

SPLOST 2020

Project 28: Mental Health Recovery Facility Project Proposed Project Concept

MAYOR AND COMMISSION WORK SESSION

May 9, 2023

Presented by:

- Keith Sanders, SPLOST & TSPOLST Program Administrator
- Mike Kajder, SPLOST Project Administrator
- Tammy L. Conlin, CEO Advantage Behavioral Health Systems

Meeting Agenda and Purpose

- ❖ Purpose :

Present to the Mayor and Commission, the Proposed Project Concept for the Mental Health Recovery Facility Project.

- ❖ User Group

- ❖ History

- ❖ Proposed Project Concept

- ❖ Project Timeline & Next Steps

- ❖ Q&A

User Group & Participating Departments

User Group Members

Tammy Conlin

Tom Hoover

Kevin Poe

David Kidd

Marci Irwin

Angel Helmly

Alphonso Daniel

Evan Mills

Lt. Joe Geiger

Mike Wharton

Department

ABHS

ABHS

ABHS

ABHS

ACCGov Housing & Community Development

ACCGov Central Services

ACCGov Fire & Emergency Services

ABHS

ACCGov Police Department

ACCGov Sustainability Office

*Voting Members in **Green**

#28 Mental Health Recovery Facility Project- Initial Project Statement

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.*

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 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.
- ❖ 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.

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 use 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.

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
 - Kevin Poe, ABHS
 - Melinda Lord replaced by Marci Irwin, HCD
 - Alphonso Daniel, Fire & Emergency Services
 - Tom Hoover replaced Evan Mills, ABHS
 - David Kidd, ABHS
 - 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.
- ❖ 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.

History (continued)

- ❖ 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.
- ❖ 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.

Proposed Project Concept

Must Haves - Minimum Program Requirements

- 1) Potential occupancy up to 60 bed facility total, built in multiple construction phases.
- 2) Multiple floor facility to minimize compact to site
- 3) Two-bedroom units that could be configured for either: Double bedroom occupants for Program Service Level I units; or single bedroom occupants for Program Service Level II.
- 4) Visual control, via security cameras, for Common Areas
- 5) Office for on-site staff (24 hours a day) and single staff toilet
- 6) Each unit to have a full kitchen, including: refrigerator, sink, stove (cooktop and oven), and microwave
- 7) One bathroom per bedroom - Two-bedroom units would share a bathroom for Program Service Level I units and Single-bedroom units would have individual bathrooms for Program Service Level II units
- 8) Adequate Parking - Approximately 1 spot for every two beds (30), approximately 10 staff, and 17 visitor parking spaces ~ 57 parking spaces at full build.
- 9) Housekeeping Closets & Emergency Food Storage
- 10) Single Elevator
- 11) Single laundry facility for all residents and plumbing rough-ins for additional laundry

Proposed Project Concept

Must Haves (Continued)

- 12) Reduced maintenance materials (e.g. flooring, impact resistant walls, etc.)
- 13) Walkability between points of egress & parking
- 14) Public Art to meet SPLOST funding criteria and Earthcraft Sustainable Certification

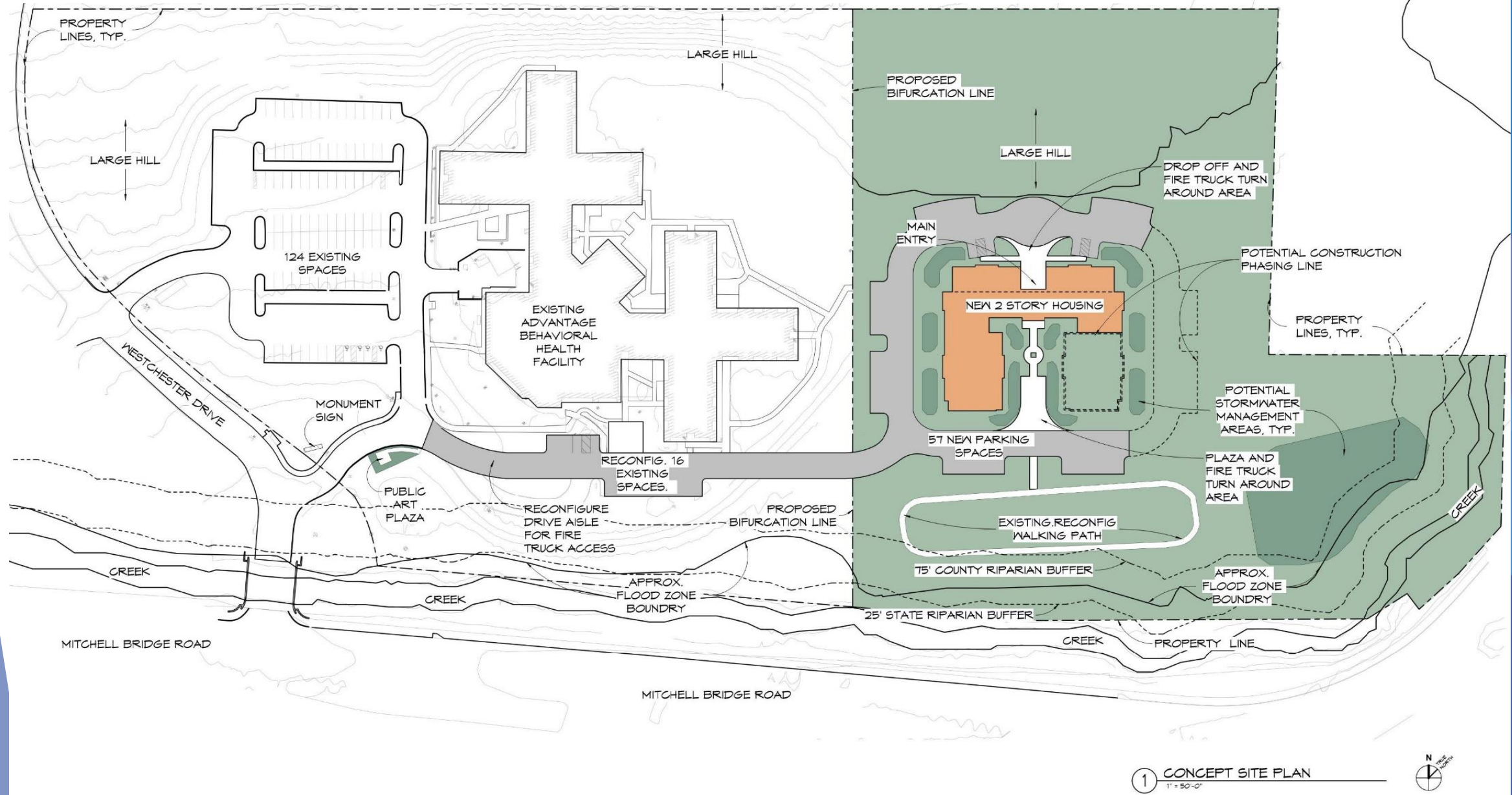
Highly Wanted - Functional Options

- 1) Resident Community Room (minimum 30 people)
- 2) Additional resident laundry facilities on each floor
- 3) Maintenance Area / Storage
- 4) Resident Meeting Room(s) (approximately 8-10 people)

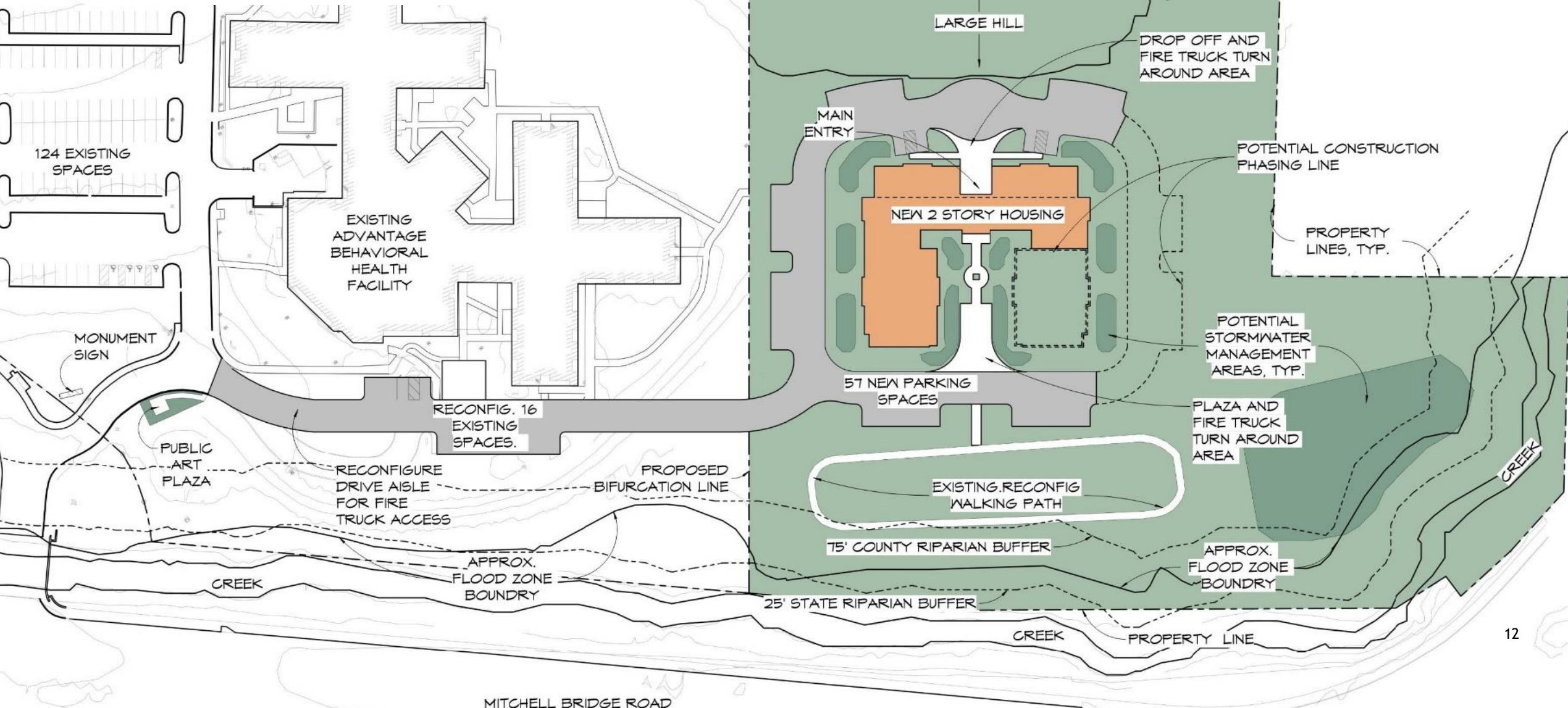
Nice to Have - Functional Options

- | | |
|---------------------------------------|--|
| 1) Fitness Center for residents | 2) Shuttle Bus pick-up/drop off |
| 3) Common outdoor areas for residents | 4) Resident Computer Room(s) |
| 5) Staff Breakroom | 6) Covered outdoor resident area |
| 7) Resident Quiet Room(s) | 8) Outdoor walking paths for residents |

Proposed Project Concept Site Plan



Proposed Project Concept Site Plan



Proposed Project Concept

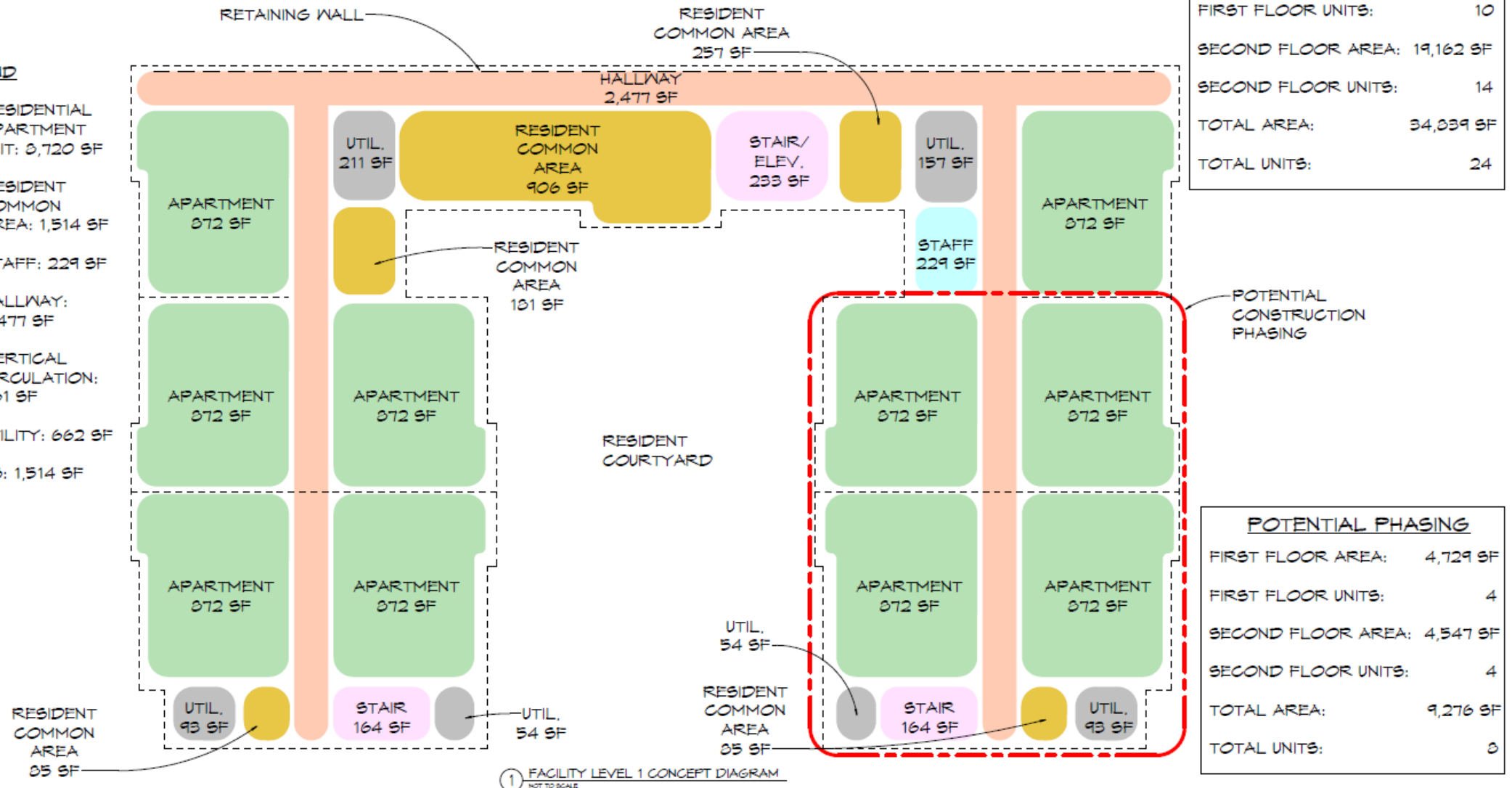
ACC Mental Health Recovery Facility

Athens, GA

(SPLOST 2020 PROJECT #28)

LEGEND

- RESIDENTIAL APARTMENT UNIT: 8,720 SF
- RESIDENT COMMON AREA: 1,514 SF
- STAFF: 229 SF
- HALLWAY: 2,477 SF
- VERTICAL CIRCULATION: 561 SF
- UTILITY: 662 SF
- WALLS: 1,514 SF



Proposed Project Concept

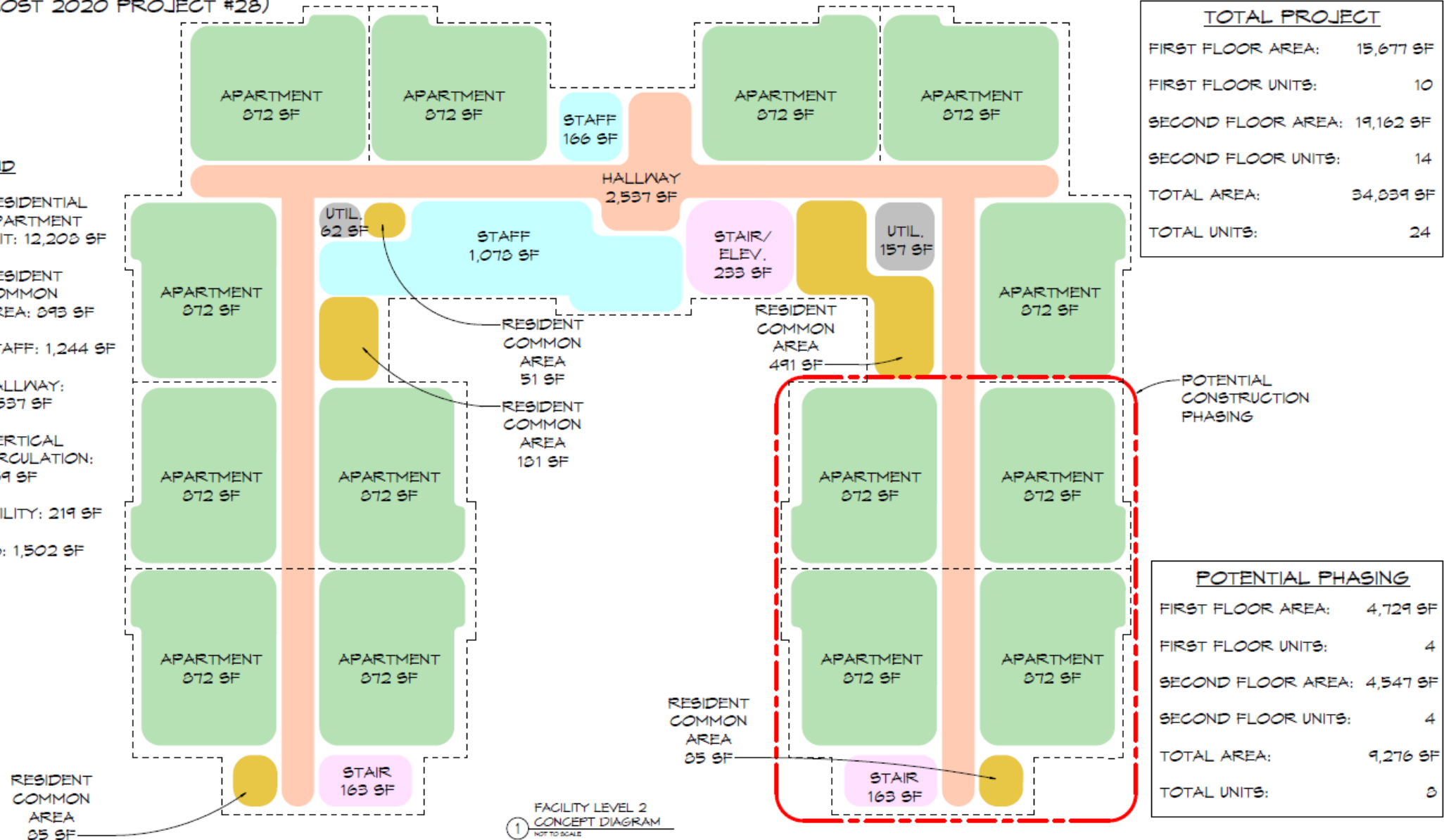
ACC Mental Health Recovery Facility

Athens, GA

(SPLOST 2020 PROJECT #28)

LEGEND

- RESIDENTIAL APARTMENT UNIT: 12,203 SF
- RESIDENT COMMON AREA: 893 SF
- STAFF: 1,244 SF
- HALLWAY: 2,537 SF
- VERTICAL CIRCULATION: 559 SF
- UTILITY: 219 SF
- WALLS: 1,502 SF



Proposed Project Concept

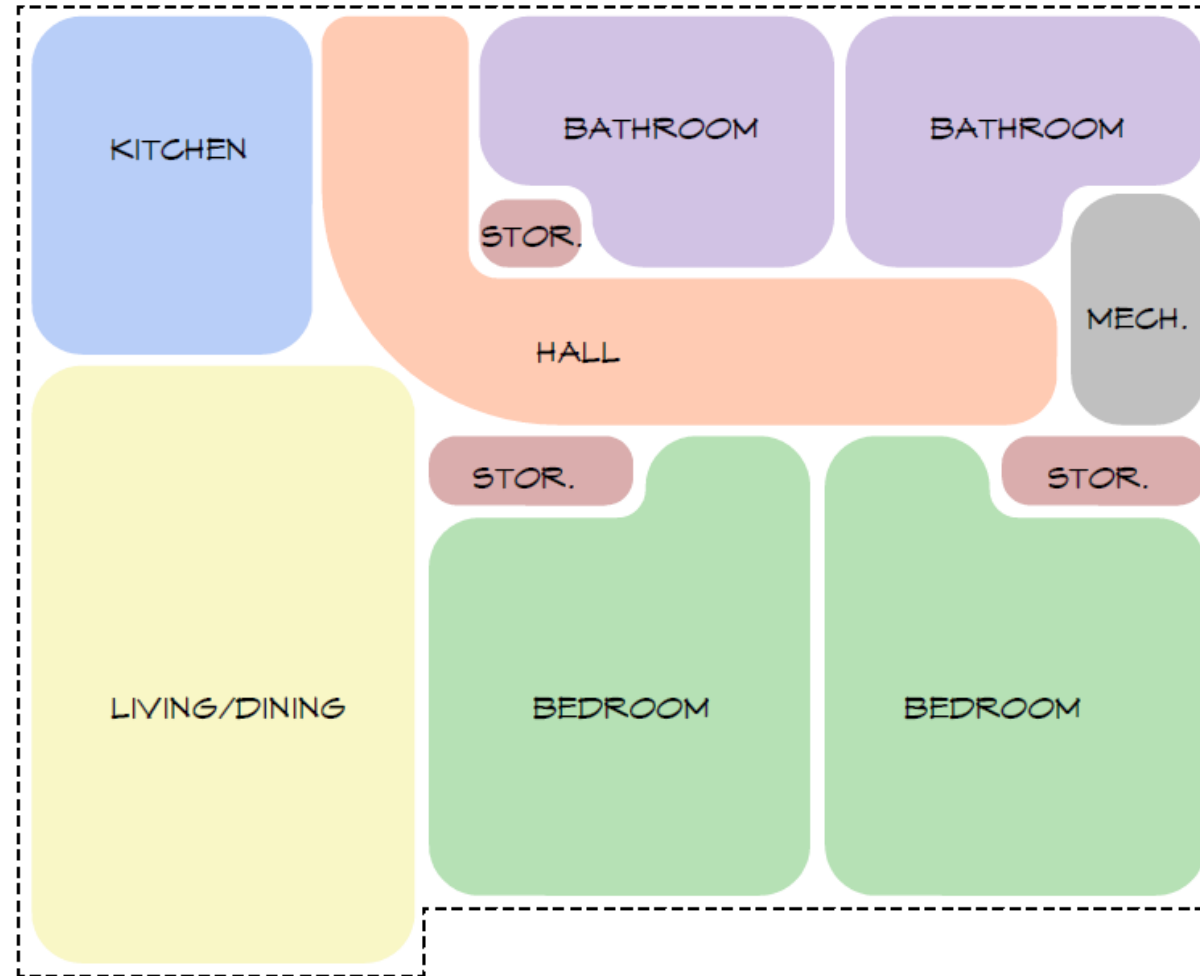
ACC Mental Health Recovery Facility

Athens, GA

(SPLOST 2020 PROJECT #28)

LEGEND

- LIVING/DINING
- KITCHEN
- BEDROOM
- BATHROOM
- STORAGE
- HALLWAY
- MECHANICAL



- 874 SF APARTMENT
- 2 BEDROOMS PER APARTMENT
- 2 BEDS PER BEDROOM
- 4 RESIDENTS PER APARTMENT

PROGRAM SERVICE LEVEL 1
APARTMENT CONCEPT DIAGRAM

1
NOT TO SCALE

Mental Health Recovery Facility Project- Budget

FUNDING:

\$	5,218,500	SPLOST 2020 Project 28
\$	4,000,000	Proposed ARPA Funds
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\$	9,218,500	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, and PM Fees
\$	32,500	Designated for Public Art
\$	880,000	Available for Design and Construction Contingency
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\$	6,594,788	Available for Construction

ESTIMATED COST OF CONSTRUCTION:

Designer's Estimate for the full build is \$11.1M or \$8.9M for the partial build leaving 8 units off in the initial construction. At Schematic Design team will bring back a phasing approach for the budget available.

Next Steps

- ❖ Mayor & Commission Consideration at June Regular Session
 - Proposed Project Concept
 - ARPA Funding for this Project
 - Design Services Change Order

- ❖ Schematic Design

Questions and Comments