



Dakota County

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Title: Update On Crisis And Recovery Center Project

Sponsors: Parks, Facilities, and Fleet Management

Indexes:

Code sections:

Attachments: 1. Preliminary Schematic Design, 2. Financial Summary

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Parks, Facilities, and Fleet Management

FILE TYPE: Regular Information

TITLE

Update On Crisis And Recovery Center Project

PURPOSE/ACTION REQUESTED

Receive an update on the Crisis and Recovery Center project.

SUMMARY

Dakota County, in partnership with Guild Inc., submitted a grant to the Minnesota Department of Human Services (DHS) to build a Regional Behavioral Health Crisis Services Center in the City of West St. Paul. The grant submission was authorized by the Dakota County Board in Resolution No. 21-389 (July 20, 2021). The grant was successful, and by Resolution No. 22-095 (March 8, 2022), the Board accepted \$3,459,928 in state funds for the project.

After working with West St. Paul city staff, it was decided that a portion of the Northern Service Center site would work best for this project, in part because the city would support the rezoning of the property for this use. Physical Development staff worked with a design consultant to complete a preliminary space program, site test fit, and cost estimate. This predesign work was presented to the County Board at the Physical Development Meeting on June 14, 2022. The Board then approved the project to move into design by Resolution No. 22-254 (June 21, 2022).

Following this approval, Capital Projects Management staff solicited proposals for professional design services through a competitive Request for Proposal process. After evaluations of written proposals and in-person interviews, a selection committee unanimously recommended Wold Architects and Engineers (Wold) to complete the design and oversee the construction of the building.

This selection was approved by the Dakota County Board of Commissioners through Resolution No. 22-306 (July 19, 2022).

A Core Planning Group comprised of County and Guild staff worked with Wold on design efforts. Together they established guiding principles that focused on creating a calm and welcoming facility to provide services to meet current and future needs of all users while becoming an asset to the community.

The project needs were confirmed to include spaces for intensive residential treatment services, crisis residential services, and a place to go for crisis assessment services 24/7. As shown in the attached preliminary schematic design images (see Attachment: Preliminary Schematic Design), these three types of services will be provided in one facility. The project design incorporates evidence-based and trauma-informed design principles and includes provisions to meet or exceed the State of Minnesota's B3 Sustainable Building Energy Standards and the County's High-Performance Buildings Standards.

Simultaneous with preliminary schematic design efforts, the design consultant prepared supporting documents to accompany four applications to the City of West St. Paul (WSP) to work on rezoning the property and to get a conditional use permit. On October 21, 2022 staff submitted rezoning, site plan approval, conditional use permit, and preliminary/final plat applications for this project. WSP City staff reviewed these applications and supporting documents, and all four were recommended for approval by the WSP Planning Commission on November 15, 2022. The WSP City Council will review a request to approve these four applications at the City Council Meeting on November 28, 2022. Staff will share the outcome of the WSP City Council's decision as part of the project update.

Capital Projects Management staff solicited an independent cost estimate and opinion of constructability of the preliminary schematic design. This estimate was then compared to a cost estimate provided by the design consultant to conclude that the project as currently designed exceeds the present project budget. The Core Planning Group will work with the design consultant to refine the project to better align the scope with the budget. An updated schematic design and cost estimate will be presented for review and approval at the upcoming PDC Meeting on January 10, 2023.

RECOMMENDATION

Information only; no action requested.

EXPLANATION OF FISCAL/FTE IMPACTS

The proposed 2023-2027 Building Capital Improvement Program includes a total project budget of \$8,129,000 (see Attachment: Financial Summary). The project budget is expected to increase, but that increase is yet unknown. Options to fund the project budget increase will be presented at the January 10, 2023, PDC Meeting.

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|--|--|---|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Current budget | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amendment Requested | | <input type="checkbox"/> New FTE(s) requested |

RESOLUTION

Information only; no action requested.

PREVIOUS BOARD ACTION

21-389; 07/21/21
22-095; 03/08/22
22-254; 06/21/22
22-306; 07/19/22

ATTACHMENTS

Attachment: Preliminary Schematic Design
Attachment: Financial Summary

BOARD GOALS

- | | |
|---|--|
| <input type="checkbox"/> A Great Place to Live | <input type="checkbox"/> A Healthy Environment |
| <input type="checkbox"/> A Successful Place for Business and Jobs | <input checked="" type="checkbox"/> Excellence in Public Service |

PUBLIC ENGAGEMENT LEVEL

- | | | | |
|---|----------------------------------|----------------------------------|------------------------------|
| <input checked="" type="checkbox"/> Inform and Listen | <input type="checkbox"/> Discuss | <input type="checkbox"/> Involve | <input type="checkbox"/> N/A |
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CONTACT

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