

**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
<hr/>	
\$ 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
<hr/>	
\$ 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:

- 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.

HISTORY:

Option # 1 approved
10-3-2023 

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 night 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 of 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

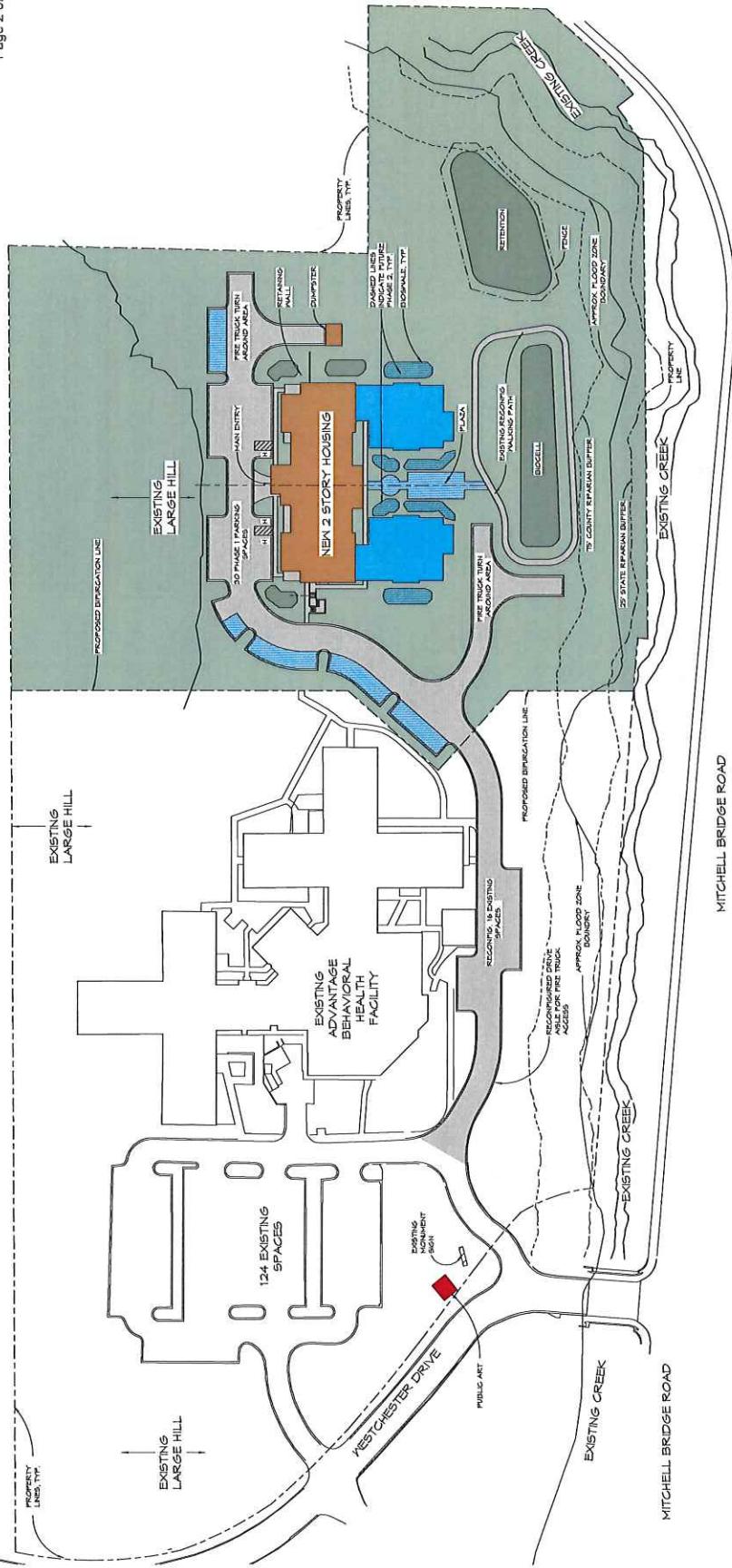


Manager

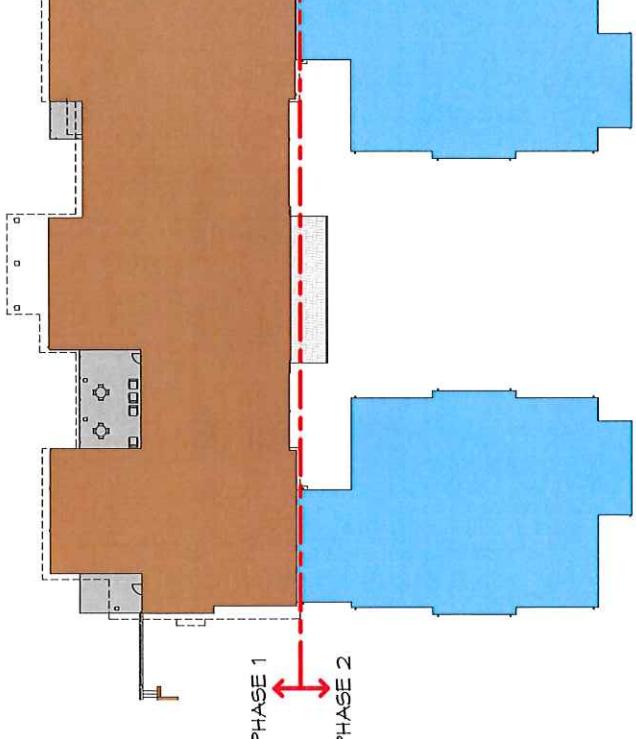
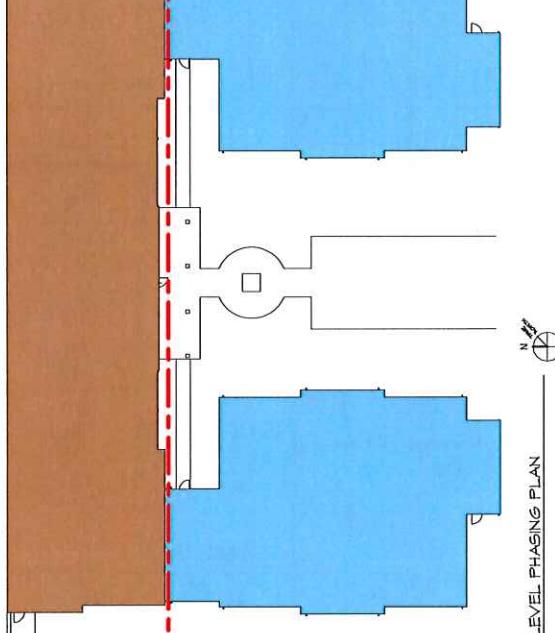
September 14, 2023

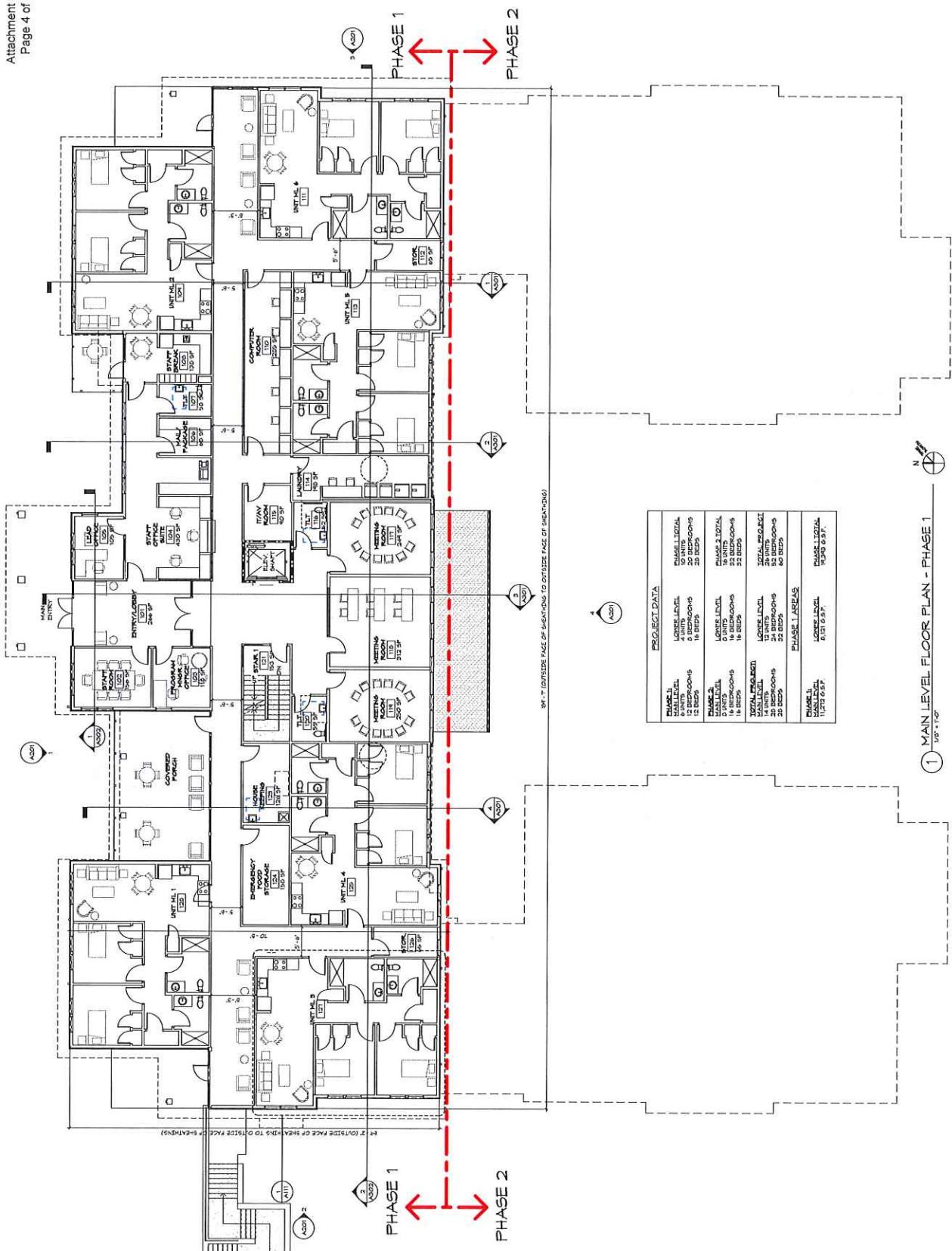
Date:

Attachment #1 – Proposed Schematic Design



1 Schematic Architectural Site Plan 1" = 50'-0"

 <p>Phase 1 (Initial Construction) Attachment#1 Page 3 of 19</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top; padding: 5px;"> PHASE 1 (INITIAL CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 12 Number of Beds: 24 </td> <td style="width: 15%; vertical-align: top; padding: 5px;"> PHASE 2 (FUTURE CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 16 Number of Beds: 32 </td> </tr> </table>	PHASE 1 (INITIAL CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 12 Number of Beds: 24	PHASE 2 (FUTURE CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 16 Number of Beds: 32	<p style="text-align: center;">ACC MENTAL HEALTH RECOVERY FACILITY NEW 2 STORY BUILDING</p> <p style="text-align: center;">NOT FOR CONSTRUCTION</p> <p style="text-align: center;">ATHENS, GREECE 30600 240 MITCHELL BRIDGE ROAD</p> <p style="text-align: center;">www.ldblue.com</p> <p style="text-align: center;">Architectural Design Structural Design Mechanical Design Electrical Design Interior Design Project Management</p> <p style="text-align: center;">PROJECT NO. 12300-01-000 DRAWN BY: Date: CC: Check REV. DATE: ISSUED FOR:</p> <p style="text-align: center;">PHASING PLANS</p> <p style="text-align: right;">A101</p>	<p style="text-align: center;">(1) MAIN LEVEL PHASING PLAN</p>  <p style="text-align: center;">(2) LOWER LEVEL PHASING PLAN</p> 
PHASE 1 (INITIAL CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 12 Number of Beds: 24	PHASE 2 (FUTURE CONSTRUCTION) GROSS CONSTRUCTION AREA MAIN FLOOR: 11,225 SF 2ND FLOOR: 11,225 SF TOTAL: 22,450 SF 2-BEDROOM APARTMENTS Number of Apartments: 16 Number of Beds: 32			

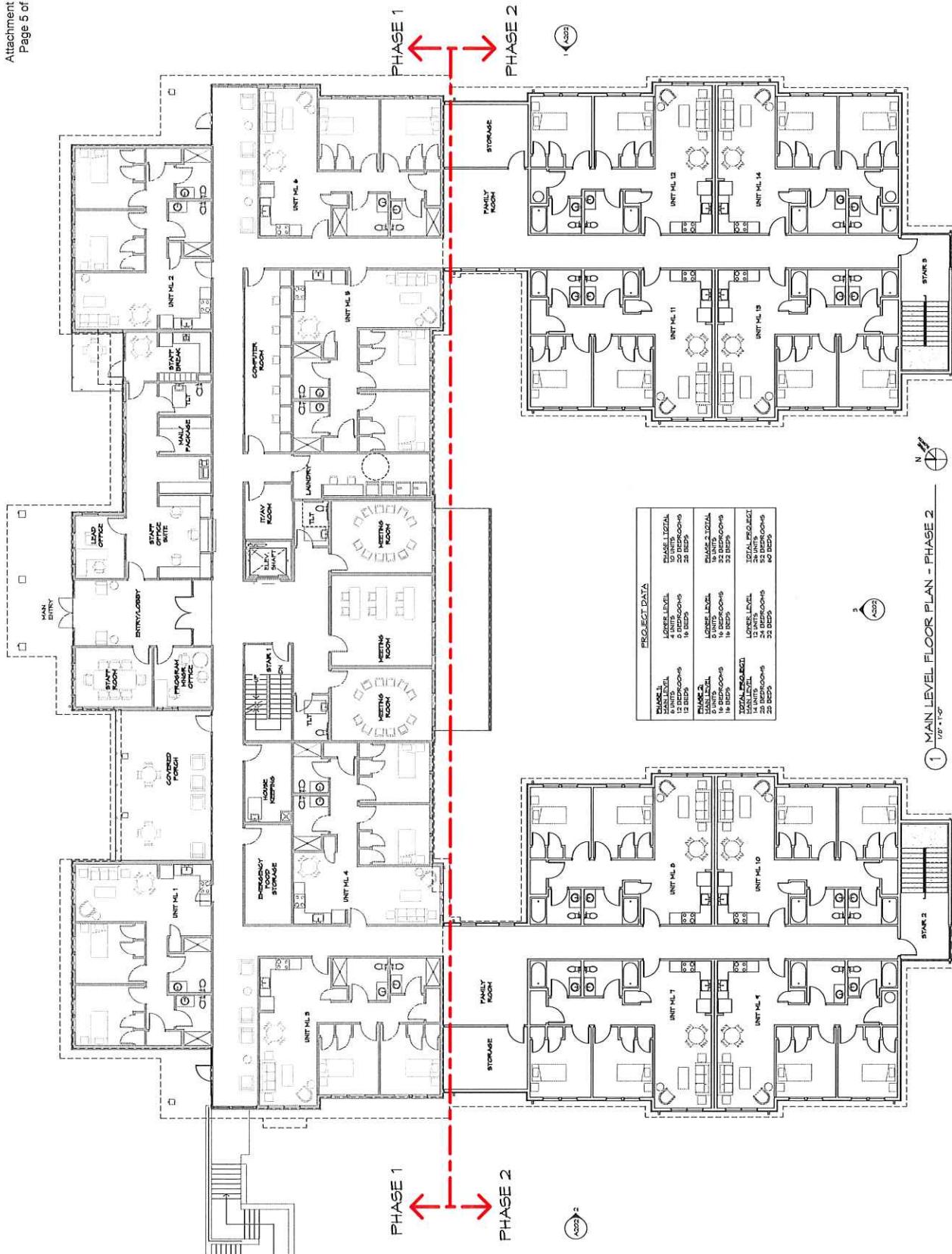


ACC MENTAL HEALTH
RECOVERY FACILITY
NEW 2 STORY BUILDING

ATHENS, GREECE 30606
20 MITCHELL BRIDGE ROAD

NOT FOR CONSTRUCTION

PROJECT NO: 12000.01
DRAWN BY: Aarif OC
MAIN LEVEL
FLOOR PLAN -
PHASE 2
A103



ACC MENTAL HEALTH
RECOVERY FACILITY

NEW 2 STORY BUILDING

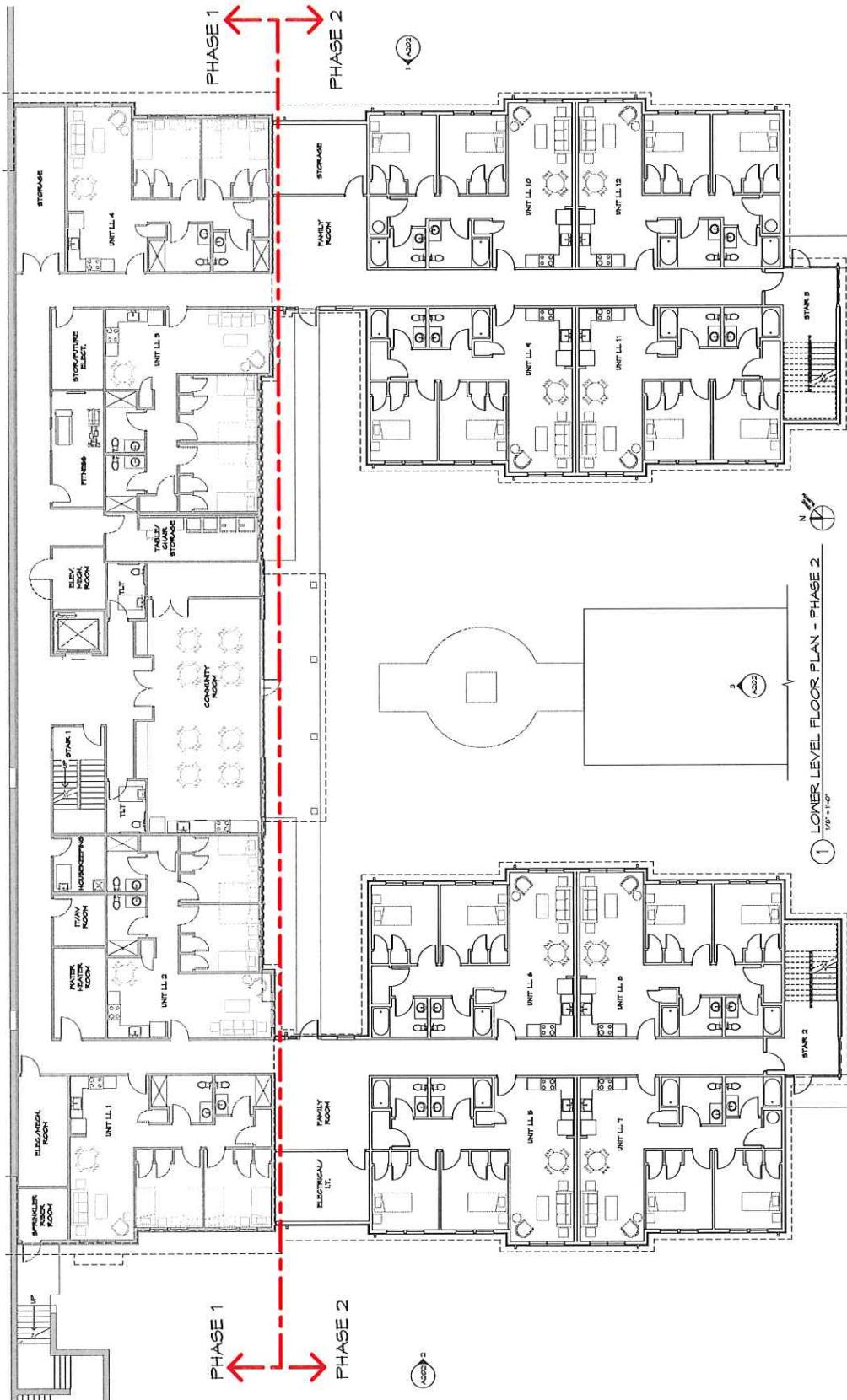
240 MITCHELL BRIDGE ROAD

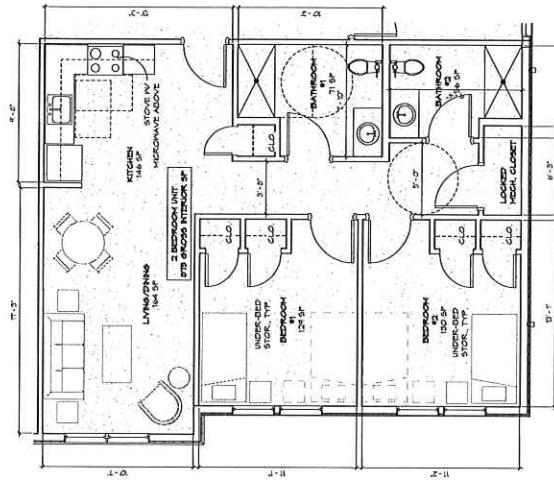
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION

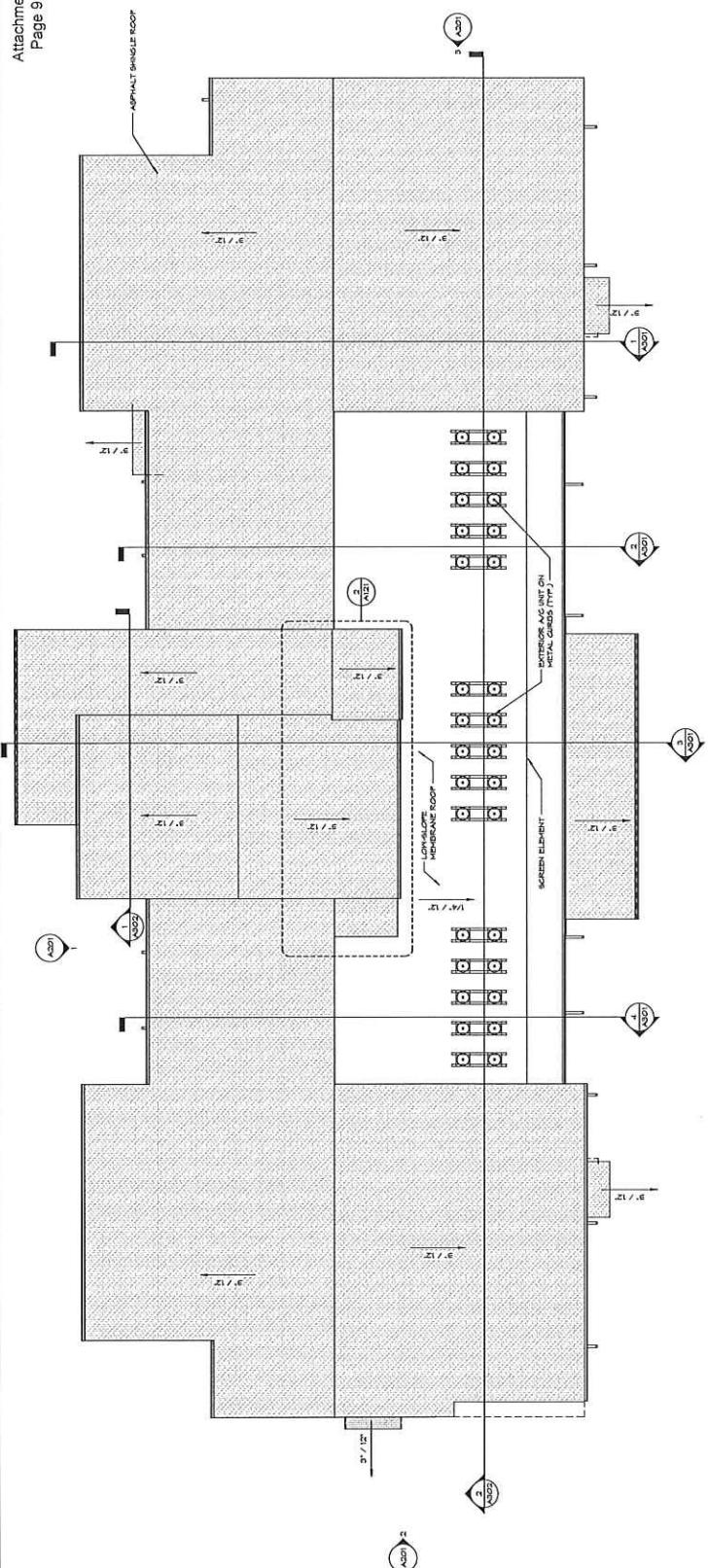
LOWER LEVEL
FLOOR PLAN -
PHASE 2
A105

PRODUCT DATA	
BLOCK 1	LOWER LEVEL 16 UNITS 4 UNITS 12 BATHS 12 DEDPS
BLOCK 2	LOWER LEVEL 16 UNITS 4 UNITS 12 BATHS 12 DEDPS
BLOCK 3	LOWER LEVEL 16 UNITS 4 UNITS 12 BATHS 12 DEDPS
BLOCK 4	LOWER LEVEL 16 UNITS 4 UNITS 12 BATHS 12 DEDPS
TOTAL UNITS	64 UNITS 16 UNITS 12 BATHS 12 DEDPS





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

1 ROOF PLAN - PHASE 1
1/20' = 1'-0"

NOT FOR CONSTRUCTION

20 MITCHELL BRIDGE ROAD

ATHENS, GEORGIA 30606

ACC MENTAL HEALTH

RECOVERY FACILITY

LDBblueLine

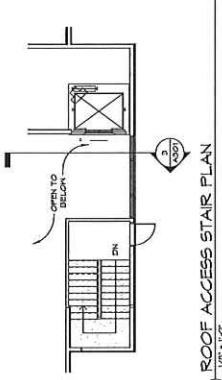
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ROOF PLAN -
PHASE 1
A121

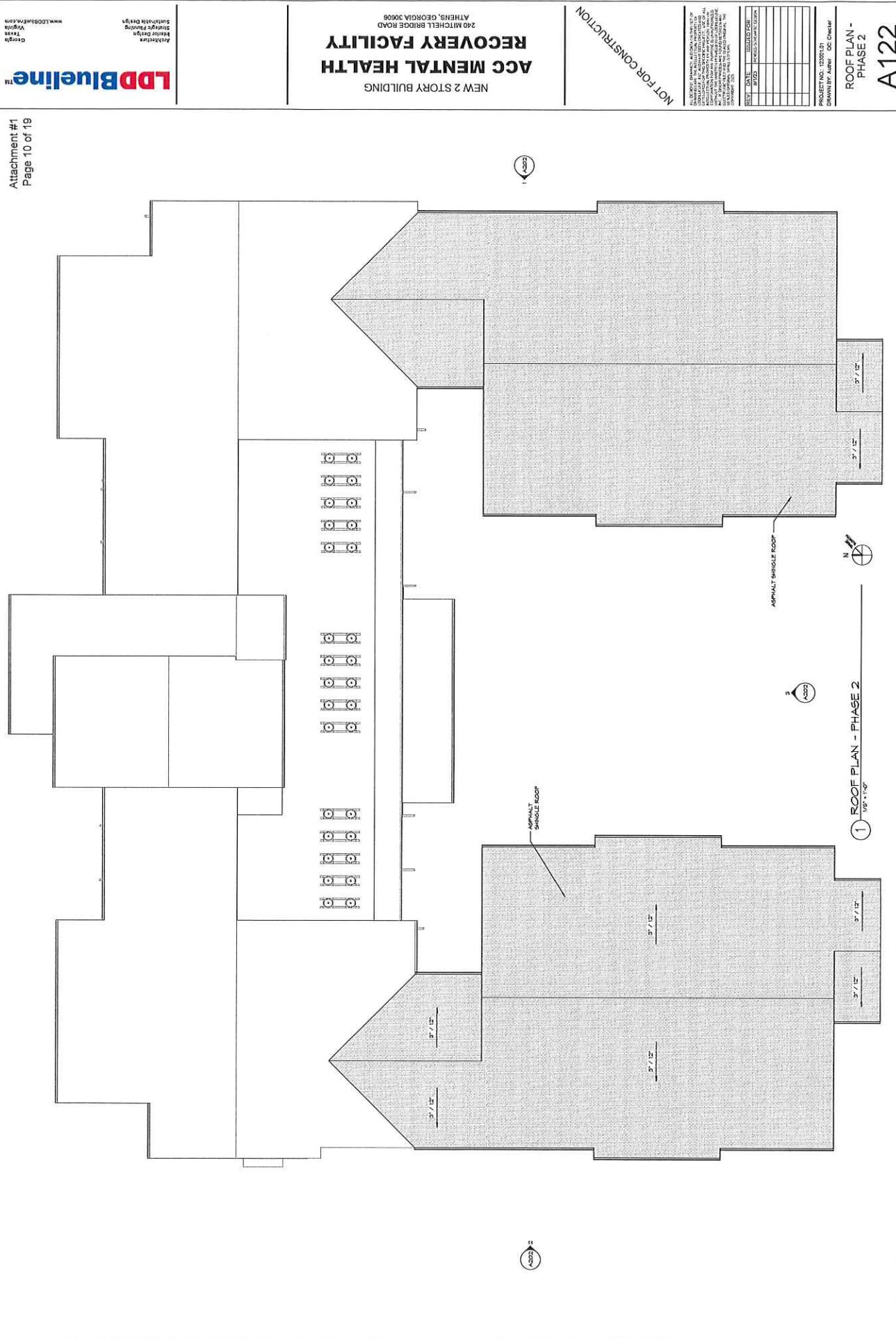
ROOF NOTES

- SEE MECHANICAL/PUMPS DRAWINGS FOR ADDITIONAL NOTES AND DETAILS, LOCATIONS OF ALL ROOF PERFORATIONS, INTAKE/EXHAUST, MECHANICAL AND LIGHTING DRAWINGS.
- ALL DRAINS ON ROOF ARE TO BE MOUNTED ON GASKETS. PROVIDE GASKETS.
- ALL DRAINS ON ROOF ARE TO BE MOUNTED ON GASKETS. PROVIDE GASKETS.
- ALL VENT LOCATIONS SHALL BE VERIFIED WITH MECHANICAL AND SCARF DRAINS.
- ALL SCARF DRAINS SHALL LOCATE A MINIMUM OF 1/2' FROM ROOF CRESTS.
- ALL CRESTS SHALL LOCATE A MINIMUM OF 1/2' PER FOOT.
- ALL SCARF DRAINS SHALL LOCATE A MINIMUM OF 4' X 4' FROM DRAIN SUMP ZONE.
- ALL ROOF DRAINS TO BE FREE OF ANY TREATMENT.

NOTE

INDICATES DRAINS OR TAPERED INSULATION

2 ROOF ACCESS STAIR PLAN
1/20' = 1'-0"



Attachment #1
Page 11 of 19

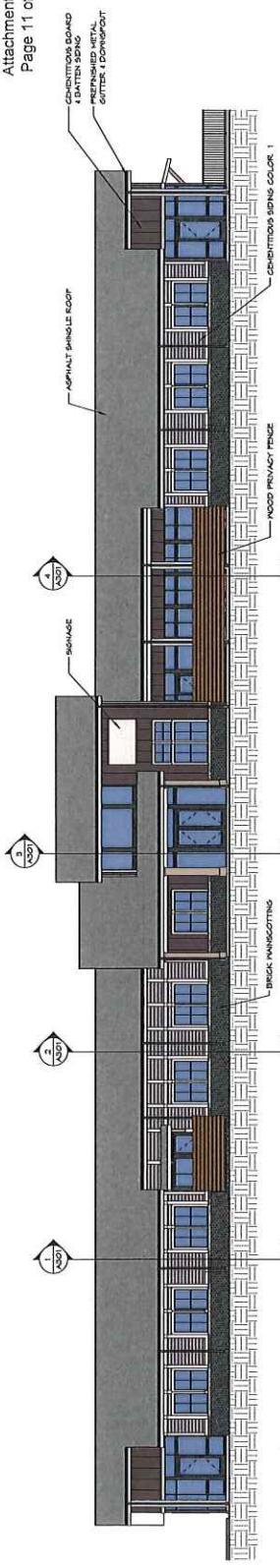
LD BlueLine

RECOVERY FACILITY
ACC MENTAL HEALTH
NEW 2 STORY BUILDING

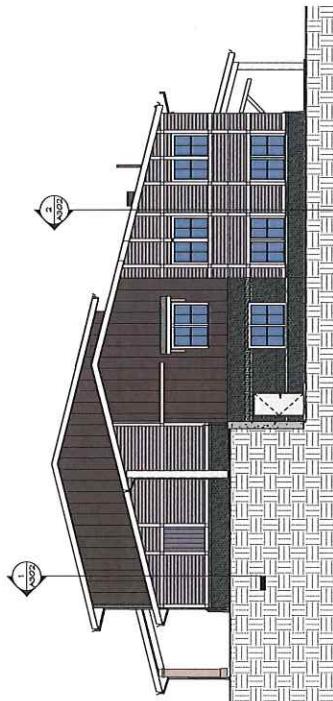
240 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

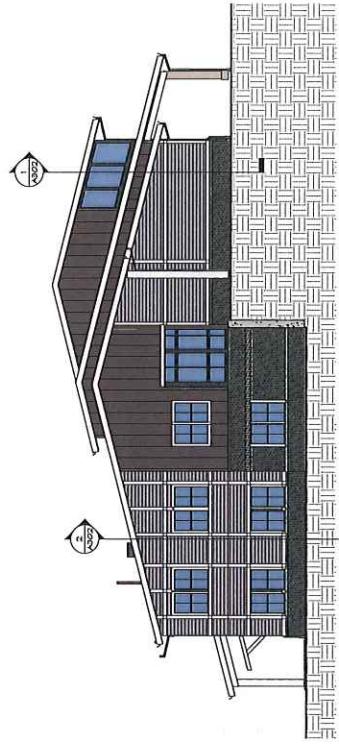
PROJECT NO. 12300111
DRAWN BY: Andrew
OC: Check
EXTERIOR ELEVATIONS -
PHASE 1
A201



1 SOUTH ELEVATION - PHASE 1
1/2" = 1'-0"



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



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



4 NORTH ELEVATION - PHASE 1
1/2" = 1'-0"

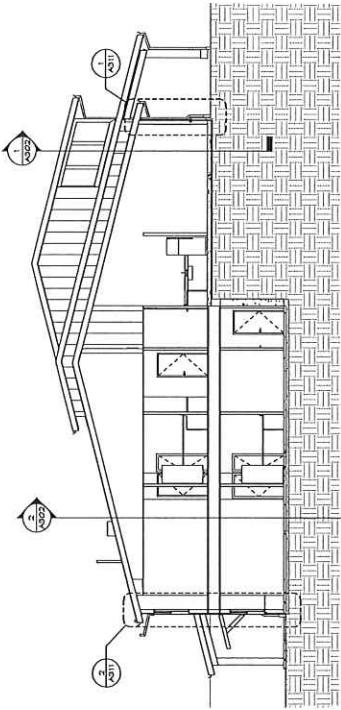
ACC MENTAL HEALTH
RECOVERY FACILITY

200 MITCHELL BRIDGE ROAD
ATHENS, GEORGIA 30606

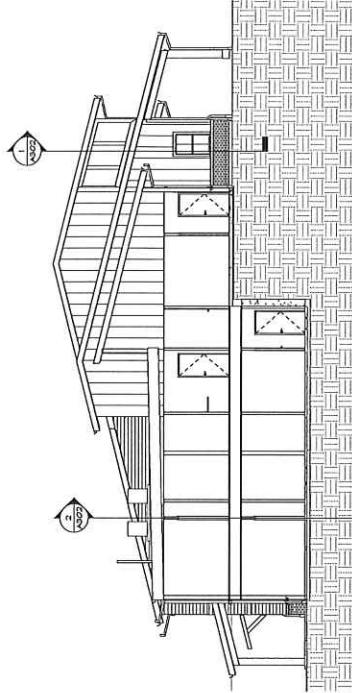
NEW 2 STORY BUILDING

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

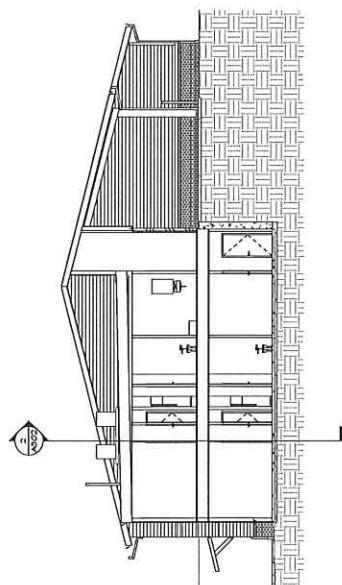
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**BUILDING
SECTIONS**
A301



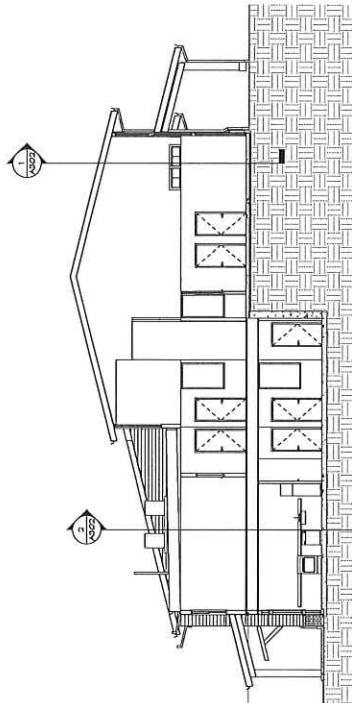
BUILDING SECTION O1 - SLAB ON GRADE
1
OPTION
1/20 • 1/20



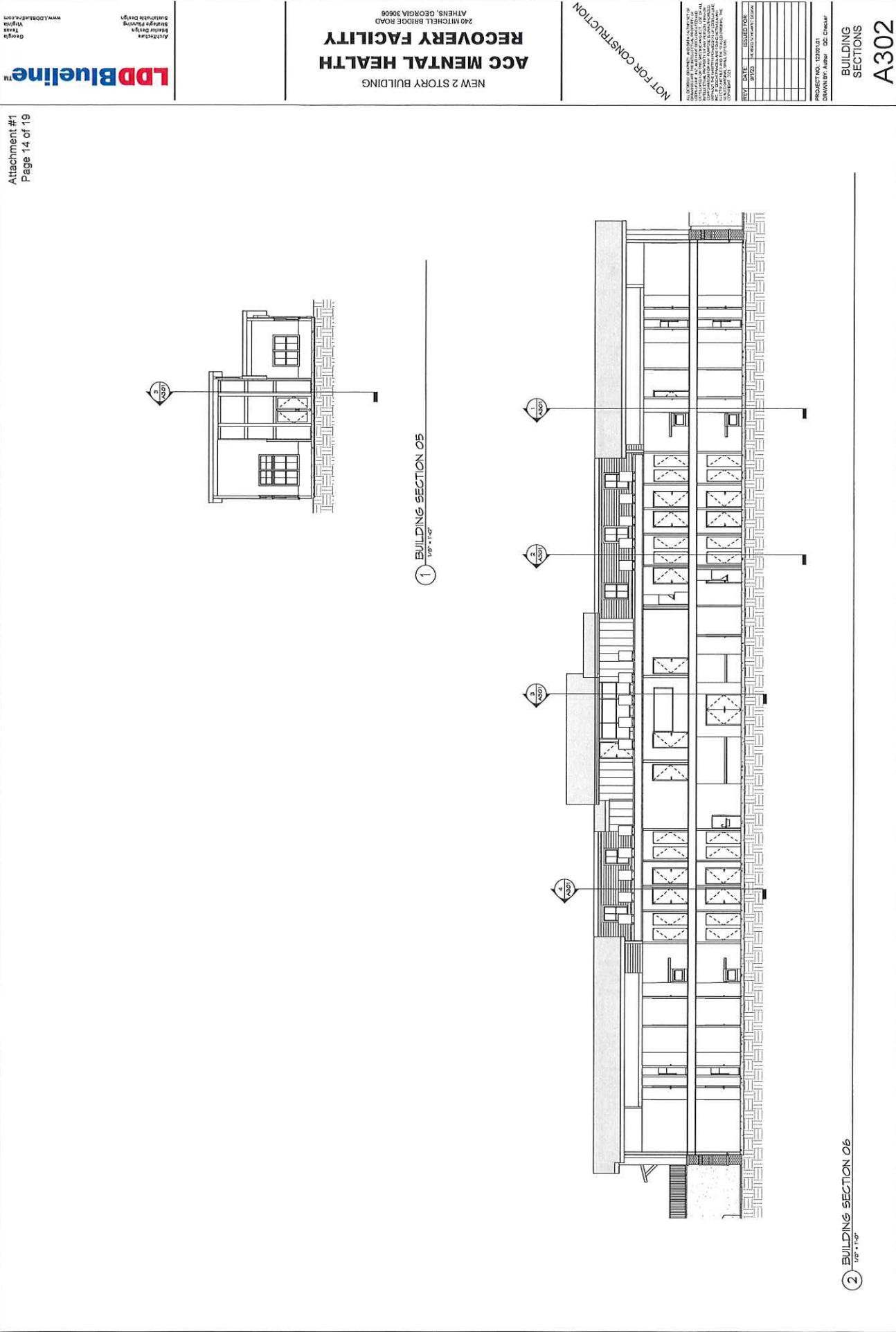
BUILDING SECTION O2 -- SLAB ON
2
GRADE OPTION
1/20 • 1/20



BUILDING SECTION O4 - SLAB ON GRADE
4
OPTION
1/20 • 1/20

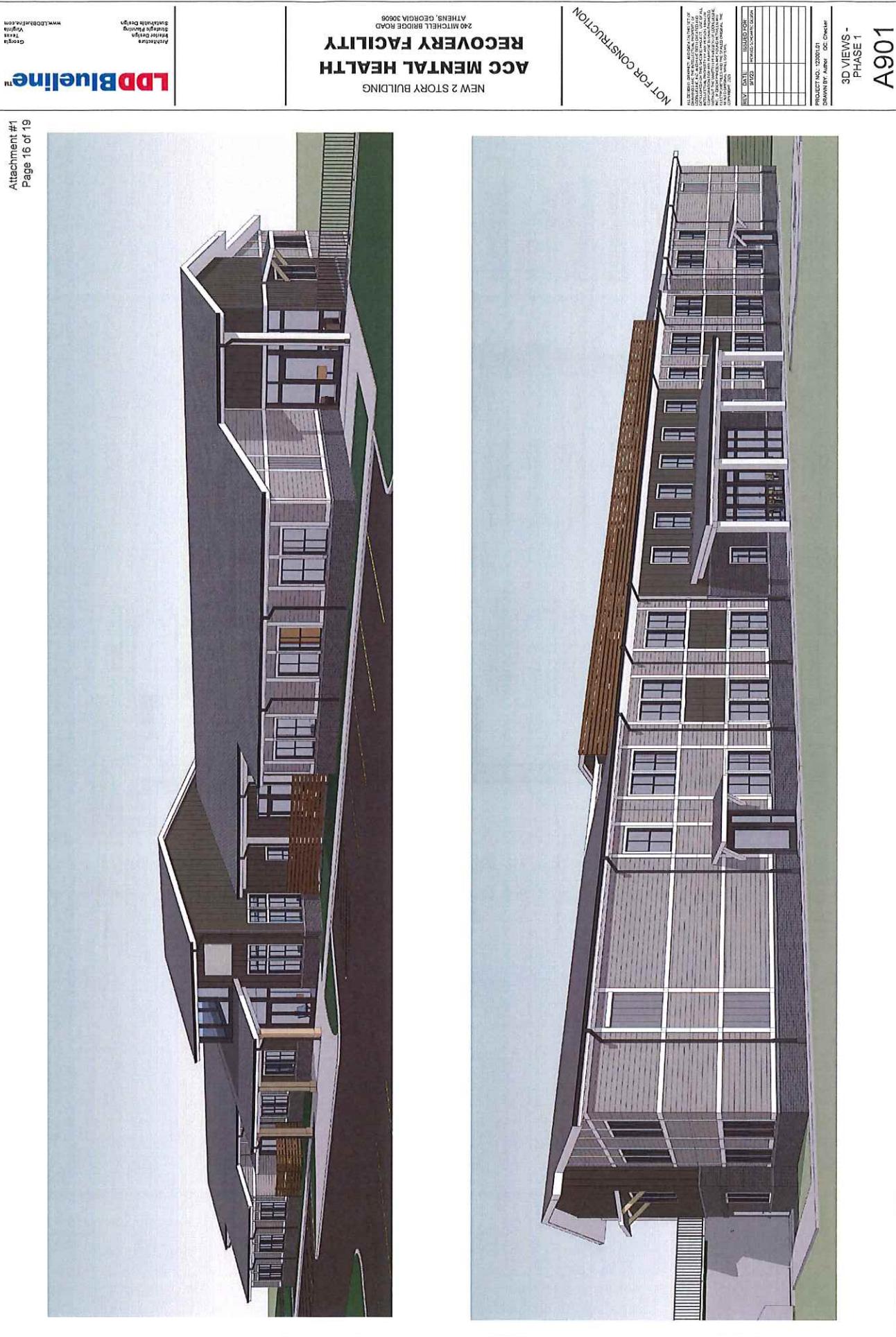


BUILDING SECTION O3 - SLAB ON GRADE
3
OPTION
1/20 • 1/20



NOT FOR CONSTRUCTION

WALL SECTIONS







Attachment #1
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