

October 30, 2023

PROJECT 2023-425 B (2):

# Maple Lane: Behavioral Health Bed Expansion

for Department of Social & Health Services, Rochester, WA, BCRA



October 30, 2023

Department of Social and Health Services  
Office of Capital Programs  
1115 Washington Street SE  
Olympia, WA 98504

**RE: Letter of Interest for Project 2023-425 B (2): Maple Lane Behavioral Health Expansion**

Dear Tim and Members of the Selection Committee,

BCRA is eager to present our qualifications for the Behavioral Health Expansion project at Maple Lane. We are excited at the opportunity to partner with DSHS on a project such as this that addresses the current behavioral health crisis in Washington State. For this project, we are partnering with BWBR, a national leader in behavioral health design, to deliver to DSHS a design that is therapeutic and safe for patients and staff.

**Why choose BCRA?**

**We deliver healing environments.** Our work with DSHS and other providers is known for the creation of warm and inviting spaces that are calming environments for patients and effective spaces for treatment. For example, Oak Cottage is receiving national attention as an example of trauma-informed design of the patient and staff areas.

**Proven designs that increase safety for staff and patients.** BWBR, our behavioral health planner, is recognized nationally for designs that improve staff and patient safety. Our team will utilize the latest anti-ligature standards and best practices to reduce staff injuries on this project.

**We are experienced with light touch renovations.** Often, available funds do not provide for major renovations. We have an experienced team that can assess existing facilities and implement critical improvements that will get the facility open and operating with minimal construction.

Our promise to you as your partner is to listen to your needs and deliver through a collaborative process. We look forward to the opportunity to speak further about a partnership that serves the DSHS mission. Please do not hesitate to contact us at (253) 627-4367 or the email address below. Thank you.

With Regards,

A handwritten signature in blue ink that reads 'Jim Wolch'.

Jim Wolch, AIA  
Principal  
jwolch@bcradesign.com

# Consultant Selection Contact Form



## STATE OF WASHINGTON DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

### Consultant Selection Contact Form

#### Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: <a href="#">BCRA, Inc.</a>		
Point of Contact Name & Title: <a href="#">Jim Wolch, Principal</a>		
Email: <a href="mailto:jwolch@bcradesign.com">jwolch@bcradesign.com</a>	Telephone: <a href="tel:(253)627-4367">(253) 627-4367</a>	
Address: <a href="#">2106 Pacific Ave. Suite 300</a>		
City: <a href="#">Tacoma</a>	State: <a href="#">WA</a>	Zip: <a href="#">98402</a>

we've got you covered

# Executive Summary



## Project Understanding

The Department of Social and Health Services (DSHS) is planning to remodel multiple existing buildings into residential facilities for the treatment of civilly committed mental health patients. The project is located on the Maple Lane campus in Rochester, Washington.

This work will be accomplished in multiple phases at the Maple Lane campus. The scope of the project includes working with staff to determine programmatic needs, preliminary investigation and documenting existing conditions, and full design services.

### Project Goals as Stated by DSHS

- Redesign spaces that encourage and influence a therapeutic environment
- Physical environment enables staff to administer treatment for mental health residents
- Provide finishes and systems which are durable and minimize long-term operational costs
- Create facilities that improve safety and reduce the risk of injuries to patients and staff
- Adhere to DSHS's long-term commitment to environmental stewardship
- Minimize disruption to current campus user groups during construction activities

The scope of this project includes renovation and reconfiguring spaces to suit current program

requirements, addressing resident safety concerns, and installing new doors, fixtures, and finishes. New lighting and telecommunications systems are also needed as well as an evaluation of current MEP systems.

## Commitment to DSHS

Our team has been working with DSHS and affiliated state organizations for over 30 years. We are proud to support the development of innovative community-based residential treatment facilities and assist the state of Washington in addressing the current mental health crisis. We also bring vetted design solutions developed with private operators to the design conversations on this project.

We have appreciated working alongside the state to create therapeutic environments dedicated to improved outcomes. We believe in creating buildings that provide spaces that allow human connection as well as connection to nature and offer the resident comfort, community, and choice. We are eager to continue supporting DSHS in your ongoing commitment to improved facilities and programs for our fellow residents who are experiencing mental health issues.

**With our extensive behavioral health experience and our firm-wide dedication to our clients' needs, we are confident we are the team for this project.**



we've got you covered

# Qualifications of Key Personnel

You are not alone.



## Team Introduction

**BCRA** is a Tacoma-based architecture and engineering firm with 34 years of experience in the region. **BWBR** is a national behavioral health expert whose solutions balance patient needs, sustainable and Lean planning principles, Evidence-Based Design, and healing environments. Together with our clients and subconsultant partners, **BCRA + BWBR** will bring world-class solutions to DSHS through this behavioral health project.

We have assembled a comprehensive team that understands all aspects of this project and are ready to serve DSHS from visioning and planning to design and construction.

**Jim Wolch** will function as Principal in Charge and Project Manager and will lead the design process. He will plan the project to successfully meet the budget and schedule. He will also manage the design contract with DSHS.

**Lorraine Glynn**, Project Architect, will be the daily contact for DSHS, assist in the assessment of the existing facilities, support schematic design through to completion, and facilitate stakeholder coordination.

**Rebecca Alleksaht**, Interior Designer, will use her extensive experience to inform the existing building assessment from an interiors and medical planning perspective. **Christopher Spadafore**, Project Designer, will provide architectural support and lend his expertise in the design of healthcare facilities.

**Meghan Howey** will provide land use planning as needed for the project. **Jeremy Doty** brings extensive multi-disciplined expertise and will be performing construction administration. **Brandon Bowie** will provide QA+QC, lead existing building investigation, and assist the cost estimator. **Mary Bisenius-Ferguson**, Experiential Graphic Designer, will use experiential graphics to create a positive and beneficial environment that promotes healing and wholeness.

**Melanie Baumhover** with **BWBR** will serve DSHS as the Behavioral Health Planner on the project. She will help lead design and programming workshops and guide the refinement of the programmatic elements. Her background in correctional facilities will help inform how to modify the spaces to make them more conducive to behavioral health environments.

We have relationships with several trusted subconsultant partners who are available to begin work on your project when needed. Our subconsultant partners will be carefully chosen to support your objectives, bringing best practices from relevant experience to introduce new solutions to existing challenges.



### BCRA

**Jim Wolch** AIA  
Principal in Charge/Project Manager

**Lorraine Glynn** NCARB  
Project Architect

**Rebecca Alleksaht** NCIDQ  
Interior Designer

**Chris Spadafore** RA  
Project Designer

**Meghan Howey**  
Planning/Entitlements,  
Public Outreach

**Jeremy Doty** AIA, NCARB  
Construction  
Administration

**Brandon Bowie** CDT  
Existing Building  
Investigation/QA+QC

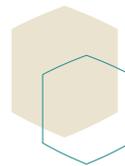
**Mary Bisenius-Ferguson**  
Experiential Graphic  
Designer

### BWBR

**Melanie Baumhover**  
Behavioral Health Planner

### Subconsultants

*To Be Selected*



Together with DSHS, we will approach the design process from an owner, user, and community member perspective to make human-centered design decisions along the way.





**Jim Wolch** RA, AIA  
Principal in Charge/Project Manager

Project Time Commitment **20%**

A registered architect with 33 years of experience, Jim is passionate about designing spaces where people thrive. He has partnered with DSHS on projects at multiple sites for over a decade and brings knowledge of regulations, best practices, and relevant lessons learned, including complex renovations of existing spaces. He is currently guiding programming and design for WA DSHS's innovative new mental health facilities across the state. For this project, he will marshal resources among the team to deliver results for DSHS.

### Education

**Bachelor of Architecture**  
WASHINGTON STATE UNIVERSITY

### Licenses

**Registered Architect**  
WA

### Associations

**American Institute of Architects (AIA)**

### Project Experience

**DSHS Oak Cottage at Maple Lane**  
WA DSHS | ROCHESTER, WA  
New Construction, 16-Bed Behavioral Health Facility

**DSHS Clark County**  
WA DSHS | VANCOUVER, WA  
New Construction, 48-Bed Behavioral Health Facility

**DSHS SW-BH Community 16/48 Pre-Design**  
WA DSHS | MULTIPLE LOCATIONS  
Pre-Design, Explore Programming and 6 Sites for Community-Based BH Clinics

**DSHS Community Nursing Care Homes**  
WA DSHS | STATEWIDE, WA  
Pre-Design, Including Program Development and Site Analysis

**RTFs at Western State Hospital**  
TELECARE/RECOVERY INNOV. | LAKEWOOD, WA  
Tenant Improvements, Behavioral Health Hospital

**Rainier School - Misc. Projects**  
WA DSHS | BUCKLEY, WA  
Renovation, Cottage Renovation and Water Well Relocation

**Kern County Psychiatric Health Facility**  
KERN COUNTY | BAKERSFIELD, CA  
New Construction, 32-Bed Behavioral Health Facility for Adult and Youth

**Kessler Center**  
PUYALLUP SCHOOL DISTRICT | PUYALLUP, WA  
New Construction, Special Programs Facility



**Lorraine Glynn** RA, NCARB  
Project Architect

Project Time Commitment **20%**

Lorraine brings dedication to holistic sustainable design, especially in healthcare and wellness spaces. While at BCRA, her experience has encompassed both healthcare and workplace design. Lorraine is a technically savvy designer whose focus on efficient project delivery benefits her clients. She has provided architectural design on several of BCRA's most recent behavioral health projects, including those with DSHS.

### Education

**Bachelor of Architecture, Minor in Interior Architecture and Architectural History**  
UNIVERSITY OF OREGON

### Licenses

**Registered Architect**  
OR (WA IN PROCESS)

### Associations

**National Council of Architectural Registration Boards**

### Project Experience

**DSHS Community Nursing Care Homes**  
WA DSHS | STATEWIDE WA  
Pre-Design, Including Program Development and Site Analysis

**DSHS SW-BH Community 16/48 Pre-Design**  
WA DSHS | MULTIPLE LOCATIONS  
Pre-Design, Explore Programming and 6 Sites for Community-Based BH Clinics

**DSHS Clark County**  
WA DSHS | VANCOUVER, WA  
New Construction, 48-Bed Behavioral Health Facility

**DSHS Oak Cottage at Maple Lane**  
WA DSHS | ROCHESTER, WA  
New Construction, 16-Bed Behavioral Health Facility

**Emerald City Enhanced Services Facility**  
PRIVATE OPERATOR | LAKEWOOD, WA  
New Construction, Behavioral Health Facility

**Residential Treatment Facility North**  
TULALIP TRIBES | STANWOOD, WA  
New Construction, 16-Bed Residential Behavioral Health Facility

**Skagit County Stabilization Campus**  
SKAGIT COUNTY | SEDRO-WOOLLEY, WA  
New Construction, Behavioral Health Facility and Sub-Acute Detox Center

**Kern County Psychiatric Health Facility**  
KERN COUNTY | BAKERSFIELD, CA  
New Construction, 32-Bed Behavioral Health Facility for Adult and Youth



## Rebecca Allexsah NCIDQ

Interior Designer

Project Time Commitment **20%**

Rebecca is an NCIDQ-certified Interior Designer and Medical Planner with 13 years of experience leading and collaborating on complex workplace and healthcare projects. She is skilled in working through all stages of the design process, from programming and concept design to construction administration. With specific interest in medical planning and healthcare design, Rebecca pairs her planning background with interior design to create spaces that are not only beautiful but also functional.

### Education

**Bachelor of Fine Arts in Interior Design**  
IOWA STATE UNIVERSITY

### Licenses

**National Council for Interior Design Qualifications**  
NCIDQ# 31659

### Affiliations

**IIDA Corporate Forum Advisor**  
SEPT. 2014-DEC. 2017

### Project Experience

**NIH Woodland Clinic**  
NORTH VALLEY INDIAN HEALTH | WOODLAND, CA  
Outpatient Behavioral Health Clinic Expansion

**Evergreen Family and Maternity Center\***  
EVERGREEN HEALTH | KIRKLAND, WA  
Renovation of Existing Family and Maternity Center

**Ambulatory Infusion Center\***  
SWEDISH | SEATTLE, WA  
Tenant Improvement of Existing Medical Office Bldg

**Cancer Center\***  
VIRGINIA MASON FRANCISCAN HEALTH | TACOMA, WA  
New Construction, Medical Planning Services Through Schematic Design

**One Identity Pleasant Grove Office\***  
ONE IDENTITY | PLEASANT GROVE, UT  
Tenant Improvement of Existing Office Space

**Infusion Expansions\***  
VIRGINIA MASON FRANCISCAN HEALTH | SILVERDALE & BURIEN, WA  
Tenant Improvement at Existing Cancer Centers, 24 Seats

**Urgent Care Standards\***  
PROVIDENCE HEALTH | SEATTLE, WA  
Development of Urgent Care Design Standards

**Imaging Upgrades\***  
VIRGINIA MASON FRANCISCAN HEALTH | BURIEN, WA  
Renovation of Existing CT and Echocardiogram Rooms

**Student Success Center\***  
BELLEVUE COLLEGE | BELLEVUE, WA  
New Construction on Bellevue College Campus

*\*experience with previous employer*



## Meghan Howey

Planning/Entitlements, Public Outreach

Project Time Commitment **5%**

Meghan is a land use planner with over 10 years of experience in urban planning. She brings experience in the planning-heavy telecommunications sector and spent time lobbying for cities and counties as well as engaging with the public on sensitive topics. Meghan has navigated local jurisdictional, cultural, and environmental challenges on behalf of local clients and stakeholders, including the Puyallup Tribe. While at BCRA, she has been supporting healthcare projects and clients in the areas of land use planning and permitting.

### Education

**Bachelor of Arts in Urban Studies**  
UNIVERSITY OF WASHINGTON

### Project Experience

**DSHS Community Nursing Care Homes**  
WA DSHS | STATEWIDE, WA  
Pre-Design and Programming, Special Assisted Living/ Nursing Facilities

**Emerald City Enhanced Services Facility**  
PRIVATE OPERATOR | LAKEWOOD, WA  
New Construction, Behavioral Health Facility

**Telecare Oakland**  
TELECARE | OAKLAND, CA  
Renovation, Residential Facility

**Port of Everett Wine Walk**  
PORT OF EVERETT | EVERETT, WA  
New Construction, Winery Tasting Rooms

**Gig Harbor Sports Complex, Phase 1B**  
CITY OF GIG HARBOR | GIG HARBOR, WA  
New Construction, Sports Complex on 3.4 Acres

**Jordan Family Multifamily**  
JORDAN FAMILY, LLC | SEATAC, WA  
Feasibility Study, Residential Building

**Marysville Multifamily**  
INTRACORP | MARYSVILLE, WA  
New Construction, 474-Unit Mixed-Use Residential Building

**Cascade Creek Multifamily**  
VAUGHN BAY CONSTRUCTION | SEATAC, WA  
Civil Engineering Design, Residential Development

**Swan Creek Master Plan\***  
METRO PARKS TACOMA | TACOMA, WA  
Master Plan Update

*\*experience with previous employer*



## Melanie Baumhover AIA, LEED AP Behavioral Health Planner | BWBR

Project Time Commitment **10%**

For more than two decades, Melanie has gravitated toward projects that have a dramatic impact on the health and welfare of individuals. She is a national thought leader in behavioral health design. Projects include mental health services environments for major nonprofit health systems such as the Mayo Clinic and Allina Health, behavioral health planning leadership for two Minnesota State operated behavioral health treatment campuses for multiple acuties, and prototype pre-design and planning for multiple community health facilities for the State of Washington.

### Education

**Masters of Architecture**  
UNIVERSITY OF MINNESOTA

**Bachelor of Arts, Architecture**  
UNIVERSITY OF MINNESOTA

### Licenses

**Licensed Architect**  
WA, IN, IA, MI, MN, TN, WI

### Associations

**LEED Accredited Professional**

### Project Experience

#### **DSHS Clark County (with BCRA)**

WA DSHS | VANCOUVER, WA  
New Construction, 48-Bed Behavioral Health Facility

#### **DSHS Oak Cottage at Maple Lane (with BCRA)**

WA DSHS | ROCHESTER, WA  
New Construction, 16-Bed Behavioral Health Facility

#### **Minnesota Security Hospital**

MINNESOTA DEPARTMENT OF HUMAN SERVICES | ST. PETER, MN  
Expansion/Renovation for Multiple Acuties, Phases I-II

#### **Anoka Regional Treatment Center**

MINNESOTA DEPARTMENT OF HUMAN SERVICES | ANOKA, MN  
Miller Building Residential Treatment Renovation

#### **Various Projects**

ALLINA HEALTH | MINNEAPOLIS/ SAINT PAUL METRO, MN  
System-Wide Inpatient Mental Health Facilities Guidelines, Mental Health Services Master Plan, and Implementation Projects

#### **Various Projects**

MAYO CLINIC | ROCHESTER, MN  
Dept. of Psychiatry & Psychology Master Plan, Outpatient Renovations, 10-Bed Complex Intervention Unit, Generose Building Inpatient Units Safety Refresh, Addictions Residential Program Licensure Study, 24-Bed Complex Intervention Unit, Mary Brigh Emergency Department Security Improvements, Numerous Additional Projects



BWBR is a team of over 200 professionals in architecture, interior design, planning, and research who are committed to the optimal performance of people, spaces, and organizations. A leader in healthcare planning and design, BWBR helps clients create environments to influence both the perception of behavioral and mental healthcare and the delivery of services. Working with health systems, organizations, and their employees to leverage facility improvements for better care delivery and patient satisfaction, BWBR transforms lives through exceptional environments.



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in business

1922

2023

**3**

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MADISON | Wisconsin

OMAHA | Nebraska



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INTERIOR DESIGN.  
PLANNING.

#### **ARCHITECT**

#31 Ranking for Business Metrics on **Architect 50** | 2018

#### **BUILDING DESIGN + CONSTRUCTION**

#37, **Giants 300** Architecture Firms | 2018



**Minnesota Firm Award** | 2015

**Intern Development Program Award** | 2014-2017



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WORKPLACE    WELLNESS  
HEALTHCARE    GOVERNMENT

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across 13 states

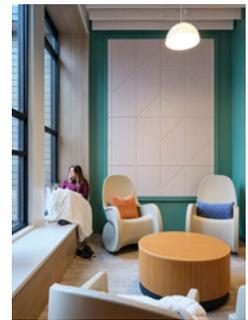


**18.3** YEARS  
average experience

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## Relevant Experience





# Oak Cottage Behavioral Health Facility

WA DSHS | ROCHESTER, WA

OCCUPIED SITE

SUSTAINABLE DESIGN

BEHAVIORAL HEALTH

DSHS PARTNERSHIP

## Relevance

New model of care  
Multiple sites  
DSHS partnership  
Sustainable solutions

The Oak Cottage Behavioral Health Facility is the home of Washington State's first decentralized mental health care program, supporting an initiative to improve access to behavioral health services.

## Date Completed

2023

The residential treatment facility model strives to destigmatize mental healthcare by providing an empathetic design that emphasizes safety, connection, and choice in a healing, homelike environment. A modern Northwest aesthetic with wood siding and brick creates a cohesive look within the surrounding environment. The biophilic design strategy approach included two secure outdoor spaces for respite and nature nooks, which not only provide natural daylight and views but also create a bolder look on the exterior with extensive glazing and areas of visual interest. Interior design was inspired by the idea of a quilt motif, which provides visual cues of comfort for the patients. Special study and care were also taken to create a care team station that balances connection and safety for both patients and staff.

## Delivery Method

GC/CM

## Original Project Budget

\$13.4M

## Actual Completed Cost

\$14.5M

Sustainable solutions for this location include extensive daylighting strategies, indoor water reduction, PV solar array systems, and solar carports alongside EV charging stations. All DSHS facilities are designed to achieve LEED Silver accreditation and are Zero-Net Energy capable.

## Reference

Timothy Byrne, Construction  
Project Coordinator  
(360) 480-6942  
timothy.byrne@dshs.wa.gov

# Clark County Behavioral Health Facility

WA DSHS | VANCOUVER, WA

DSHS PARTNERSHIP

SUSTAINABLE DESIGN

BEHAVIORAL HEALTH



Prior to the design of this facility, BCRA’s healthcare design team partnered with the state on an immersive pre-design process to inform programming of these community-based facilities. Borrowing on national trends but applied locally, Washington state is improving access to behavioral health services for this sensitive and often underserved population.

The Clark County involuntary care environment is comprised of three 16-bed facilities on one site. DSHS’s goal with this facility is to create safe and secure therapeutic treatment facilities where patients can get the treatment they need while being the best neighbors they can be in the community. Exterior materials from the Maple Lane prototype design were modified to blend the facility into the surroundings, utilizing natural wood siding and traditional brick with terracotta accent panels. Nature nooks with expanded glazing add visual interest.

Unsuitable soil was a risk to the Clark County site, which included wetlands, high groundwater, and liquefaction concerns. BCRA’s civil team mitigated groundwater concerns through bioretention cells and infiltration ponds throughout the site and incorporated stormwater ponds as a design feature.

## Relevance

New model of care  
Multiple sites  
DSHS partnership  
Sustainable solutions

## Original Project Budget

\$52.6M

## Actual Completed Cost

In Progress

## Date Completed

In Construction

## Reference

Timothy Byrne, Construction  
Project Coordinator  
(360) 480-6942  
timothy.byrne@dshs.wa.gov

## Delivery Method

GC/CM

# Residential Treatment Facility North

TULALIP TRIBES | STANWOOD, WA

BEHAVIORAL HEALTH

SUSTAINABLE DESIGN



The Residential Treatment Facility North (RTFN) is a two-phase, 32-bed behavioral health facility in Stanwood, WA. The project is located on property owned by the Tulalip Tribes and will be operated by a private operator that will be selected by the Washington State Healthcare Authority.

Phase One consists of one 16-bed facility, 60 parking stalls, and sitework for full development. The new facility is designed to be Zero Net Energy capable and achieve LEED Silver designation. The project utilizes the prototype design of the 90/180-day residential treatment facility developed by BCRA+BWBR for WA DSHS’s Maple Lane and Clark County facilities, an application of the preferred treatment model of care and vetted behavioral health standards and specifications.

The site was originally a horse farm and features significant wetlands throughout the property. Care was taken to place the buildings in a way that protected the wetlands and developed a robust wetland buffer while providing connected views for patients. BCRA is playing an instrumental role in resolving land use issues and navigating public concerns in partnership with the client.

## Relevance

New model of care  
HCA  
DSHS partnership  
Sustainable solutions

## Original Project Budget

\$18.8M

## Actual Completed Cost

In Progress

## Date Completed

In Construction

## Reference

Keith Banes, Senior Project  
Manager  
(253) 433-3995  
keithb@wenahagroup.com

## Delivery Method

GC/CM

# Enhanced Services Facility

EMERALD CITY HEALTH | TACOMA, WA

RENOVATION

SUSTAINABLE DESIGN

BEHAVIORAL HEALTH



The team at BCRA is working closely with the client team, design-build contractor, and jurisdictional consultants to build a new step-down facility serving the behavioral health needs in the state of Washington. This 16-bed facility provides voluntary, long-term stays for residents needing additional support in their transition back to independent living.

This facility was designed to provide an environment focused on individual choice, opportunities for small gatherings and recovery support programs, and an integration of homelike elements. The inclusion of programmed areas like a hospitality bar, full-service kitchen, and computer center provide flexibility and support for a patient's journey toward recovery. The courtyard and gazebo connect patients to the outdoors to provide fresh air, light exercise, and the opportunity to experience the natural environment throughout the seasons.

This team also provided the design of a ground-up Enhanced Services Facility for this client located in Lakewood, WA.

## Relevance

Behavioral health facility  
Sustainable solutions  
DOH Licensing/Registration  
Renovation

## Original Project Budget

\$4.25M

## Actual Completed Cost

In Progress

## Date Completed

In Construction

## Reference

Scott Seely, Senior Estimator  
Merit Construction  
(253) 588-9100  
scotts@meritnw.com

## Delivery Method

Design-Build

# Multiple Residential Treatment Facilities

TELECARE/RECOVERY INNOVATIONS | MULTIPLE LOCATIONS, WA

BEHAVIORAL HEALTH

RENOVATION



BCRA has done multiple light-touch projects to convert vacant behavioral health spaces into licensed residential treatment facilities for civil behavioral health patients. In 2015, BCRA worked with Telecare to lightly renovate the North Sound Behavioral Health Facility. Like your project, this project included removing ligature risks, replacing plumbing fixtures, and utilizing paint and graphics to create a warm and welcoming environment.

In 2011 and 2013, BCRA performed light-tight touch renovations to assist Telecare and Recovery Innovations to convert vacant wards in Building 27 at Western State Hospital to Evaluation and Treatment facilities. All projects required plumbing, HVAC, system modifications, paint, and minor wall reconfiguration. An enclosed outdoor area was created as well. New paint colors were chosen to create a more homelike environment. Staff respite areas were also created.

All projects were licensed and approved by the Department of Health.

Projects Included: [North Sound Evaluation and Treatment Center](#), [Western State Hospital Building 27](#), and [Telecare Evaluation and Treatment Center Remodel](#)

## Relevance

NS E&T: Limited scope remodel of unoccupied BH facility  
WSH Bldg 27: Limited scope remodel of unoccupied ward at WSH for 32 beds of E&T  
T E&T: Remodel of occupied BH facility to add exterior canopies and covered outdoor area

## Original Project Budget

NS E&T: \$225k  
WSH Bldg 27: \$150k  
T E&T: \$100k

## Actual Completed Cost

NS E&T: \$250k  
WSH Bldg 27: \$200k  
T E&T: \$150k

## Reference

Cameron Coltharp, Corporate Facilities Manager  
Telecare Corporation  
(510) 717-2107  
ccoltharp@telecarecorp.com

## Date Completed

NS E&T: 2015  
WSH Bldg 27: 2011  
T E&T: 2015

## Delivery Method

All: Design Bid Build

# Centennial, Roosevelt, and McLane Elementary Schools

OLYMPIA SCHOOL DISTRICT | OLYMPIA, WA

RENOVATION OCCUPIED SITE

## Roosevelt Elementary School



The challenges facing Olympia School District were felt everywhere: reducing class size, aging facilities, lack of security, and classrooms that don't accommodate varied learning and teaching styles. We addressed these issues through concurrent modernizations at three of their elementary schools.

**Roosevelt Elementary School** is a magnet school for special needs learning, which led our team to flex classroom quantities to learning resource spaces and dedicated intervention rooms. At all sites, pod breakout spaces are adaptable for teacher collaboration, small and large group learning, and learning resource and intervention.

## Centennial Elementary School



Safety and security are prioritized at each site, with secured vestibules giving guest entry control to staff. Parent/bus drop-offs have been reconfigured within constrained sites to allow for increased visibility of students, enhanced vehicle queuing with clear wayfinding, and a reduction in staff needed to supervise the sequence.

Because ambiguous, offset entries caused confusion at all three sites, the new entries enhance visibility and intuitive orientation. At **Centennial Elementary School**, the new two-story entry serves as a neighborhood beacon outside and a bright, welcoming space inside.

## McLane Elementary School



Influenced by the history of the area's indigenous people, its proximity to Mud Bay, and a surrounding nature preserve, **McLane Elementary School's** identity is expressed on the exterior and interior through subtle basket-weave patterns and environmental graphics. Classroom pods are identified by daffodils, salmon, or owls—natural elements important to the school community.

For all sites, beginning at the entry sequence and carried throughout the interiors, the important themes of visibility, safety, flexibility, and identity are featured.

### Relevance

Occupied site  
Phased renovation  
Utilization of existing structures  
Systems and finishes included

### Original Project Budget

CES: \$15.5M  
MES: \$14M  
RES: \$13.8M

### Date Completed

2019

### Actual Completed Cost

CES: \$15.3M  
MES: \$14.6M  
RES: \$13.3M

### Delivery Method

Design Bid Build

**“I’m amazed that BCRA completed three modernizations simultaneously, all under budget, on time, and each with a unique identity.”**

**Kurt Cross, Olympia School District No 11**

### Reference

Kurt Cross, Capital Planning and Construction Director  
(253) 596-8563  
kcross@osd.wednet.edu

# St. Peter Treatment Center, Minnesota Security Hospital

MINNESOTA DEPARTMENT OF HUMAN SERVICES | ST. PETER, MN



BWBR provided services from pre-design/master planning through design and construction of multiple Upper Campus expansions and renovations to the Minnesota Security Hospital. The plan both enhances the patient experience and improves safety, security, and efficiency for patients, staff, and visitors.

Phase I added new acute care housing, a crisis unit, and an evaluation unit. A separate non-secure transition housing building and Campus Center provide living and support spaces for transition patients as well as treatment, medical, recreation, vocation, and pharmacy functions. Phase II improved existing living units and secure spaces, including replacing aging housing wings, remodeling some spaces, and upgrading mechanical systems. A second transition housing building was also added.

**Relevance** state-operated residential treatment center for civilly committed individuals | multi-phased expansion and renovation | Human-Centered Safety® | campus master planning | programming | assistance with communication briefs for legislative updates | meets state sustainability guidelines and requirements

**Date Completed**

2021

**Actual Completed Cost**

Phase I: \$49.8M  
Phase II: \$61.8M

**Delivery Method**

Construction Manager at Risk

**Reference**

Alan VanBuskirk, State Prog. Admin. Manager  
Minn. Dept. of Human Services  
(651) 431-3695  
alan.vanbuskirk@state.mn.us

**Original Project Budget**

Phase I: \$48.3M  
Phase II: \$59.1M

# St. Peter Treatment Center, MSOP Community Prep. Services

MINNESOTA DEPARTMENT OF HUMAN SERVICES | ST. PETER, MN



BWBR updated a master plan for adapting the Lower Campus at St. Peter Treatment Center to serve Minnesota Sex Offender Program (MSOP) clients in the Community Preparation Services program, who are in the final stages of treatment before transitioning back into society. The plan expands the program into spaces that were vacated by the Minnesota Security Hospital after a multi-phased expansion and renovation.

Lower Campus buildings were renovated in three phases, providing a less restrictive environment to support advanced treatment focusing on providing independent living opportunities to prepare clients for a life beyond MSOP. Bid Packages 1-3 renovated Green Acres East, Sunrise East, and Green Acres North. Bid Package 4, now in schematic design, renovates the remainder of Sunrise and the Tomlinson Building. The full project encompasses 110 beds along with staff, support, recreation, and medical facilities.

**Relevance** state-operated residential treatment center for civilly committed individuals | multi-phased renovation/ reuse of aged housing building | Human-Centered Safety® | campus master planning | pre-design | programming | assistance with communication briefs for legislative updates | meets state sustainability guidelines and requirements

**Date Completed**

2022

**Actual Completed Cost**

Bid Packs 1-3: \$7.5M

**Delivery Method**

Construction Manager at Risk

**Reference**

Jeremy Bork, Project Manager  
State of Minn. Real Estate and Construction Services  
(651) 201-2394  
jeremy.bork@state.mn.us

**Original Project Budget**

Bid Packs 1-3: \$7.5M  
Bid Pack 4: \$14M

# Generose Building, Department of Psychiatry & Psychology

MAYO CLINIC | ROCHESTER, MN



BWBR’s master plan improves space utilization and reorganizes the entire Department of Psychiatry & Psychology, which was housed in two buildings.

Phased inpatient renovations include: safety updates of 72 beds in four units for Acute Adult, Geriatric, Child and Adolescent, and Mood programs, renovation to provide a 10-bed unit for highly aggressive behavioral patients with medical complications, and a security and patient-centered renovation of the secure patient courtyard. Two complex interventional unit renovations for highly aggressive behavioral patients are currently in construction.

**Relevance**

Behavioral healthcare for a variety of populations  
Human-Centered Safety®  
Master planning  
Programming  
Coordinated care

**Original Project Budget**

Confidential

**Actual Completed Cost**

Confidential

**Reference**

Paul Sims, RA, MBA  
Mayo Clinic Project Manager  
(507) 284-3749  
sims.paul@mayo.edu

Several outpatient clinics and programs have been renovated, refreshed, and improved, such as Adult and Adolescent Pain Rehab Clinics with associated PT and OT facilities, Partial Hospitalization Programs, psych testing facilities, and check-in facilities, including an atrium renovation with a “secret garden” theme.

**Date Completed**

Ongoing

Additional focused work and studies include a Psych Testing facility relocation, ECT renovation or relocation, Emergency Department behavioral suite safety modifications, and licensure study for the Addictions Residential program.

**Delivery Method**

Multiple Primes

# Inpatient Mental Health Guidelines and Renovations

ALLINA HEALTH | MULTIPLE LOCATIONS, MN



**System-Wide Mental Health Guidelines** | BWBR developed facility, design, products, specifications, and furniture standards for use in all inpatient mental health facilities and emergency departments in the Allina Health system. Special care was taken to address The Joint Commission’s recently changed expectations for inpatient mental health.

**Unity Hospital Master Plan & Mental Health Center Renovations**

| All inpatient and outpatient mental health services previously at Mercy Hospital were consolidated to a new care hub at Unity Campus. Projects include four 10-bed inpatient mental health units, outpatient mental health clinic, relocated electroconvulsive therapy suite, and renovation in the emergency department that created a five-room behavioral suite and modified 12 more treatment rooms for both mental health patients and general medical patients. BWBR’s flexible, safe treatment rooms design serves multiple patient populations.

**Relevance**

Behavioral healthcare for a variety of populations  
Human-Centered Safety®  
Programming  
Phased renovations

**Original Project Budget**

\$12M

**Actual Completed Cost**

Inpatient: \$10.3M  
ED: \$2.5M  
Outpatient: \$1M

**Reference**

Brent Ogne, Director  
Allina Facilities Project Management  
(612) 250-4898  
brent.ogne@allina.com

**2022 Allina Environmental Assessment** | BWBR consulted on best practices and evaluated four Allina inpatient and emergency department facilities for mental health patients. BWBR recommended priorities for future work to provide facilities that are supportive for staff and are human-centered.

**Date Completed**

2022

**Delivery Method**

Construction Manager at Risk

we've got you covered

# Past Performance and Project Approach





## Bidding Phases

We will participate in pre-bid conferences, respond to questions from bidders, and issue clarifications or interpretations of the bidding documents.

## Construction Administration

BCRA will lead construction meetings, process submittals, and respond to requests for information from the contractor. BCRA will review and certify contractor pay applications and issue and review pricing of change requests. We will also observe onsite construction progress on a biweekly basis.

## Closeout and Warranty Phase

Once notice from the contractor that the work is sufficiently complete is received, we will issue a certificate of substantial completion, provide a list of remaining work required (punch list), and perform final inspections. We will also review contractor-prepared Operations and Maintenance manuals and record information provided by the contractor. Once approved, BCRA will then forward these documents to DSHS. Lastly, we will facilitate warranties, affidavits, receipts, releases, and waivers of liens or bonds, permits, and issuance of final certificate for payment.

With our creative and technically sound team, we will plan, design, and develop a successful healing and therapeutic environment that remains relevant and flexible over time.

## Early Collaboration Leads to Success

During the design and construction of the **Oak Cottage Behavioral Health Facility**, Washington State's first decentralized mental health care program, early collaboration with the team and stakeholders for the facility revealed the desire for residents of the facility to be immersed in a homelike atmosphere, one that felt safe, secure, and comfortable.

One way the team brought this to the project was through the use of a "quilt motif." Interior design centered around the welcoming feeling of home a quilt evokes, and residents benefit from the design by living in an environment that promotes recovery and healing.



DSHS's Oak Cottage Behavioral Health Facility  
Rochester, WA

we've got you covered

# Diverse Business Inclusion Strategies



BCRA's Diverse Business Enterprise (DBE) Inclusion Plan was established over twenty years ago to reflect and augment our diversity in a way that brings greater perspectives and holistic solutions to our team and our clients. An integral part of BCRA's values are a commitment to developing partnerships and working on projects that elevate our community. A functioning Inclusion Plan is one way we accomplish this.

Through the years, we have developed a robust network and database of partners who are self-designated, state-designated, and city-designated diverse businesses, including minority-owned, woman-owned, veteran-owned, and small business enterprises. Many of these partners were referred to us by subconsultants or clients. Often a client or agency knows which diverse businesses are a good fit for them, and we welcome these introductions.

**At BCRA, we practice a culture of inclusion and a mentorship mindset**, which starts with diverse internal teams for projects and internal initiatives. Externally, we actively participate in programs for disadvantaged populations in the area, including Big Brothers Big Sisters and Habitat for Humanity. We value the enlarged perspective this service brings to our work, individually and as a firm.

## Diverse Business Inclusion for Your Project

To make sure the diverse business partnership is meaningful and authentic, we work with team members whose services are fundamental to executing the vision and goals while adding a unique perspective.

By partnering with diverse and disadvantaged design, engineering, and building firms, BCRA will deliver a project that represents the community around us and the people who call it home.

*BCRA and Ato Apiafi Architects partnering during the Hunt Middle School mentorship*



*Students learn about the architectural industry at this BCRA-hosted STEM day*

## Our Company-Wide DEI Commitment

### Diversity, Equity, and Inclusion

Our commitment to increasing diversity, equity, and inclusion is rooted in the desire to dissolve barriers to opportunity arising from socially constructed notions of gender, race, and other inequities. Our initiative transcends usual DEI efforts to include belonging, reflecting our mission to go beyond inclusivity to true belonging for all in the spaces we build and design. BCRA acknowledges that our efforts will be an ongoing commitment to addressing inequalities that currently exist in our society. While we are not an MWBE/DBE certified enterprise, we seek to partner with and learn from those who are.

### Pursuing Equitable and Inclusive Design

**The process by which we get to solutions is just as important as the solutions themselves.** With an inclusive process, hearing from all stakeholders, including those often underrepresented, is crucial to achieving an informed, equitable design.

Thoughtful and functional design that goes above and beyond has always been a design driver for our projects. Through equitable design practices that prioritize user experience and ease of use, we envision built environments that are beautiful, accessible, and provide a sense of belonging to all.

### Reflecting Values

We see our firm as a conduit for supporting the growth goals of the diverse firms we consider our partners in the communities in which we work. Our objective to practice active allyship is lived out by sharing our professional resources and connections so that individuals gain experience with various tasks and efforts as well as with jurisdictions and clients, thus expanding their network and opportunities within the industry. We strive to provide a collaborative process, engaging stakeholders and consultants from diverse backgrounds to develop design solutions that achieve design goals of belonging and inclusion by visioning, asking the right questions, listening, and reflecting back to fully inform the design.

we've got you covered

## SF330 Part 2







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