



MULTNOMAH COUNTY
Behavioral Health
Resource Center
FAC-1 Preliminary Planning
Proposal

Board Briefing
September 24, 2019

Leadership and Project Team



Purpose of Briefing

- Statement of Need
- Project History
- Goals & Objectives
- Programming
- Proposed Project Scope
- Preliminary Project Schedule and Budget
- Next Steps



Statement of Need



The housing crisis has forced thousands of people with behavioral health issues to live outside and has kept them there.



Statement of Need



Our community has a critical and persistent need for a resource center in downtown Portland for people who are homeless and have mental health and substance use disorder issues.



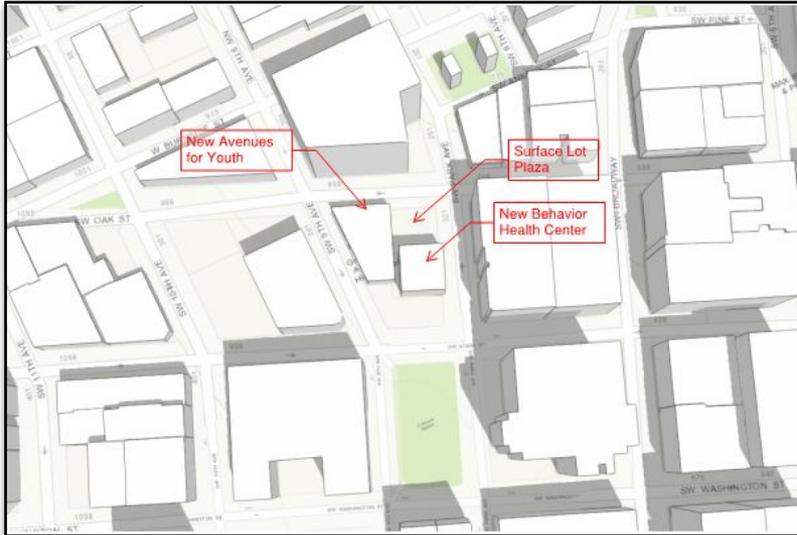
Statement of Need



The proposed resource center would prioritize **meeting basic needs** in the short-term, while working with partners to **secure stability** in the long-term.



Project History - Key Milestones



September 2018: Multnomah County Facilities & Property

Management began evaluating 333 SW Park in downtown Portland, including seismic and environmental reviews, and comparisons to other available properties.



Project History - Key Milestones

January 17, 2019: the Board of County Commissioners approves purchase of four-story building at 333 S.W. Park for \$4.34 million. (Resolution 2019-007)

January 31, 2019: the Board approves purchase the parking lot at 810 S.W. Oak for \$1.5 million. (Resolution 2019-011)

February 2019: the Health Department convened a peer stakeholder committee. Beginning in community groups and partners begin providing input on services and the facility.

July 16, 2019: County issues a request for proposal for builders to renovate 333 S.W. Park



Project Team

Construction

- Owner's Representative: Klosh Group
- Architect: Carleton Hart Architecture
- Construction Manager: Mortenson Construction



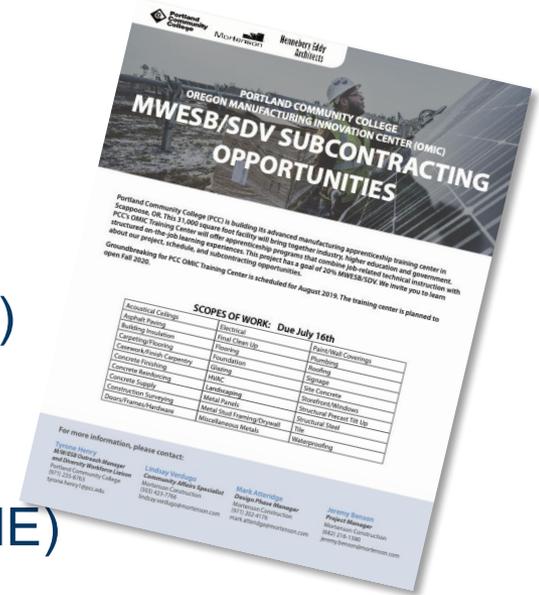
County Departments

- County Facilities & Property Management
- Health Department
- Joint Office of Homeless Services



MWSDVESB and Workforce Diversity Outreach

-  Viking Engineering + Construction (MBE, DBE, ESB) will be acting as Mortenson's team partner
- National Association of Minority Contractors (NAMC)
- Professional Business Development Group (PBDG)
- Oregon Association of Minority Entrepreneurs (OAME)
- Construction Diversity Equity Fund



Project Goals and Objectives

- Deliver an **accessible, safe and welcoming** facility to provide critical behavioral health services for people experiencing chronic homelessness
- Ensure **dignified** and **respectful** consideration for those seeking service
- Create a model facility, **responsibly integrated** into the community
- Deliver project as **efficiently and responsibly** as possible



Project Goals and Objectives

- Ensure the greatest opportunity for participation and Workforce Diversity and Opportunity
- Aspire to meet LEED Gold, the Architecture 2030 Challenge, the 2009 Climate Action Plan, and the 1.5% for Green Energy Technology Program
- 2% Percent for Public Art
- 1% Construction Diversity Equity Fund



Programming and Design - Guiding Principles

- Trauma-Informed
- Wayfinding, Navigation, Orientation
- Supportive Space
- Healthy, Safe, and Secure
- Open, Flexible, Adaptive
- Energy Efficient, Durable, Sensible Materials



Programming and Design - Preliminary Layout

- Level 1 - Day Center
- Level 2 - Day Center
- Level 3 - Behavioral Health Shelter
- Level 4 - Transitional Housing
- Level 5 - Administrative Offices



Proposed Resource Center Operations

Day Center: 7am - 10pm

- Non-clinical, multi-purpose space to build connection, and engage in services to meet basic needs.

Mental Health Shelter: 24/7

- 42 (design dependent) beds, mixed gender housing
- 1-30 day stay

Transitional Housing: 24/7

- 20 (design dependent) beds, mixed gender housing
- 1-90 day stay



Proposed Services

- Showers/Restrooms
- Laundry
- Basic Medical
- Meal Service
- Peer counseling
- Mental Health and SUD treatment
- Resource Connections:
 - Housing
 - Employment and education
 - Culturally specific services



Proposed Project Scope

Renovate the Existing Building and Adjacent Parking Lot:

- 24,000 sq. ft. building and 7,000sq. ft. exterior space
- Seismic and Structural Upgrades
- All New Building Systems
- Interior build-out to support program requirements



Conceptual Sketch

Preliminary Budget and Funding

Budget:

- Based on initial feasibility analysis and conceptual modeling
- Project budget range of \$15 million to \$20 million
- Seismic and structural upgrades remain a risk
- Unknown conditions with existing building and surface lot
- Further understanding of design requirements through schematic design

Funding:

- \$11 million set aside in General Fund contingency in FY 2020 budget
- Additional funding in discussion with partners



Preliminary Milestone Schedule

Date:	Milestone:
September 2019	FAC-1 Present to Board of County Commissioners
4th Quarter 2019	Complete Schematic Design and Design Development Phases
1st Quarter 2020	Release Seismic Construction Docs, Permitting and Establish Prelim GMP
2nd Quarter 2020	Building Construction Docs, Permitting, and Establish Final GMP
1st Quarter 2020	Begin Construction
2nd Quarter 2021	Construction Complete, Begin Move-in



Next Steps

Board of County Commissioners: Sept. 26, 2019, consider resolution to approve the FAC-1 Preliminary Planning Proposal and authorize the Next Steps.

Next steps:

- Initiate the schematic and design development work
- Perform early construction activities
- Provide continued updates on the project progress
- Explore opportunities to accelerate the schedule, lower risks, reduce costs
- Continue outreach to community, Advisory Committee, Communication





Questions?