



Quarterly Behavioral Health Capital Project Update

January 17, 2022

To: Washington State Legislators

This is the second installment of our quarterly behavioral health capital project updates to ensure that you are aware of important or high-profile project updates involving the Department of Social and Health Services’ Behavioral Health Administration. The Department appreciates the continued investment in behavioral healthcare facilities on the part of the legislature and looks forward to continued opportunities to serve residents of Washington state.

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Western State Hospital: New Forensic Hospital

CBS #91000067

Project Description:

This project sites, designs, and constructs a new, code-compliant, 350-bed Forensic Center of Excellence on the Western State Hospital campus in Lakewood. The predesign included an evaluation of siting options identified in the WSH Master Plan plus an assessment of potential reuse options for ancillary and surplus WSH facilities in support of hospital operations or other compatible uses.

Current Status:

DSHS has selected HOK with architecture+ as our design consultant. A design agreement has been signed and the early programming and design meetings are underway.

Concurrently, DSHS is working with the City of Lakewood to complete the WSH Campus Master Plan submittal which is necessary before starting any new demolition or construction projects on campus. DSHS has conducted several community outreach programs to share our plans and answer questions raised by our neighbors and stakeholders. The virtual town hall on the Western State Hospital Master Plan is [linked here](#).

An overview of the project and project updates are available on [this page](#).

Challenges or Obstacles:

1. This is one of the largest and most expensive capital projects across all state agencies on a complicated and encumbered site. A thorough investigation and documentation of the existing site is underway.
2. Staff, patients, and programs need to be relocated before buildings are demolished to make room for the new construction. Some may be accommodated in other buildings onsite but many will need to be accommodated elsewhere in leased facilities.
3. The design effort will require participation and input from multiple stakeholders across the hospital and the Behavioral Health Administration. The Assistant Secretary has appointed four leaders to the "BAMB Team" to provide input, coordinate and distill staff input, and make design decisions.

Funding:

2019-21 Funding = \$1,000,000 for predesign

2021-23 Funding = \$51,000,000 for design and demolition

BHA Capital Projects Update

Future Funding Request = \$560,163,000 for construction

Cost Estimate at Predesign	Total Project Funding to Date	Actual Expenditures to Date
\$612,163,000	\$52,000,000	\$1,013,000

Schedule:
 A consultant has been selected for schematic design and we are in the process of signing a full design agreement.

Design Start	Construction Start	Substantial Completion	Occupancy
12/6/2021	3/1/2023 (Demolition) 8/1/2023 (Construction)	5/1/2027	8/1/2027



Site of new hospital facilities

Note: New hospital facilities are shown in white with black outlines. Buildings to be demolished are highlighted with blue diagonal stripes.



BHA Capital Projects Update

Maple Lane:16-Bed Civil Residential Treatment Facility

CBS #91000075

<p>Project Description: DSHS received an appropriation for a predesign study, siting, design, and site development for a 16-bed community residential treatment facility. This project, located at Maple Lane in southern Thurston County, provides community-based treatment for civilly committed patients.</p>			
<p>Current Status: Construction is underway. The site has been cleared, under-slab utilities have been installed, and the concrete floor slab has been poured. Work on the site utilities is underway to connect the sewer main and fire sprinkler main.</p> <p>An overview of the project and project updates are available on this page.</p>			
<p>Challenges or Obstacles: COVID-19 will continue to impact this project. These impacts may include labor shortages and ongoing supply chain obstacles related to the manufacturing, procurement, and transportation of building products. Weather (snow/area flooding) has slowed down concrete work on the site.</p>			
<p>Funding: 2019-21 Funding = \$5,000,000 for predesign and design 2021-23 Funding = \$15,190,000 for construction</p>			
Cost Estimate at Predesign	Total Project Funding to Date	Actual Expenditures To Date	
\$19,632,007	\$20,190,000	\$3,285,513	
Schedule:			
Design Start	Construction Start	Substantial Completion	Occupancy
4/1/2020	10/14/2021	10/20/2022	1/18/2023



BHA Capital Projects Update



Formwork placed for foundation footings and placing concrete in a footing for a structural column.



BHA Capital Projects Update

Clark County: 48-Bed Civil Residential Treatment Facility

CBS #91000077

Project Description:

DSHS received an appropriation for a predesign study, design, siting, and site development for a 48-bed community residential treatment facility for civilly committed patients. The project, located northeast of Vancouver in Clark County, provides community-based treatment for civilly committed patients in three separate 16-bed programs, one operated by DSHS and two operated by private vendors contracted through the Health Care Authority.

Current Status:

Because of its size and complexity, DSHS chose to use the GC/CM alternative contracting method for this project. The design team is working to complete the construction documents. DSHS has selected Hoffman Construction Company as our contractor for this project. Clark County’s hearing for the Conditional Use Permit has been delayed until February 2022 to allow for reissuance of the SEPA Checklist and additional storm water management design. The design team will submit application for the building permits as soon as we obtain the Land Use Permit. DSHS sponsored two public outreach events in November – the first on November 4 at Washington State University Vancouver and the second, a virtual meeting on November 9. DSHS has received several comments from the public objecting to this facility on this site due to its proximity to schools and residential neighborhoods. An overview of the project and project updates are available on [this page](#).

Challenges or Obstacles:

1. The existing 20-acre parcel, known locally as [the Brockmann Farm](#), has several low-quality wetlands which need to be mitigated.
2. The water table is very high on this site requiring modified foundations and extensive storm water management, retention and detention.
3. Though this site is appropriately zoned for a behavioral health facility, several neighbors and the parents of students in nearby schools have opposed our plans citing safety, storm water, and traffic concerns. DSHS is responding to public comments received.

Funding:

2019-21 Funding = \$20,000,000 for acquisition, predesign, and design
2021-23 Funding = \$37,700,000 for construction



BHA Capital Projects Update

Cost Estimate at Predesign	Total Project Funding to Date	Actual Expenditures To Date	
\$45,930,750	\$57,700,000	\$6,684,433	
Schedule: Bids opening in October for sub-contractors. Construction to start in January 2022.			
Design Start	Construction Start	Substantial Completion	Occupancy
4/1/2020	1/3/2022	8/2/2023	11/30/2023





Western State Hospital: CFS Two Wards Addition (F9/F10)

CBS #30002765

<p>Project Description: This project designs and constructs two additional wards at the Center for Forensic Services (Building 28) at Western State Hospital. Each ward functions as an admissions ward with single rooms for 29 patients. When the Center for Forensic Services was originally designed and constructed from 1998 through 2002, the building was sited and configured to allow for two additional wards at the west end of the central corridor. Essential building systems were designed and installed in anticipation of this future addition.</p>		
<p>Current Status: Installation of the exterior concrete masonry unit (CMU) walls has been completed. The metal roof decking has been installed and the roofing is being applied as weather permits. Interior wall framing and rough-in for mechanical, electrical, and plumbing is underway.</p>		
<p>Challenges or Obstacles:</p> <ol style="list-style-type: none"> 1. The contractor had the foresight to order long lead items early. Nonetheless, the COVID-19 pandemic has delayed delivery of many construction materials and equipment. As a result, we have added days to the contract time delaying our expected date for substantial completion. 2. The Northwest Carpenters Union went on strike in September, which impacted three trades temporarily stopping some work on this project. 3. The Governor’s recent COVID-19 vaccination mandate has placed additional stress on the contractor by limiting who can work on the project. 		
<p>Funding: 2017-19 Funding = \$1,800,000 for predesign and design 2019-21 Funding = \$28,700,000 for construction Operating Budget = \$99,150 for parking lot paving</p>		
Cost Estimate at Predesign	Total Project Funding to Date	Actual Expenditures to Date
\$29,861,882	\$30,599,150	\$14,503,331



BHA Capital Projects Update

Schedule:

Project is currently in construction. Scheduled completion is the end of February 2022. With the strike, supply delays, and limited personnel on site, we anticipate the substantial completion date push out to April or May 2022.

Design Start	Construction Start	Substantial Completion	Occupancy
1/11/2016	8/10/2020	3/4/2022	5/30/2022



Exterior CMU walls



Interior framing at Nurses Station



HVAC ductwork, fire sprinklers, and plumbing



BHA Capital Projects Update

Eastern State Hospital: New Boiler Plant

CBS #300000468

Project Description:

The existing boiler plant building at Eastern State Hospital is a 98-year-old building with major structural deficiencies. As per the recent predesign report, repairs to the existing building are not feasible. This project designs and constructs a new boiler plant building near the existing building; installs new boilers, controls, and system-wide efficiencies; and abates and demolishes the old boiler plant building.

The architect planned the new building design and materials to fit into the older campus landscape. Construction, phased over 18 months, includes access road improvements at Spruce Street; demolition of two decommissioned buildings; site preparation; site clearing and grading; site utilities demolition and new installation; construction of a new boiler plant building with new boilers and related equipment; new steam tunnels and utility piping; commissioning of the new systems; disconnecting and removing the existing steam systems and demolition of the existing old boiler plant. As DSHS's venture into Zero Net Energy capable buildings, the project includes installation of a 20 KVA solar array farm system adequate to provide the electrical requirements of the new building.

Current Status:

DSHS has achieved 65% construction completion on this design-bid-build project. The exterior brick veneer has been completed and the new boilers have been installed. Roofing installation is underway; and work continues on interior plumbing, boiler room piping, electrical, and HVAC systems.

Challenges or Obstacles:

1. We've seen several delivery delays due to scarcity of building materials due to COVID-19 manufacturing and transportation delays.
2. Severe weather conditions have halted exterior work until the weather warms up.

Funding:

Operating Budget = \$100,000 for predesign fees.

2017-19 Funding = \$565,000 for predesign and design through schematic design.

2019-21 Funding = \$12,764,000 for the remainder of design and construction.



BHA Capital Projects Update

Cost Estimate at Predesign	Total Project Funding to Date	Actual Expenditures to Date	
\$13,329,000	\$13,429,000	\$7,541,332	
Schedule: The project is currently in construction and is 40% complete. Construction is on schedule and on budget.			
Design Start	Construction Start	Substantial Completion	Occupancy
6/11/2019	2/8/2021	9/1/2022	11/1/2022



Steam and condensate return lines



Exterior brick veneer



New boilers



BHA Capital Projects Update

Western State Hospital-East Campus: Treatment and Recovery Center

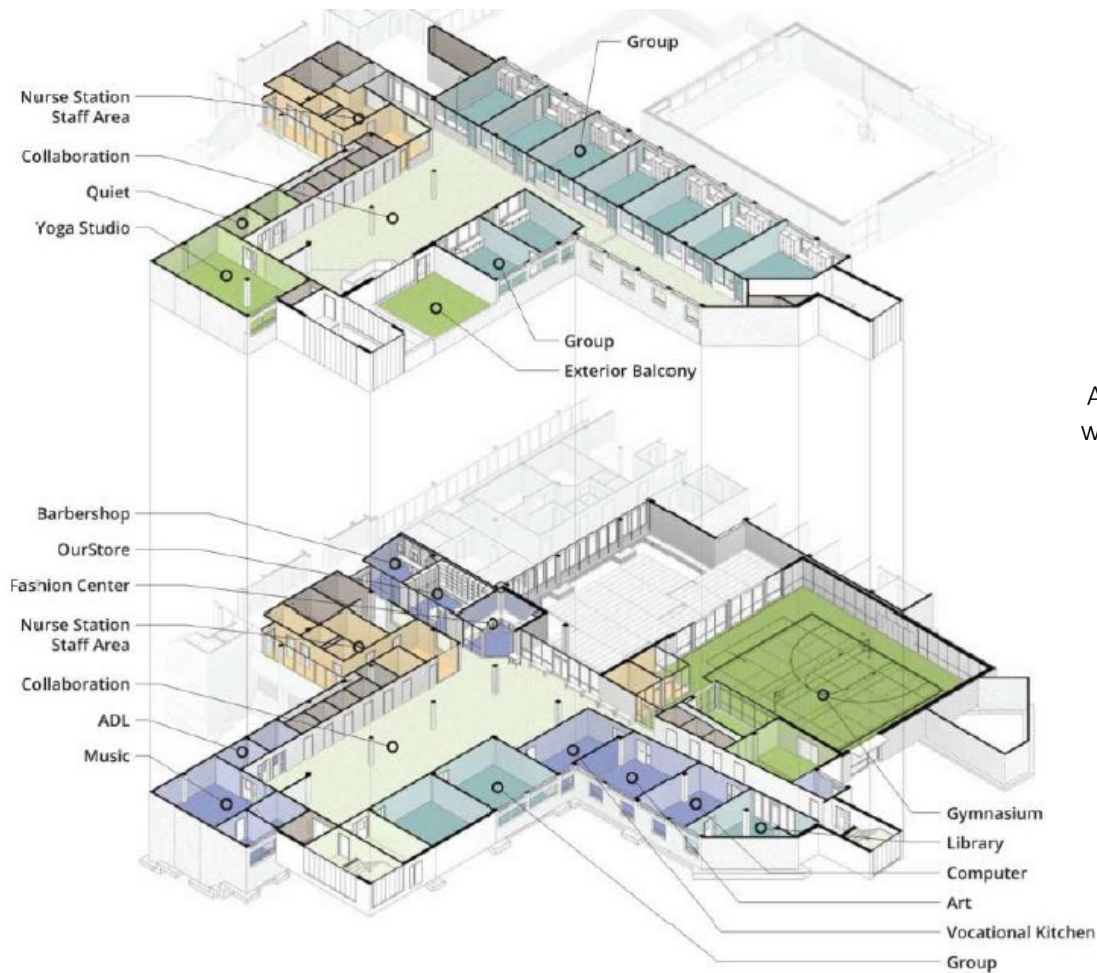
CBS #91000080

<p>Project Description: The 2018 Legislature appropriated funding for the first phase of a new Treatment and Recovery Center (TRC) at Building 29 at Western State Hospital. The 2021 Legislature appropriated additional funding for the second phase of the project which constructs a new gymnasium and remodels Wards F7 and F8 for large group treatment, vocational and leisure skills training, and light recreation within a therapeutic environment.</p>		
<p>Current Status: The design team has conducted a number of focused meetings with various program stakeholders including maintenance, clinical, housekeeping, and food service staff resulting in a clearer picture of program needs. The design team for this design-bid-build project has completed 50% of the construction developments phase. DSHS plans to advertise for advertise for bids in spring 2022, pending approval of the new WSH Master Plan.</p>		
<p>Challenges or Obstacles:</p> <ol style="list-style-type: none"> 1. New state building code updates went into effect in July 2021, requiring a redesign of this project to the new codes. 2. The Department has taken advantage of this delay to repackage the project into a single phase which allows for better efficiencies in heating and cooling systems, electrical systems, less disruptions to patients and staff, and a more comprehensively coordinated treatment area. 		
<p>Funding: 2017-19 Funding = \$400,000 for predesign 2019-21 Funding = \$8,000,000 for design and construction (Phase 1) 2021-23 Funding = \$16,600,000 for construction (Phase 2)</p>		
Cost Estimate at Pre-design	Total Project Funding to Date	Actual Expenditures to Date
\$21,838,618	\$25,000,000	\$1,062,072
<p>Schedule: The project is currently in design development and is expected to submit for permits in late December and advertisement for bid at the end of January 2022.</p>		



BHA Capital Projects Update

Design Start	Construction Start	Substantial Completion	Occupancy
7/12/2019	4/25/2022	8/21/2023	10/26/2023



Axonometric diagram showing remodeled wards on the left and a new gymnasium on the right.