STANDING COMMITTEES

Finance and Asset Management Committee

Behavioral Health Teaching Facility: Stage 2 Approval

RECOMMENDED ACTION

It is the recommendation of the administration and the Finance and Asset Management Committee that the Board of Regents:

1. approve the building site;
2. approve the project budget of $224.5 million; and
3. delegate authority to the President or her designee to execute contract amendments for construction contracts.

BACKGROUND

In May of 2019, the Washington State Legislature appropriated $33,250,000 for the predesign, design and siting of a Behavioral Health Teaching Facility. In the spring of 2020, language was added to the bill to allow for these funds to be used for enabling projects and early work packages. The facility will provide a minimum of fifty long-term civil commitment beds, fifty geriatric/voluntary psychiatric beds, and fifty licensed medical/surgery beds, with capacity to treat patients with psychiatric diagnoses and/or substance use disorders. The project will also include construction of a 24/7 telehealth consultation program within the facility. Anticipated future biennium funding from the State of Washington is $191,250,000 in the next biennium, for a total project budget of $224,500,000.

Attachments
1. Behavioral Health Teaching Facility Project Summary
2. Behavioral Health Teaching Facility Project Background
Regent Actions

- Delegated Authority to select Design/Builder
- Approve Preconstruction Budget
- Approve Site
- Approve Full Project Budget
- Delegated Authority to execute Construction Contract Amendment.

Objectives

- Innovative and comprehensive care, offered in a healing environment, to help patients with behavioral health recovery.
- Alternative to existing 90/180-day civil commitment beds at Western State Hospital.
- Training site for the next generation of health and behavioral health care providers for Washington State.
- Support the first of its kind 24/7, 365 day a year telehealth program.
- Ensure safe environment for patients, providers, staff, trainees and visitors.
- Project design to incorporate required infrastructure upgrades.
- Project design to incorporate connectivity for hospital’s essential services.
- Preservation of campus vision, including how patients and visitors experience the campus.

Description

The facility must provide a minimum of fifty long-term civil commitment beds, fifty geriatric/voluntary psychiatric beds, and fifty licensed medical/surgery beds, with the capacity to treat patients with psychiatric diagnoses and/or substance abuse disorders. The project must also include construction of a 24/7 telehealth consultation program within the facility. Additional scope includes: 1) procedural area for electroconvulsive therapy, and neuromodulation to support patients’ commitment to community-based living and health care; and, 2) capacity to conduct comprehensive workforce training and development for behavioral health and general health care providers. Program needs to support the building include kitchen facilities, increased utility service capacity, parking and visitor amenities.

Financials

### Proposed Predesign, Design/Precon, Enabling Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$179,326,784</td>
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<tr>
<td>Consultant Services</td>
<td>$18,388,742</td>
<td>8%</td>
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<tr>
<td>Equipment</td>
<td>$16,404,845</td>
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<tr>
<td>Other Costs</td>
<td>$4,009,078</td>
<td>2%</td>
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<tr>
<td>Project Management</td>
<td>$6,370,551</td>
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<tr>
<td>Total Project Cost</td>
<td>$224,500,000</td>
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### Proposed Funding

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
<th>Percent</th>
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<tbody>
<tr>
<td>WA State Predesign/Design/Precon</td>
<td>$33,250,000</td>
<td>15%</td>
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<tr>
<td>WA State anticipated Construction</td>
<td>$191,250,000</td>
<td>85%</td>
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Estimated Total Funds: $224,500,000 (100%)

### Benchmarks

- Eastern State Hospital (Behavioral Health), Lexington, KY 2011, 313,641 GSF $835 Project cost/GSF
- Western Mental Health Institute, Bolivar, TN 2007, 159,600 GSF $892 Project cost/GSF
- Massachusetts State Hospital (Behavioral Health), Worcester, MA 403,223 GSF $1,432 Project cost/GSF

*benchmarks to be refined during Project Definition.

**Escalated to July 2022, midpoint of construction

### Metrics & Indicators

<table>
<thead>
<tr>
<th>Metric</th>
<th>Current</th>
<th>Targets</th>
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<tbody>
<tr>
<td>Net Assignable SF</td>
<td>126,000</td>
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<tr>
<td>Gross SF</td>
<td>210,000</td>
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<tr>
<td>Efficiency (NASF/GSF)</td>
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</tbody>
</table>

*metrics to be refined during Project Definition.

### Schedule

- Planning/Predesign
- Design/Preconstruction
- Construction
- Enabling projects/Early work packages
- Move In
- Delegated authority to contract DB
- Project Definition & Design/Preconstruction

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ATTACHMENT 1
Behavioral Health Teaching Facility
Project Background

In May of 2019, the Washington State Legislature identified the need for services for individuals with behavioral health needs, and that there is a shortage of behavioral health workers in Washington. The legislature recognized the University of Washington School of Medicine Department of Psychiatry and Behavioral Sciences as a nationally competitive program with the expertise to establish innovative clinical inpatient and outpatient care for individuals with behavioral health needs and train the next generation of behavioral health providers. To support this partnership, the legislature appropriated $33,250,000 for the predesign, siting and preconstruction activities for a behavioral health teaching hospital. To expedite this project, the legislature funded the full design funding, and intends to appropriate $191,250,000 in the 2021-23 biennium for construction.

The facility will provide a minimum of fifty long-term civil commitment beds, fifty geriatric/voluntary psychiatric beds, and fifty licensed medical/surgery beds, with capacity to treat patients with psychiatric diagnoses and/or substance use disorders. The project will also include a 24/7 telehealth consultation program within the facility. Additional scope includes: 1) procedural area for electroconvulsive therapy, and neuromodulation to support patients’ commitment to community-based living and health care; and 2) capacity to conduct comprehensive workforce training and development for behavioral health and general health care providers. Program needs to support the building include kitchen facilities, increased utility service capacity, parking and visitor amenities.

Site Selection Process
The University of Washington provides medical service at three hospitals in the region: Harborview Medical Center, University of Washington Medical Center (UWMC) Montlake, and UWMC Northwest.

- Harborview campus was considered and rejected due to the desire to geographically diversify mental health services in the region. It services central and south King County. Harborview currently has the most number of beds for psychiatry treatment in the state. A Behavioral Health Institute is being developed for this location.

- The UWMC Montlake campus was considered and rejected because the ability to build the facility in the desired timeline could not be achieved due to the number and complexity of enabling projects required to relocate existing facilities and programs. In addition, the focus of services at this facility is high-end tertiary and quaternary acute care.

- UWMC Northwest campus met the project purpose and need with existing behavioral health experience and support in place, and building ready sites. The intent is to shift other less acute services to other facilities and serve north King County behavioral health care needs.

Within the Northwest campus the following sites were considered and rejected because they are not located adjacent to the medical tower or require removal and replacement of an existing critical function, and/or do not have the allowed height limit for the proposed facility: Parking Lot A, Parking Lot M, Parking Lot K, Northeast corner of campus, and E-Wing. Parking Lot H and D-Wing met the project purpose and need. However, Parking Lot H required replacing parking, as well as additional adjacencies and program needs, making this site less desirable compared to the D-Wing site.
Recommended Site: D-Wing (Master Plan site 8)
After a review of the available sites at UWMC Northwest, it is the administration’s recommendation that the site for the new Behavioral Health Teaching Facility should be the current location of D-Wing. This will require the relocation of the current occupants into other facilities within the Northwest campus and the subsequent demolition of D-Wing. This facility is already slated for redevelopment as part of the campus master plan. Additional desirable factors include:

- An existing connection to the hospital tower.
- Access to nature. The NE sector of UWMC Northwest has some of the tallest trees on campus, allowing a building in this corner, as it rises up, to feel closest to nature.
- Adjacency to large areas of ground floor outdoor spaces. The location at the East edge of the campus gives the building access to multiple existing open spaces and many mature, large trees.
- Proximity to Emergency Department. Given the patient population, the location adjacent to the Emergency Department allows for secure and private transfers/drop-offs at the West side of the building.
- Patient privacy. The residential border along the East side of the campus ensures no further hospital development will occur past this building.
- Greater ability to distribute behavioral health wings across the site. While the site is constricted, the other sites available to this new facility provided fewer opportunities to achieve a desired behavioral health building configuration.

Annual Maintenance & Operating Costs
It is assumed that the State will provide support for increased maintenance and operating costs for the new facility. This includes the costs associated directly with the new facility – utilities, maintenance, grounds, custodial, etc. – as well as the increased operating expenses associated with staffing and operating a new behavioral health facility beyond what can be recovered in revenues. Additional renewal costs for periodic replacement of major components or infrastructure systems at or near the end of their useful life will be funded through the UW Medicine capital budget.
Site plan for Northwest Campus designating preferred site.