

designed to amaze



April 25, 2024

PROJECT NO. 2024-459:

DSHS Olympic Heritage Behavioral Health Facility Modernization

12844 Military Rd S, Tukwila, WA 98168



April 25, 2024

State of Washington
Department of Enterprise Services
Facility Professional Services
Olympia, WA

RE: Cover Letter for Project No. 2024-459: DSHS Olympic Heritage Behavioral Health Facility Modernization

Dear Shauna and Members of the Selection Committee,

The latest purchase of an existing behavioral health facility in Tukwila continues the investment by Washington State's Department of Social and Health Services (DSHS) in transforming lives and supporting the "recovery, independence, and wellness" for individuals facing behavioral health challenges. This initiative will improve mental health services and enhance the well-being of the Tukwila community and beyond.

Why choose BCRA?

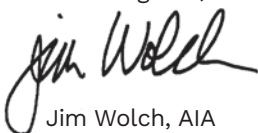
We deliver healing environments. Our work with DSHS and other providers is known for the creation of warm and inviting spaces that are healing environments for patients and effective spaces for treatment. For example, our experience working on Washington State's first decentralized mental health care program, as displayed in DSHS's Oak Cottage at Maple Lane, was inspired by the idea of a quilt motif, providing visual cues of comfort for patients. Oak Cottage is receiving national attention as an example of trauma-informed design of patient and staff areas by creating a balanced connection between care and safety for both staff and patients.

Enhancing spaces for wellness. Incorporating biophilic principles of design enhances spaces for wellness. We can incorporate natural materials, forms, and patterns into the building's interior that mimic nature. Additionally, our environmental graphic designers can integrate natural design cues to deepen a building's connection with the environment and enrich the patient and visitor experience. Understanding your interest in connecting patients to outdoor recreation spaces, we will explore ways to best incorporate these and lean into our experience creating outdoor courtyards to deepen patient freedom, mobilization, and connection to nature.

Experience with occupied deferred-maintenance projects. We have an experienced team that can assess existing facilities and implement critical improvements that will keep the facility open and operating with minimal construction. We will integrate our portfolio of occupied repair projects that resolve deferred maintenance, our previous experience working with DSHS on multiple re-roof designs, and various experience upgrading mechanical and electrical systems to existing facilities with our understanding of current DSHS, Department of Health, and City of Tukwila codes and standards.

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 addresses below. Thank you.

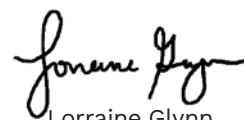
With Regards,

A handwritten signature in black ink that reads "Jim Wolch".

Jim Wolch, AIA
Principal
jwolch@bcradesign.com

A handwritten signature in black ink that reads "Kari Kaufman".

Kari Kaufman
Project Manager
kkaufman@bcradesign.com

A handwritten signature in black ink that reads "Lorraine Glynn".

Lorraine Glynn
Project Architect
lglynn@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: BCRA, Inc.		
Point of Contact Name & Title: Jim Wolch, Principal		
Email: jwolch@bcradesign.com	Telephone: (253) 627-4367	
Address: 2106 Pacific Ave. Suite 300		
City: Tacoma	State: WA	Zip: 98402

we've got you covered

Executive Summary



Project Understanding

The Department of Social and Health Services (DSHS) purchased an existing behavioral health facility in Tukwila called the Olympic Heritage Behavioral Health facility (OHBH). The intention of DSHS is to enhance the OHBH building's life by upgrading its HVAC systems, replacing its existing roofing, and modernizing its nurse and laundry spaces. Additionally, the facility is hoping to expand its services by increasing its bed count and outdoor recreational areas as well as enhancing the overall well-being of the Tukwila community and King County.

Project Goals as Stated by DSHS

- Provide a unique opportunity to generate a design solution for this newly acquired behavioral health facility and create a safe, therapeutic patient environment.
- Incorporate sound financial practices to restore and modernize an aging facility to meet current building and health care codes.
- Support transforming behavioral health by successfully transitioning people back into community living.
- Meet the Governor's goals and DSHS priorities through modernizing the IT infrastructure.
- Recognize the Governor's goals and the agency's interest in long-term commitments to environmental stewardship through energy efficiency, sustainability, and a clean environment from reduction of carbon emissions.
- Continue to meet DSHS's long-term commitment to their clients in modern facilities, meeting the Governor's goals.

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.



Healing Environments



Meaningful Growth



Connections to Nature

Through spaces thoughtfully designed for healing, we create indoor and outdoor areas of respite optimized for and created with the staff and residents who use them in mind. Our current and past partnership with DSHS will allow us to implement similar healing environments in the Olympic Heritage Behavioral Health Facility.



we've got you covered

Qualifications of Key Personnel





Shauna Essman
Project Manager

BCRA Design

Jim Wolch AIA
Principal in Charge

BCRA Design

Lorraine Glynn NCARB
Project Architect

Kari Kaufman NCIDQ
Project Manager

Rebecca Alleksaht NCIDQ
Interior Designer

Mary Bisenius-Ferguson
Experiential Graphic Designer

BCRA Technical Team

BWBR

Ming-Sing Ting RA
Architect/Code Specialist

Jeremy Doty AIA, NCARB
Construction Administration

Nate Hultman CDT
Model Manager

Melanie Baumhover AIA
Behavioral Health Planner

Subconsultants

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. We will work with DSHS to build a subconsultant team that will contribute to the ultimate success of the project. We are also comfortable continuing with your current subconsultant team, as we have completed successful projects with those team members in the past.

Team Introduction

BCRA is a Tacoma-based architecture and engineering firm with 35 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 of specialized individuals who understand all aspects of this project and are ready to serve DSHS, from visioning and planning to design and construction. Through our multiple past projects with DSHS, we have streamlined our process to effectively deliver a successful project.

Jim Wolch will function as Principal in Charge and provide overall project oversight and direction.

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

Kari Kaufman, Project Manager, will lead the design process. She will plan the project to successfully meet the budget and schedule. As your daily point of contact, she will also be immediately accessible to you during the design and construction process.

Rebecca Alleksaht, Interior Designer, will use her extensive experience to inform the existing building assessment from an interiors and medical planning perspective. **Mary Bisenius-Ferguson**, Experiential Graphic Designer, will use experiential graphics to create a positive and beneficial environment that promotes healing and wholeness.

Ming-Sing Ting, Architect and Code Specialist, will ensure code conformance and DOH approvals. **Jeremy Doty** brings extensive multi-disciplined expertise and will be performing construction administration. He will also provide QA+QC, lead existing building investigation, and assist the cost estimator. **Nate Hultman**, Model Manager, will lead the Revit production of the project documents and facilitate coordination with consultants.

Melanie Baumhover with **BWBR** will serve DSHS as the Behavioral Health Planner on the project. She will help lead design and programming workshops as well as guide the refinement of the programmatic elements.



Jim Wolch RA, AIA

Project Time Commitment 15%

Principal in Charge

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

DSHS Maple Lane Expansion Project
WA DSHS | ROCHESTER, WA
Tenant Improvements for Behavioral Health Facilities



Lorraine Glynn RA, NCARB

Project Time Commitment 20%

Project Architect

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 Maple Lane Expansion Project
WA DSHS | ROCHESTER, WA
Tenant Improvements for Behavioral Health Facilities

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

Kern County YCSU and FRC
KERN COUNTY | BAKERSFIELD, CA
New Construction, 16-Bed Youth CSU and Family Resource Center



Kari Kaufman NCIDQ, LEED AP

Project Time Commitment **25%**

Project Manager

Kari is an award-winning, experienced leader with 29 years of experience in interior design. She brings expertise in both healthcare and workplace interior design with a focus on client relationships and project management. As an effective listener and communicator, Kari will use her ability to manage teams and projects to inform the Olympic Heritage Behavioral Health Facility Modernization. As Project Manager, Kari will work closely with key stakeholders and manage scope, schedule, and budget as well as serve as your day-to-day contact.

Education

Bachelor of Science in Interior Design
UNIVERSITY OF WISCONSIN

Accreditations

National Council for Interior Design Qualifications
#15030

LEED Accredited Professional

Project Experience

DSHS Maple Lane Expansion Project
WA DSHS | ROCHESTER, WA
Tenant Improvements for Behavioral Health Facilities

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

Kern County YCSU and FRC
KERN COUNTY | BAKERSFIELD, CA
New Construction, 16-Bed Youth CSU and Family Resource Center

Behavioral Health Unit
ASTRIA HEALTH | TOPPENISH, WA
7,500 SF 14-Bed Behavioral Health Addition to Astria Health's Toppenish Hospital

Telecare Gladman Oakland
TELECARE | OAKLAND, CA
Remodel, Mental Health Rehabilitation Center

Confidential Biotech Company
CONFIDENTIAL | BOTHELL, WA
Administrative Office Renovation

Lake Louise Elementary School
CLOVER PARK SCHOOL DISTRICT | LAKEWOOD, WA
Renovations for Accessibility Upgrades

Confidential Global Online Retailer*
CONFIDENTIAL | MULTIPLE LOCATIONS, NORTH AMERICA
Multiple Tenant Improvements



Rebecca Allexaht NCIDQ

Project Time Commitment **20%**

Interior Designer

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

Accreditations

National Council for Interior Design Qualifications
#31659

Affiliations

IIDA Corporate Forum Advisor
SEPT. 2014-DEC. 2017

Project Experience

DSHS Maple Lane Expansion Project
WA DSHS | ROCHESTER, WA
Tenant Improvements for Behavioral Health Facilities

Kern County YCSU and FRC
KERN COUNTY | BAKERSFIELD, CA
New Construction, 16-Bed Youth CSU and Family Resource Center

NVIH 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 Building

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 & BURIEEN, WA
Tenant Improvement at Existing Cancer Centers, 24 Seats

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

**experience with previous employer*



Mary Bisenius-Ferguson

Experiential Graphic Designer

Project Time Commitment 15%

Experiential design recognizes that a space is also an experience. Mary is skilled at identifying and implementing brand storytelling and wayfinding solutions that balance aesthetics and function to guide user experience and create connection between users and the organization. She is BCRA's lead Experiential Graphic Designer and brings extensive experience providing EGD solutions in education, healthcare, and both corporate and civic spaces.

Education

Bachelor of Fine Arts in Graphic Design

IOWA STATE UNIVERSITY

Memberships

Society for Experiential Graphic Design (SEGD)

Project Experience

Residential Treatment Facility North

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

DSHS Clark County and Maple Lane

WA DSHS | VANCOUVER AND CENTRALIA, WA
New Construction, 48/16-Bed Behavioral Health Facilities

Kessler Center

PUYALLUP SCHOOL DISTRICT | PUYALLUP, WA
New Construction, Special Needs Programs Facility

Breeze Urgent Care Clinics

TEXAS HEALTH RESOURCES | MULTIPLE LOCATIONS, TX
Prototype Development, Brand Development, Clinic Design and Rollout

Names Family YMCA

YMCA OF PIERCE AND KITSAP COUNTIES | TACOMA, WA
New Construction, LEED Silver-Designed Replacement Facility

Chateau Ste. Michelle

Visitors Center Renovation
STE. MICHELLE WINE ESTATES | WOODINVILLE, WA
Large-Scale Renovation, Retail and Tasting Rooms

Erath Winery Tasting Room

STE. MICHELLE WINE ESTATES | PORTLAND, OR
Renovation, Converted Warehouse

Boze Elementary School

TACOMA PUBLIC SCHOOLS | TACOMA, WA
New Construction, Washington State's First Design-Build K-12 Project

The Henry

THE HENRY GROUP | TACOMA, WA
New Construction, Podium-Style Mixed-Use with Residential, Hospitality, and Retail



Jeremy Doty AIA, NCARB, LEED AP, ASSOC. DBIA

Construction Administration

Project Time Commitment 15%

As the construction administrator, Jeremy will be involved throughout design and construction, providing technical design input related to building code and constructability requirements for behavioral health facilities. A true team player, he is skilled at aiding contractors in accomplishing their work while maintaining programmatic and design intent developed in earlier phases. Jeremy has been with BCRA for 23 years and has contributed to our healthcare market through several behavioral health projects.

Education

Master of Architecture, Bachelor of Science in Architecture

UNIVERSITY OF IDAHO

Licenses/ Accreditations

Registered Architect

WA

LEED Accredited Professional

Associate, Design Build Institute of America (DBIA)

Project Experience

Skagit County Stabilization Campus

SKAGIT COUNTY | SEDRO WOOLLEY, WA
New Construction, Residential Treatment Facility, Substance Use Disorder Design Development

Ituha Stabilization Center

ISLAND COUNTY | OAK HARBOR, WA
New Construction, Behavioral Health Facility

Telecare Pierce County

TELECARE CORP | MILTON, WA
New Construction, Behavioral Health Facility

Telecare King County

TELECARE CORP | FEDERAL WAY, WA
New Construction, Behavioral Health Facility

Kern County Psychiatric Health Facility

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

Child Study and Treatment Center

WA DSHS | LAKEWOOD, WA
Renovation, Orcas Cottage, Behavioral Health

Green Hill School, Healthcare Administration Building and Intensive Management Unit

WA DCYF | CHEHALIS, WA
New Construction, Behavioral Health Facilities on Secure Campus

WSU Behavioral Health and Wellness Renovation

WSU | PULLMAN, WA
Washington Bldg 3rd Floor Renovation for Health Services



Melanie Baumhover AIA, LEED AP

Behavioral Health Planner

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.

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

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



Re-Roofs of Multiple Facilities

WA DSHS | MULTIPLE LOCATIONS, WA

BCRA has performed many deferred maintenance projects, and our team brings a strong technical understanding of repair/ replacement projects. We also know how to work with local contractors to obtain competitive bids. These projects include multiple re-roof/repair projects for DSHS, the Puyallup School District, Tumwater School District, and various agencies.

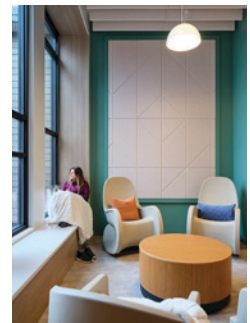
BCRA re-roof projects and deferred maintenance projects:

- Puyallup High School Pool Re-Roof and Wall Repair
- Shaw Road Elementary Re-Roof
- Rogers High School Re-Roof
- Woodland Elementary Re-Roof
- Zieger Elementary Re-Roof
- Brouillet Elementary Re-Roof
- Mt. View Elementary Re-Roof
- Hunt Elementary Re-Roof
- Walker High School Re-Roof
- Ridgecrest Elementary Re-Roof
- Tumwater Middle School Re-Roof
- Port of Tacoma Re-Roofs Multiple Buildings
- DSHS Small Projects at Rainier School (Bathroom Repair and Deferred Maintenance)
- DSHS Naselle Youth Camp Re-Roof
- Camp Murray Re-Roof

we've got you covered

Relevant Experience





Oak Cottage Behavioral Health Facility

WA DSHS | ROCHESTER, WA

OCCUPIED SITE	SUSTAINABLE DESIGN
BEHAVIORAL HEALTH	DSHS PARTNERSHIP

Relevance

New model of care
DSHS partnership
Sustainable solutions
DOH licensing coordination

Date Completed

2023

Delivery Method

GC/CM

Original Project Budget

\$13.4M

Actual Completed Cost

\$14.5M

Reference

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

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.

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.

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.

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
DOH licensing coordination

Original Project Budget

\$52.6M

Actual Completed Cost

In Progress

Reference

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

Date Completed

In Construction

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+BWB 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
DSHS partnership
Sustainable solutions
DOH licensing coordination

Original Project Budget

\$18.8M

Actual Completed Cost

In Progress

Reference

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

Date Completed

In Construction

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
scottss@meritnw.com

Delivery Method

Design-Build

Multiple Residential Treatment Facilities

TELECARE/RECOVERY INNOVATIONS | MULTIPLE LOCATIONS, WA

OCCUPIED SITE

RENOVATION

BEHAVIORAL HEALTH



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. 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

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

Date Completed

Ongoing

Delivery Method

Multiple Primes

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.

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.

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 and an outpatient mental health clinic, relocation of an electroconvulsive therapy suite, and a 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

Date Completed

2022

Delivery Method

Construction Manager at Risk

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.

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Past Performance and Project Approach



Project Approach

BCRA proposes the following approach to achieve DSHS’s project scope, schedule, and budget to design the project. We see the design and construction documents broken into two primary bid packages, one for work currently funded and one for work to be funded in the 2025-2027 biennium.

Investigation and Programming Phase

During this phase, all available as-built information of proposed work is compiled, and all impacted systems and areas are evaluated. We suggest evaluating construction delivery methods for the various scopes of work and recommend outdoor areas be surveyed. Our proposed schedule is based on two bid packages; however, we recommend studying other options prior to committing to this path.

For example, it is possible to break off the re-roof work as a separate package and get that work going right away. We see some potential good values to be obtained in today’s construction market. Job order contracting may also be a possibility for some of the work scope. A general contractor will be required for any work that is performed in occupied areas due to supervision of construction workers required to ensure patient and staff safety at all times.

Schematic Design

Results of the programming meetings, system evaluations, and project goals will direct the design team to prepare preliminary design options for DSHS to review and comment. Multiple concepts for the outdoor areas will be developed. Floor plans for remodel work will be designed, elevations, schedules, finishes, and system recommendations will be developed, and a cost estimate will be prepared.

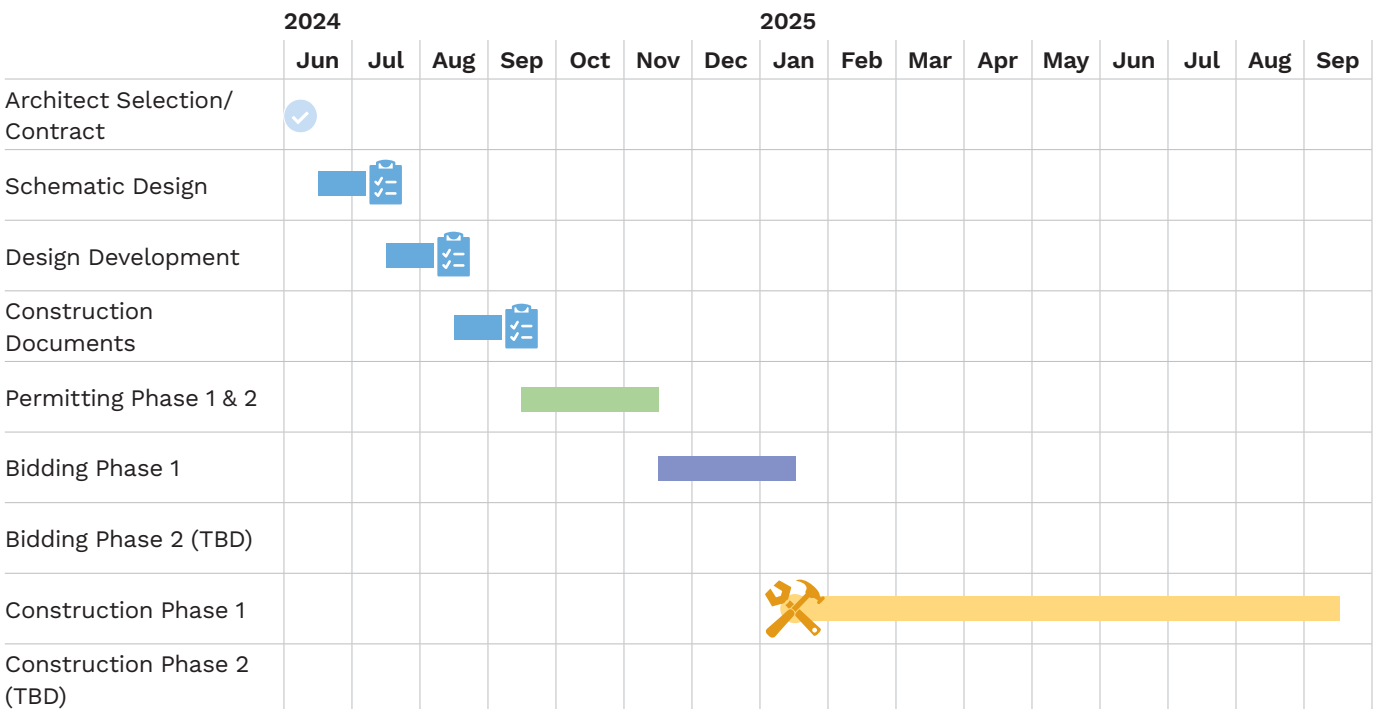
Design Development

Traditional design development documents will be prepared, including detailed plans, schedules, and typical sections of affected work areas. Building envelope details are created as required. Design documents to establish the final scope of the project are developed. Pre-application meetings with the City of Tukwila and the Department of Health will be held. Phasing of projects will be established. Cost estimate will be updated.

Construction Documents

Drawings, specifications, and a project manual will be prepared based on approved design development documents, setting forth in detail the architectural construction requirements for the project. Bidding documents and final phasing documents will be completed. Cost estimate will be updated.

Proposed Project Schedule



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 on-site 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.

Successful Management of Scope, Schedule, and Budget

Planning the Schedule

We manage our project design schedules with Microsoft Project. When scheduling construction durations with public works projects, it is important to understand the impact of school construction on the industry. Bidding the project in the 4th quarter or early 1st quarter of the year ensures there will be an ample supply of contractors to create a competitive bid market.

We utilized this strategy with our **Olympia SD Elementary Schools Modernization** and received bids for three separate schools, all under budget.

Planning project completion in late September/early October ensures that subcontractor capacity is available for the final push to complete work.

These tools create budget and schedule success.

Cost Model to Manage Scope

BCRA utilizes a cost model early in design to manage scope. The cost model was an effective tool utilized with the **Olympia SD Elementary Schools Modernization** projects to manage the available funds while meeting owner goals and desires to replace and update existing infrastructure. The cost model also communicates to the owner and design team where the money on the project is being spent, allowing DSHS to adjust costs to meet project priorities.

Effective Value Engineering to Manage Budget and Scope

For the **DSHS Oak Cottage project**, we worked with the owner, GC/CM contractor, and design team at design development to develop a list of 30 value engineering options to reduce \$700,000 in construction costs by working with the team and giving the owner design options. Reductions included casework, finishes, mechanical and electrical systems, and constructability suggestions.



DSHS's Oak Cottage Behavioral Health Facility in Rochester, WA

we've got you covered

Diverse Business Inclusion Strategies

MultiCare
**MAIN
ENTRANCE**
MEDICAL &
DAY SPA
↑
Urgent Care/
Child Express/
AMBULATORY
SURGERY
CENTER



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, Inclusion, and Belonging

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



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY)
N/A

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch seeking work)

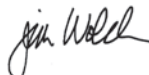
2a. FIRM (OR BRANCH OFFICE) NAME BCRA, Inc.			3. YEAR ESTABLISHED 1989	4. DUNS NUMBER 800375214
2b. STREET 2106 Pacific Avenue, Suite 300			5. OWNERSHIP	
2c. CITY Tacoma	2d. STATE Washington	2e. ZIP CODE 98402	a. TYPE Sub - S Corporation	
6a. POINT OF CONTACT NAME AND TITLE Jim Wolch, Principal			b. SMALL BUSINESS STATUS No	
6b. TELEPHONE NUMBER (253) 627-4367		6c. EMAIL ADDRESS jwolch@bcradesign.com		
8A. FORMER FIRM NAMES (IF ANY) Architects BCRA, Brown Connally Rowan Akiyama			8B. YR ESTABLISHED 1989	8C. DUNS NUMBER 800375214

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR THE LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number
		(1) FIRM	(2) BRANCH			
06	Architect	11		A11	Auditoriums: Theaters	1
12	Civil Engineers	4		C06	Churches: Chapels	1
37	Interior Designer	5		D07	Dining Halls: Clubs; Restaurants	4
47	Planners: Urban/Regional	1		E02	Educational Facilities: Classrooms	6
39	Landscape Architects	1		F02	Field Houses: Gymnasiums	1
08	CADD Technician	3		G06	Graphic Design	1
				H11	Housing (Residential, Multifamily)	6
				I05	Interior Design	2
				L03	Landscape Architecture	1
				L04	Libraries: Museums	1
				O01	Office Building: Industrial Parks	5
				P06	Planning	1
				R04	Recreational Facilities (Parks)	4
				R12	Roofing	1
				S09	Structural Design	1
				S12	Swimming Pools	3
				C10	Commercial Building: Shopping Ctr	4
				H09	Hospitals: Medical Facilities	6
				T03	Traffic Transportation Engineering	2
	Other Employees	38				
Total		63	0			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR THE LAST 3 YEARS (INSERT REVENUE INDEX NUMBER AS SHOWN ON THE RIGHT)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5M		
b. Non-federal Work	8	2. \$100,000 to less than \$250k	7. \$5 million to less than \$10M		
c. Total Work	8	3. \$250,000 to less than \$500K	8. \$10 million to less than \$25M		
		4. \$500,000 to less than \$1M	9. \$25 million to less than \$50M		
		5. \$1 million to less than \$2M	10. \$50 million or greater		

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 4/25/24
c. NAME AND TITLE Jim Wolch, Principal	



Tacoma, WA

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