 1'-0"



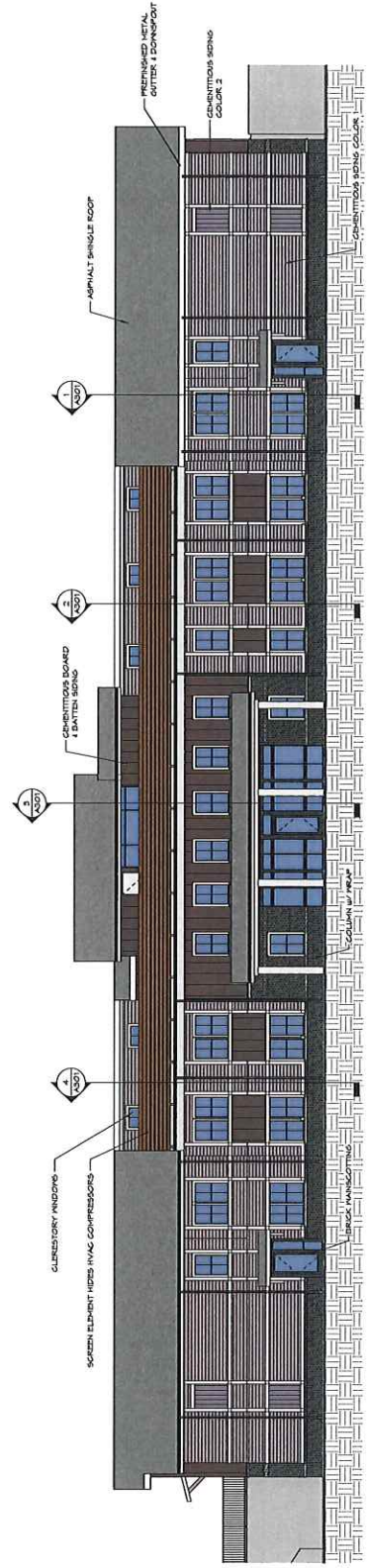


1 SOUTH ELEVATION - PHASE 1
1/8" = 1'-0"



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"

NEW 2 STORY BUILDING
**AGC MENTAL HEALTH
RECOVERY FACILITY**
280 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
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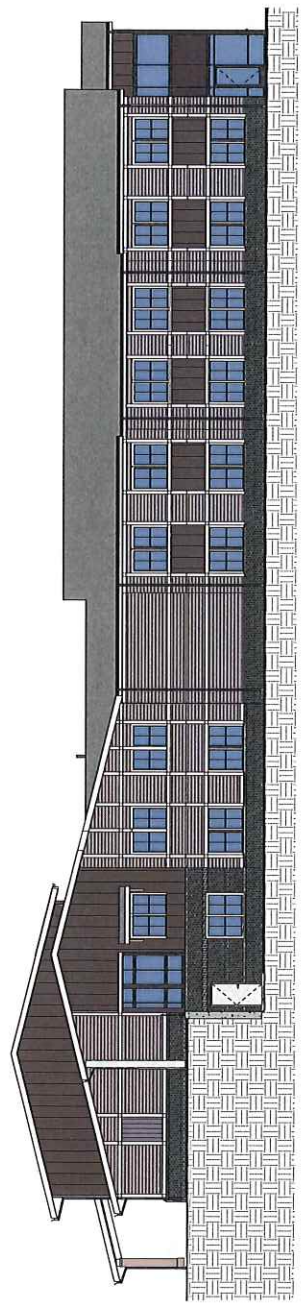
PROJECT NO. 120001
DRAWN BY: JMM
CHECKED BY: JMM

EXTERIOR
ELEVATIONS -
PHASE 1
A201

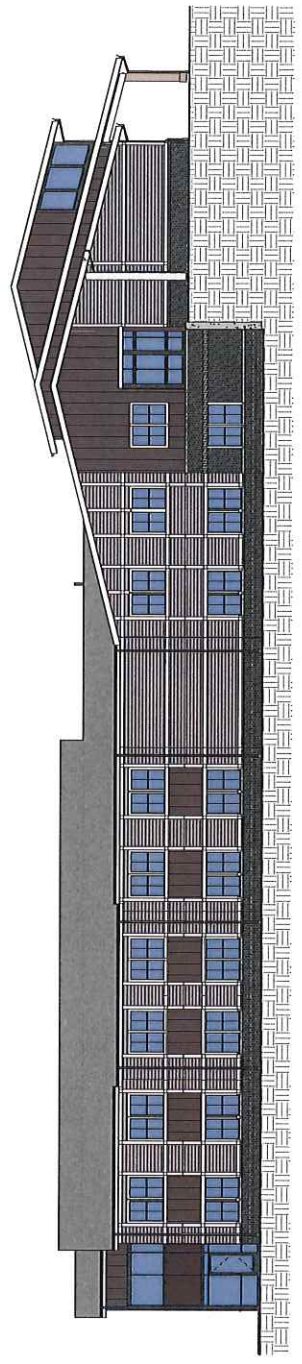
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8	01/15/2021	ISSUED FOR PERMIT
9	01/15/2021	ISSUED FOR PERMIT
10	01/15/2021	ISSUED FOR PERMIT



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



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

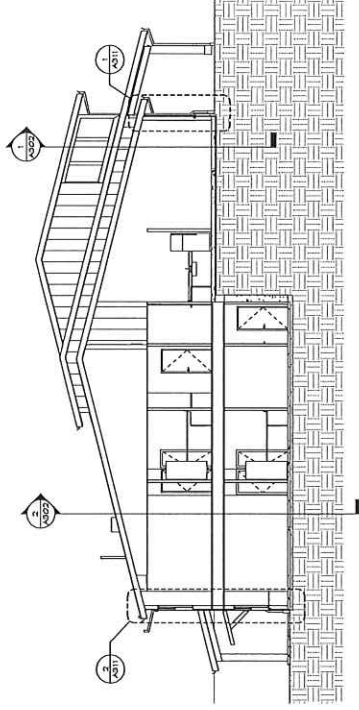


① WEST ELEVATION - PHASE 2
1/8" = 1'-0"

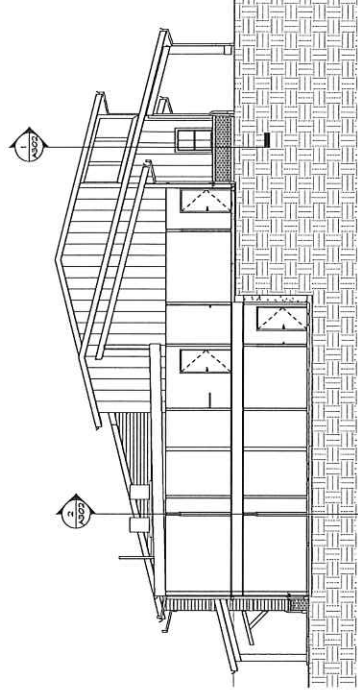
REV	DATE	DESCRIPTION

PROJECT NO. 1000101
DRAWN BY: JLM
CHECKED BY: JLM

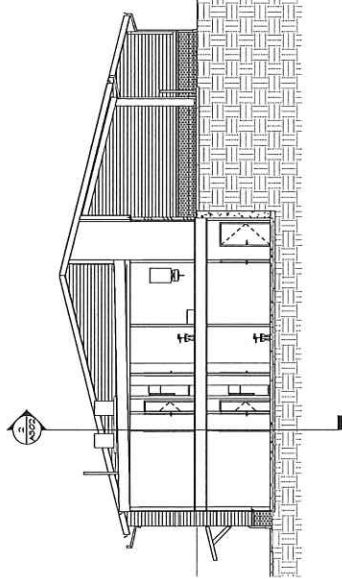
**BUILDING
SECTIONS**
A301



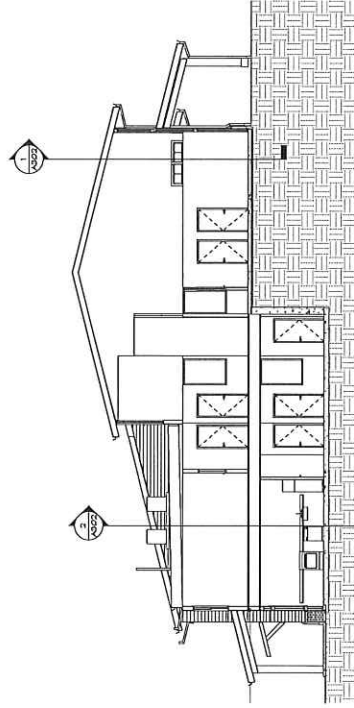
BUILDING SECTION 01 - SLAB ON GRADE
OPTION 1
1/8" = 1'-0"



BUILDING SECTION 02 -- SLAB ON GRADE OPTION
OPTION 2
1/8" = 1'-0"



BUILDING SECTION 04 - SLAB ON GRADE
OPTION 4
1/8" = 1'-0"



BUILDING SECTION 03 - SLAB ON GRADE
OPTION 3
1/8" = 1'-0"

**ACC MENTAL HEALTH
RECOVERY FACILITY**
NEW 2 STORY BUILDING
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

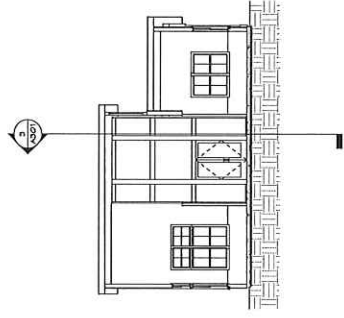
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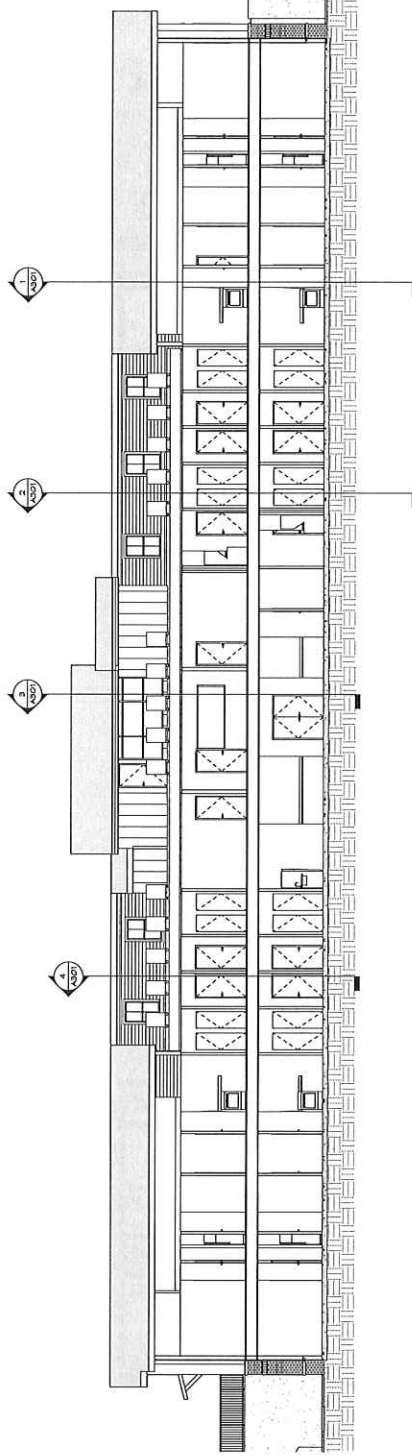
REV	DATE	ISSUED FOR
1	8/1/23	IN ARCHITECTURAL DESIGN

PROJECT NO.: 22005-01
DRAWN BY: J. WILSON, P.E.
CHECKED BY: J. WILSON, P.E.

**BUILDING
SECTIONS
A302**



1 BUILDING SECTION 05
1/8" = 1'-0"



2 BUILDING SECTION 06
1/8" = 1'-0"

NEW 2 STORY BUILDING
ACC MENTAL HEALTH
RECOVERY FACILITY

240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

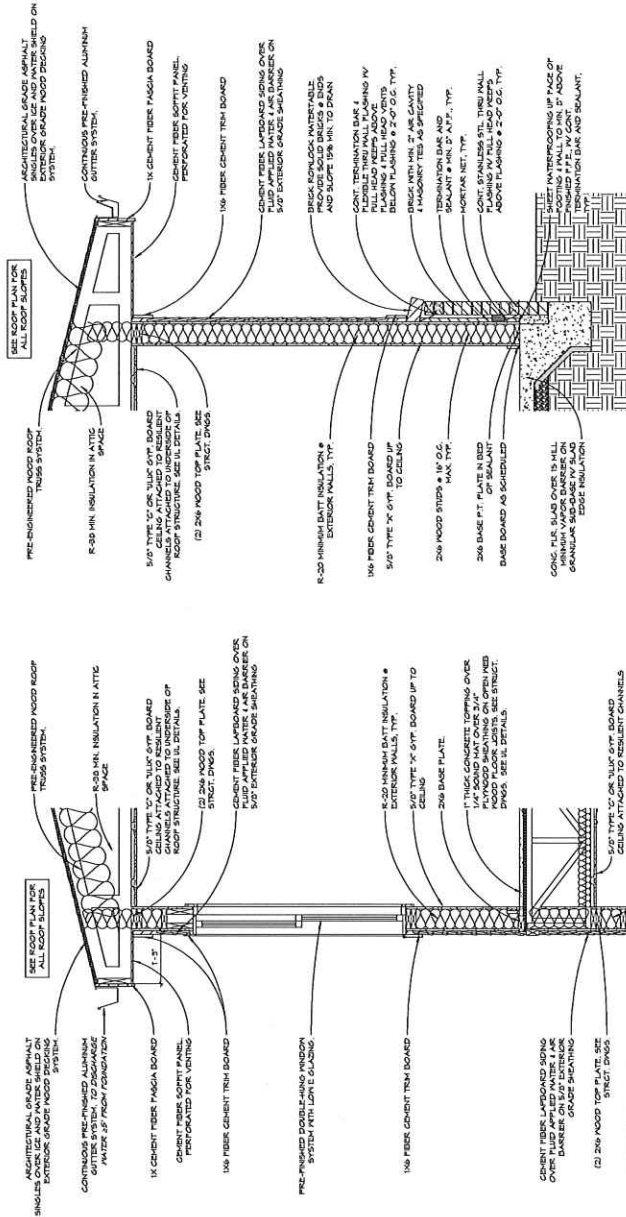
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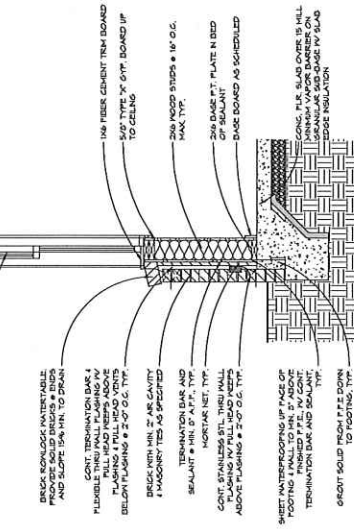
PROJECT NO.: 123001.01
DRAWN BY: Author OC

WALL SECTIONS

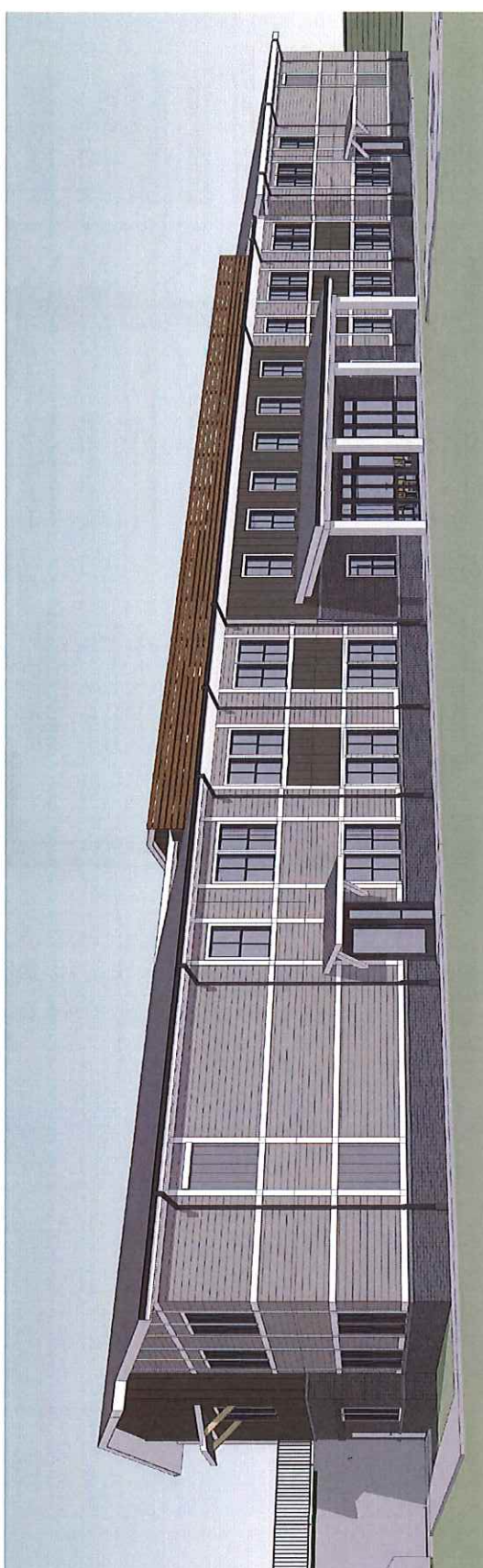
A311



1 WALL SECTION 01
3/4" x 1'-0"



2 WALL SECTION 02 $\frac{3}{4}" = 1'-0"$



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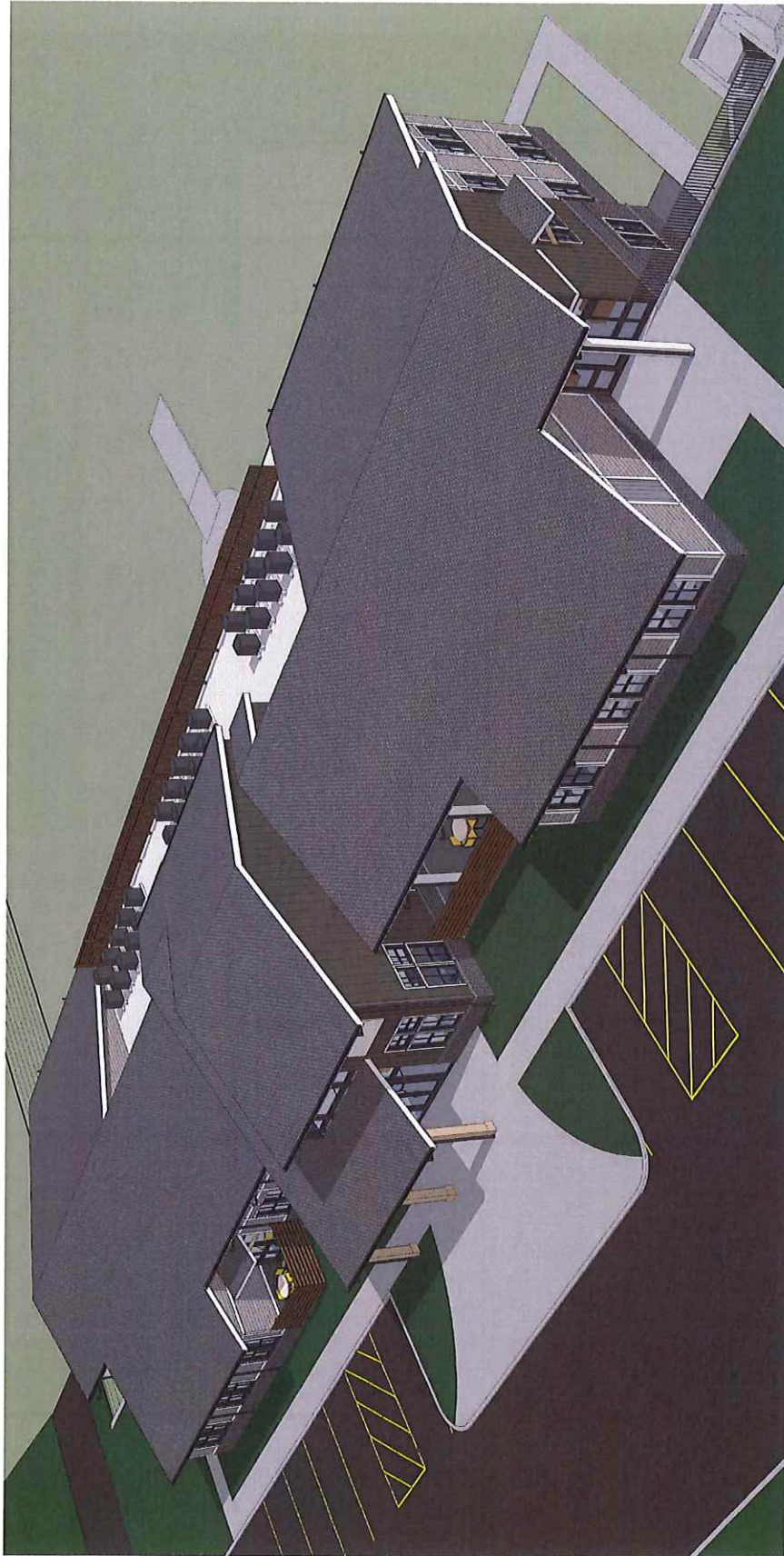
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PROJECT NO.: 123001.01
DRAWN BY: AUST01 QC: Checker

3D VIEWS -
PHASE 1

A901

NEW 2 STORY BUILDING
ACC MENTAL HEALTH
RECOVERY FACILITY
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

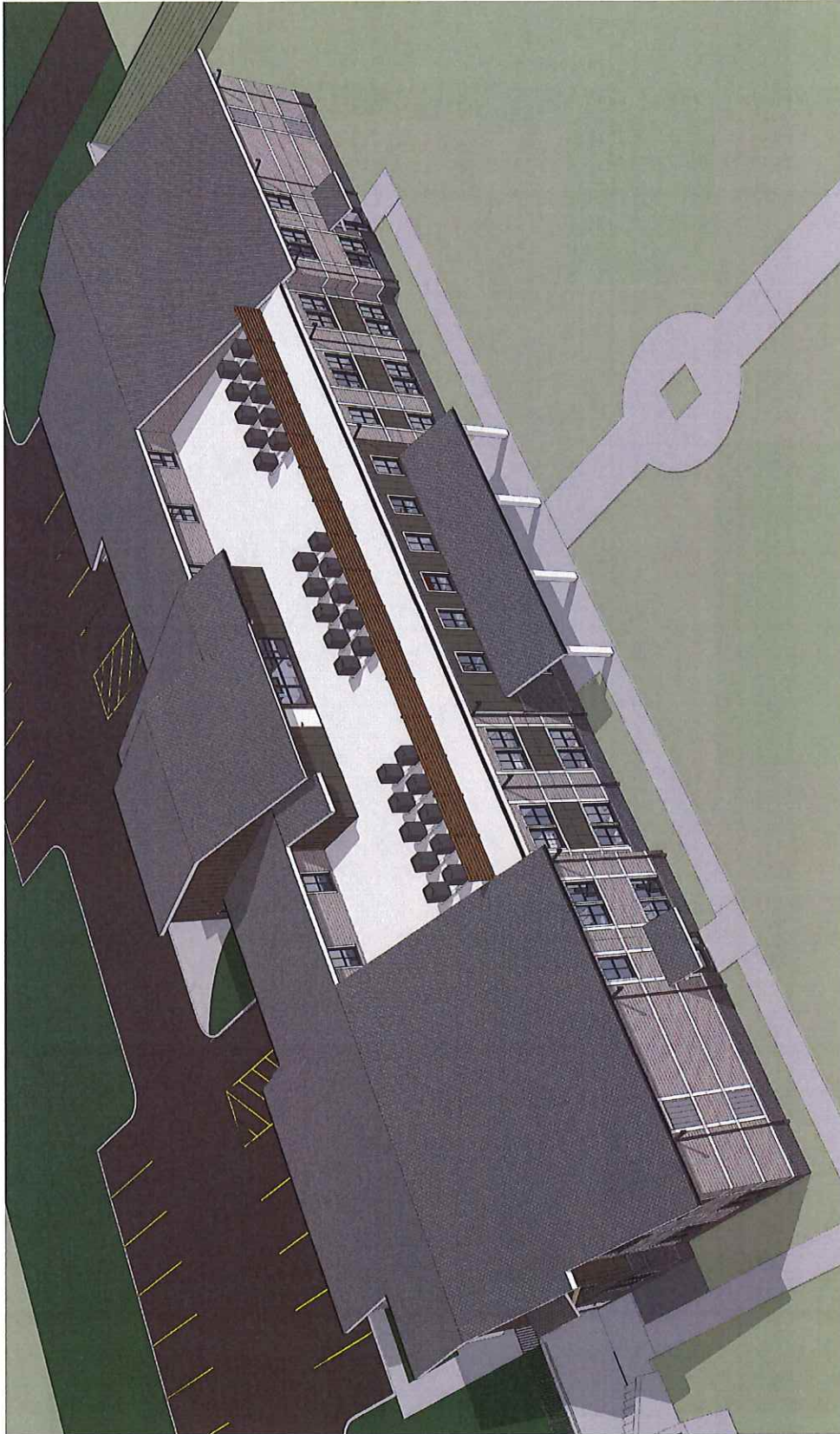


REV	DATE	DESCRIPTION

PROJECT NO. 13006101
DRAWN BY: Author
CHECKED BY: DC

3D VIEWS -
PHASE 1

A902



REV	DATE	REVISION
1	07/22	100% COMPLETE

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**ACC MENTAL HEALTH
RECOVERY FACILITY**
NEW 2 STORY BUILDING
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

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REV	DATE	DESCRIPTION
001	01/2021	ISSUED FOR PERMIT

PROJECT NO. 12001.01
DRAWN BY: ABBW DC CHECKED:

3D VIEWS -
PHASE 2

A904

Attachment #1
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