

Crisis Services Center

Project Parameters

Overall Project Guidelines

1. Speed of Execution –Time is of the essence in delivering the project and the goal is to expedite the delivery of these important healthcare services to the community.
2. Costs – CBH seeks the best facility for the best value, understanding that this is a long-term facility that must serve CBH for years to come, and therefore long-term value, ease of maintenance, and reliability are just as important as initial cost. The offerors should provide cost breakdown for the project described herein, by Construction Specification Institution (CSI) standards, and further organized as per below:
 - a. Cost of work - building
 - b. Cost of work – demolition/sitework
 - c. General conditions/requirements
 - d. Design
 - e. Insurance
 - f. Design contingency/contractor construction contingency (if needed, please specify proposed purpose and usage)
 - g. Overhead and Profit Fee
 - h. Bonds
3. Efficiency & Flexibility – CBH seeks to construct a facility that will be functionally efficient, while providing flexibility to respond to changing needs as they may emerge in the future. It is also important to CBH that those responding to this solicitation pay attention to the details – the things that make the difference between the facility functioning really well vs. acceptably.
4. Coordination with the CBH – CBH seeks a high level of cooperation, communication, and coordination with the offeror during the course of the project to assure smooth execution. CBH will be providing certain equipment, systems, components, and elements

of the work, and will need to know when these things are required to avoid impacting the project schedule. Coordination will also be required during design and construction to assure that these items are integrated smoothly with the work to be done by the offeror.

5. Project Design – The offeror will be responsible for the design of the project. The offeror will also be responsible for obtaining approval of the design by CBH and approval of the building and site design by the local authority having jurisdiction, and all work required to satisfy the requirements of local and state authorities.

Project Sequence Guidelines

1. CBH will be responsible for relocating loose equipment in the existing ESH Building No. 3 prior to demolition. The offeror will demolish ESH Building No. 3 to accommodate buildout of the site for the new Crisis Services Center (CSC). Please see **Attachment C** for available site area for the new CSC facility. Please see **Attachment E** for a HAZMAT report related to existing ESH Building No. 3 that is to be demolished.
2. CBH will remain in existing facilities until project completion and will relocate to the new CSC when the project is ready for occupancy.
3. The Offeror will coordinate with CBH to allow installation of furniture, fixtures, and equipment during the final stages of the project, so that this can be done without a separate post-construction phase.
4. As indicated above, speed is of the essence in the construction of these facilities.

CBH Responsibilities

1. CBH will provide a project manager who will be the official point of contact, and CBH personnel will be readily available for consultation during the course of design and construction.
2. CBH has provided its vision and guidance of the facility so that Offerors have an opportunity to understand CBH's preferences. See **Attachment D**.
3. CBH will be responsible for relocating Furniture, Fixtures, and Equipment out of the existing ESH Building No. 3 prior to the Offeror needing to access the site for demolition and construction operations.
4. CBH will provide and install low voltage telecommunications and audio/visual wiring

and equipment in the building. The offeror will provide infrastructure, including power and pathways to support these systems and allow time in the schedule for CBH to install its systems and and make them operational.

Design Considerations

1. See overall project guidelines above and program requirements **Attachment A** for the CSC. Note that there is some flexibility in the programmed space sizes, as long as program requirements are met, and accommodation is made for future growth.
2. It is essential that the building be designed to comply with all regulatory requirements for a facility of this type, including ligature resistant fixtures, etc.
3. External and internal materials must limit the ability for someone to use them to harm themselves or someone else – for instance, vinyl siding that can be easily removed from the building could be used in a hazardous manner.
4. Design should be efficient, in terms of water and energy use, including being designed to provide a high level of indoor air quality, including contamination-reducing air filtration.
5. CBH desires an abundance of natural light, but with materials that are safe.
6. Provide a natural gas generator, sized to support full function of the complete facility.
7. Provide door access security controls for card readers and CCTV security camera system.
8. Toilet and lavatory plumbing fixtures should operate with motion sensors.
9. All spaces should have appropriate acoustical isolation to provide privacy appropriate for behavioral health services.
10. In addition to acoustical isolation, spaces should allow for good site lines in the clinical areas but protect confidentiality in the public spaces (i.e., waiting rooms separate from consumer evaluation/check-in spaces).
11. Finishes should include durable, low-maintenance hard surface flooring in all areas, with the exception that administrative areas that may utilize high quality carpet tile.
12. Lighting to minimize glare (this is an important aspect, given the medications some consumers take) and at a minimum, provide dimming capability. Individualized lighting for consumer residents, including dimming and color tone is ideal.
13. Counters throughout the facility should be either quartz or solid surface.

14. Design should include toe pulls for doors.
15. Several functions (meds, lab, nutrition, etc.) are shared between the clinical spaces in the program. To the extent possible, those should be secured swing spaces to improve efficiencies.
16. Provide design and construction for all necessary site features to receive a Site Plan approval, including but not limited to demolition, erosion & sedimentation control, grading, paving, hardscape improvements, landscaping, site lighting, power and water service connections from building to existing lines, sanitary service connections from building to existing lines, storm drainage and connections to existing lines including requirements for quality and quantity treatment of stormwater and lead the coordination and accommodations into building for franchise utilities, telecommunications, gas, and power.
17. There should be a secure place for people to spend time outside, whether that is eating, sports activities (i.e. basketball) or going for a walk. It will be a smoke-free campus.
18. The building should be situated in a way that minimizes site lines/connectivity to Eastern State Hospital.
19. The building should have a public entrance, a staff entrance, and a CITAC entrance (with a Sally Port).