

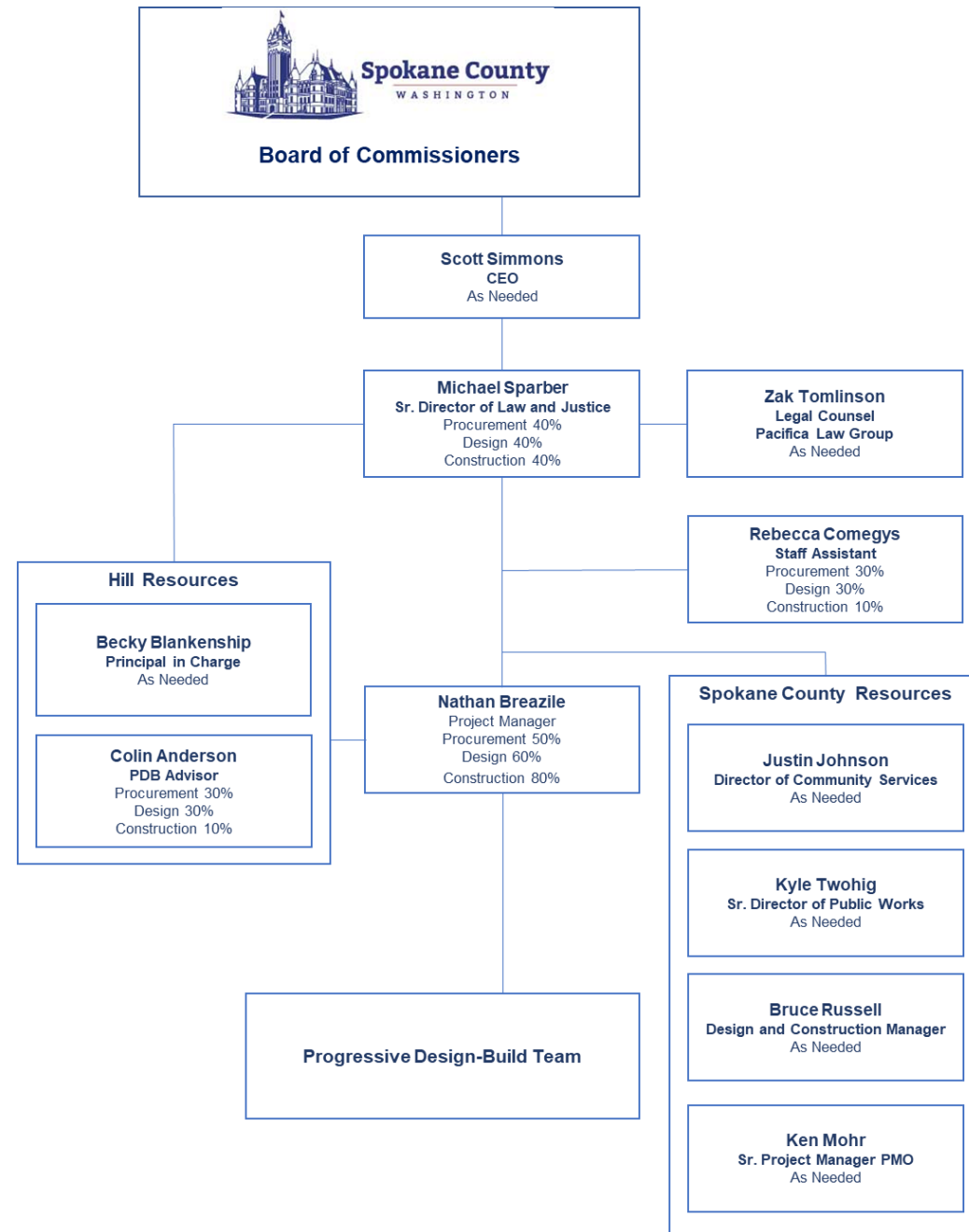
Spokane County

Crisis Relief and Sobering Center

Project Review Committee Presentation



Organizational Chart



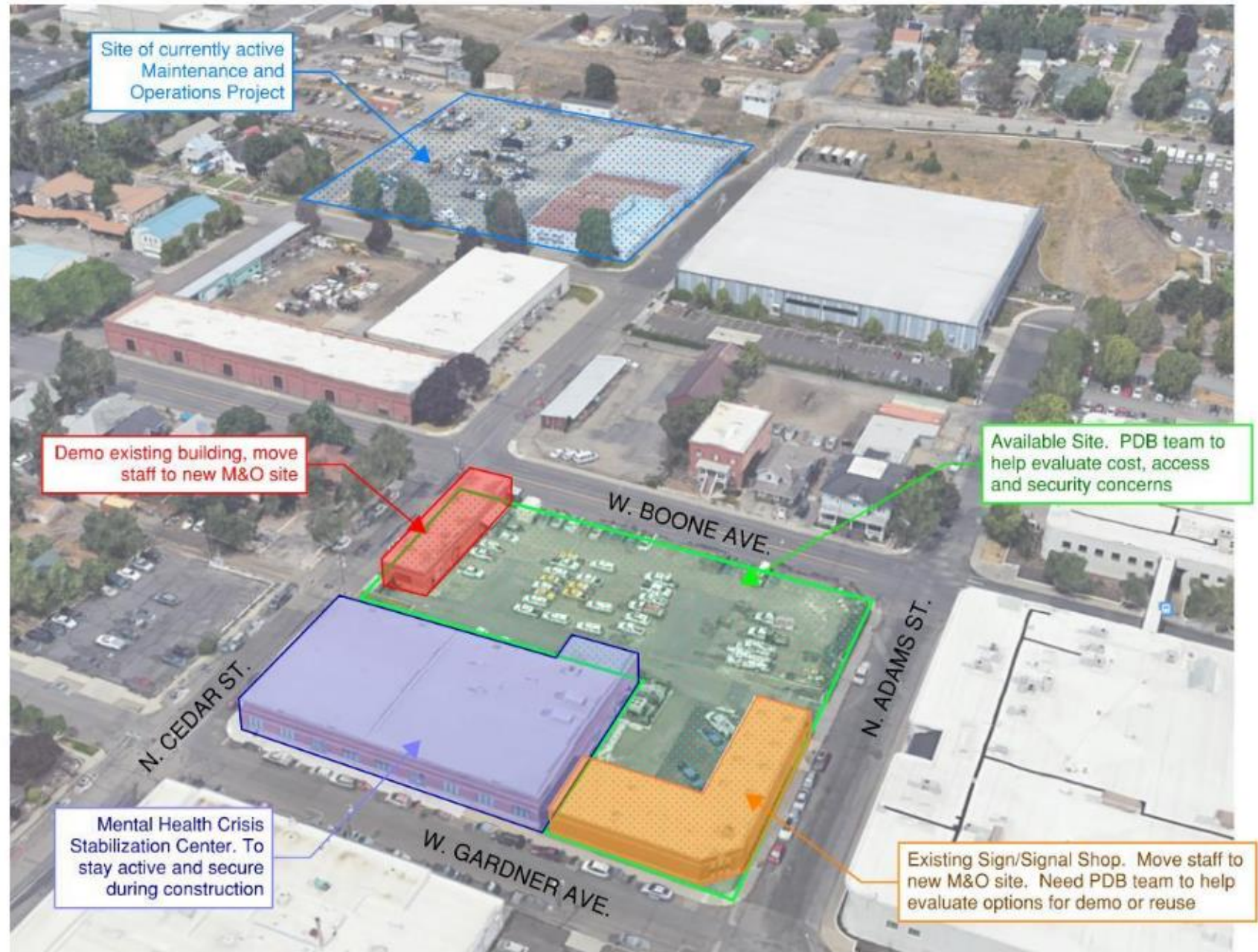
Project Overview

- Spokane County plans to design and build a 23-hour Crisis Relief Center as defined by RCW 71.24.916 (*crisis relief center*).
- The facility will be approximately 20,000 square feet, either through renovation of an existing building or new construction.
- Utilizing the Progressive Design-Build delivery method, the Design-Builder will assist Spokane County in evaluating the most cost-effective option between renovation and new construction.
- The center will be located next to the current Spokane Regional Stabilization Center and will include a public walk-in entrance and a designated area for first responder drop-offs.
- Key features will include private clinical spaces, secure storage for medications and personal belongings, sobering rooms with up to 24 certified recliners, and restroom and shower facilities.
- The facility will also have staff observation stations, rooms for triage or treatment, and systems to monitor patient movements without restricting their ability to leave.
- The center will provide 24/7 mental health and substance use care, accepting all behavioral health crisis walk-ins, first responder drop-offs, and referrals from the 988 Crisis line system.
- The facility will be operated by a third-party organization to ensure continuous, specialized care for individuals in crisis.

Project Need

- **Addressing Mental Health and Substance Abuse Crises:** Spokane County faces a growing need for dedicated facilities to manage mental health and substance abuse crises, providing immediate support and care for individuals in distress.
- **Reducing Strain on Emergency Services:** The new center will help alleviate the burden on local emergency rooms and law enforcement by providing a specialized facility for crisis intervention and sobering services.
- **Improving Public Safety and Community Well-being:** The center aims to enhance public safety by offering a safe place for individuals experiencing crises, reducing the potential for harm to themselves or others in the community.
- **Offering Integrated and Comprehensive Care:** By centralizing crisis relief and sobering services, the facility will provide integrated care, streamlining access to medical, mental health, and social services for those in need.
- **Supporting Long-Term Recovery and Rehabilitation:** The center will provide resources and referrals for long-term treatment and recovery, promoting rehabilitation and reducing repeat crises.
- **Responding to Community and Stakeholder Needs:** The project addresses a critical gap identified by community leaders, healthcare providers, and law enforcement, reflecting a coordinated effort to improve local health and safety outcomes.

Site Aerial



Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$900,000
Estimated project construction costs (including construction contingencies)	\$12,000,000
Subtotal Design-Build Contract Value	\$12,900,000
Equipment and furnishing costs (included above)	\$1,100,000
Off-site costs	\$250,000
Contract administration costs (owner, CM, etc.)	\$300,000
Contingencies (design & owner)	\$1,600,000
Related costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	\$450,000
Sales Tax	\$1,400,000
Total	\$ 18,000,000

Preliminary Project Schedule

Prime Consultant (AE & CM) & Legal Procurement	Complete
PDB Team Selection and Contracting	Oct. 2024 – March 25
Validation Period	March – August. 2025
Design Completion	Sept. 2025 – March 2026
Construction	Jan. 2026 – Mar. 2027
Closeout	April 2027

MBE/DBE Inclusion Strategy

Past Inclusion Strategies

- In the past 3 years, Public Works has delivered \$4 million in participation by small, women and minority-owned businesses
- Federal grant funded projects assigned goals upwards of 20% participation based on the availability of certified businesses. The County has met or exceeded federal goals for its projects.
- Spokane County has award-winning programs to support our local Veteran community and utilizes the State's Veteran Owned Business Registry.
- Extra points have been available in scoring RFQs and RFPs for small, women and minority-owned businesses
- Coordination with local AGC, attending open Contractor forums to promote participation, early outreach



MBE/WBE Inclusion Strategy

Crisis Relief and Sobering Center Inclusion Strategies

- Procurement
 - RFQ – past utilization performance on completed projects
 - RFP - project specific, detailed inclusion and tracking/reporting plan for outreach and procurement
 - RFP – scoring components related to demonstration of past success meeting goals
 - Advertise on OMWBE website for increased visibility
- Further Outreach
 - DBE outreach & education events in partnership with local DBIA chapter



PDB Procurement Approach

Request for Qualifications

- Successful experience w/ projects of similar scope and complexity
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists
- History in soliciting and/or utilizing MWBE subcontractors
- Include draft contract



Request for Proposals

- Management approach specific to the project
- Innovation and problem-solving
- Interactive proprietary meetings
- Statutorily required evaluation factors, MWBE inclusion plan/past performance, tracking
- Price related factor: Fee

Preliminary Procurement Schedule

PRC Presentation and Request for Approval	Sept. 26, 2024
RFQ Advertisement #1	Oct. 9, 2024
RFQ Advertisement #2	Oct. 16, 2024
Preproposal Meeting	Oct. 17, 2024
Statement of Qualification (SOQ) Due	Oct. 29, 2024
Selection Committee Review and Scoring	Oct. 29 – Nov. 5, 2024
Notification of Short-Listed Firms	Nov. 6, 2024
Issue RFP to Shortlisted Finalists	Nov. 12, 2024
Interactive Meetings and Site Walk	Nov 19-20, 2024
Mgmt. Plan and Fee Proposal Due	Dec. 3, 2024
Selection Committee Scoring	Dec. 3-10, 2024
Virtual Interviews with Shortlisted Teams	Dec. 10, 2024
Announce Highest Scoring Proposer	Dec. 11, 2024
Contracting	Dec. 2024 – Feb. 2025
Notice to Proceed	March 2025

Benefits of Progressive Design-Build Delivery

RCW 39.10.300(1)(b) “Greater innovation or efficiencies between designer and builder”

- Capitalize on the early collaboration between designer and builder to coordinate relocation of Spokane County Public Works operations in buildings slated for demolition/renovation.
- Progressive Design-Build (PDB) offers the best opportunity for creative phasing to keep major systems functional with minimal disruption in an occupied space and allows the team to better understand existing operations.
- PDB fosters creative problem-solving, which will be crucial in temporary relocation and ensuring continuity of operations during construction.

RCW 39.10.300 (1)(c) “Significant savings in project delivery time”

- PDB allows for engagement with the entire team prior to development of predesign documents enhances the ability to fast-track key components of the project and shortens the overall schedule, which is critical given the urgent need to get the Crisis Relief and Sobering Center operational.
- Collaboration between the designer and builder in advance eliminates time spent on redesign or claims during construction.

RCW 39.10.280(2)(a) “Substantial Fiscal Benefit”

- Contractor and key trade partners are all on board to provide real-time cost feedback on design and construction and can capitalize on the use of Target Value Design process.
- Transparency of all budgets from the outset allows for the best use of taxpayers' dollars.
- Creativity in seeking alternate options to adapt to market volatility & supply chain issues



THANK YOU