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Attn: James Sykes, Jr. Project Manager
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**RE: Narrative for Community Care Center at
225 State Avenue**

1. Scope and General Description

The building located at 225 State Avenue is being considered to locate as a tenant the Olympia Community Care Center to coordinate and provide health care services for the downtown at-risk population. The project will include a day room with shower, laundry and rest room facilities to provide access to basic hygiene needs, office space for staff, and medical care clinic facilities. The project is proposed to be constructed in 3 Phases:

Phase 1: Day Room, Office Space, Rest Rooms

Phase 2: Expansion of Day Room, Office Space, Showers, Laundry, Rest Rooms

Phase 3: Medical Clinic Exam Rooms

2. Building Construction

The building is approximately 7,000 SF and was constructed in the early part of the 20th century. It is constructed with concrete walls and pilasters supporting built-up wooden clear-span roof trusses, 2x purlins and car decking. There appears to be no insulation or fire sprinklers in the building.

3. Code Analysis

The property consists of 2 parcels, one containing the building, the other approximately 26 parking stalls.

Current construction type: Best described as V-B

Current occupancy group: Per attached certificates of occupancy, M

Current use classification: Per attached certificates of occupancy, Office

Current building meets area requirements of IBC Chapter 5 as a B occupancy for height and area.

Narrative for Community Care Center at 225 State Avenue

Current building does not meet current Washington State Energy Code for Envelope, Lighting.

The building is over the 5,000 limit for square footage requiring a fire sprinkler system per the Olympia Municipal Code.

4. Proposed Changes

The project is likely a mixed Occupancy Group. The intent is to include building uses for office space and medical clinic space, classified by the IBC as B Occupancy Group and a day room space best classified as un-concentrated assembly space (15 sf/occupant).

Assumptions:

The International Existing Building Code classifies the level of renovation for Phase I as an Alteration Level 2, as the work area is less than 50% of the area of the building. The project also changes the use in a portion of the building from M/Office to Assembly.

Per Chapter 10 IEBC, a partial change of use results in compliance with section 1012, requiring compliance with Chapter 9 for entire building, or partial compliance if change of use area is separated from remainder of the building.

Per IBC 1007.3.1, seismic upgrades are NOT required for buildings not undergoing a Level 3 Alteration.

The change from M to B and A occupancy does not increase the risk factor per table 1604.5 and 1012.4.

4. Photos



Interior



Exterior

4.12.16

Providence Community Care Center

The facts ...

The basic building blocks for healthy living are well known: food and shelter, mental and physical health care, and human dignity. Addressing these needs for those with minimal or no support can lead to educational, economic, and job opportunities for them.

Services offered throughout our community currently operate as stand-alone programs.

For individuals with mental health or substance abuse challenges, navigating this maze can be an insurmountable barrier. Often these barriers put vulnerable individuals on an unintended path that intersects with emergency centers, law enforcement, and jails.

Providence is addressing this need – together with a generous community – serving as a catalyst to create a social service hub.

This community care center will provide a single point of access for individuals, especially those with mental health challenges, in need of behavioral health, substance abuse, housing, and many other services.

Providence St. Peter Hospital's Emergency Center ranks among the highest utilized in Washington State. Every day, 10% of PSPH Emergency Center (EC) patients (approximately 18 individuals) seek services with apparent behavioral health needs. Of these patients, more than 50% *do not* require crisis services. Instead, these individuals need non-emergent help and access to resources. In addition, those requiring crisis services might have avoided that need with earlier access to health resources. This includes timely medication management.

Working collaboratively to maximize outcomes, Providence staff and local non-profits will assist in navigating complex systems to help individuals access the services they need in order to break a pervasive cycle and provide the essential components for healthy living.

The community care center partners will work with the most stigmatized individuals in our population, providing compassionate care that is unique for each individual. We estimate we could assist around 20 individual guests per day in the center, Providence seeing approximately 8-12 of those guests.

There will be 2 "virtual doors" of entry into the Providence Community Care Center. Door 1 is access to service offerings administered by Providence and various community partners, including behavioral health, medication management, primary care, insurance, housing,

transportation food and social services. Door 2 is an entry designed to establish and build trust with individuals leading them to door 1. Door 2 will be monitored by social outreach professionals.

Together, with our community partners, we will serve those at the heart of the Providence Mission: the poor and most vulnerable.

Status of Center:

- Projected opening – late summer
- Location contracts - In progress
- Legal agreements with our partners – In progress
- Alignment of services starting now – starting to serve vulnerable population with coordinated care through Emergency Department and Crisis Center

PARTNER AGENCY	SERVICE(S) PROVIDED
Providence St. Peter Hospital	Program coordinator, onsite psychiatric medication management, and enrollment into joint services/administrative resources
Behavioral Health Resources	Multi-county provider of mental health and addiction recovery services
Sidewalk	Long-term housing, using a housing-first approach
Interfaith Works Emergency Shelter	Emergency overnight shelter, engagement of population, day-time services
Thurston/Mason NAMI Affiliate (National Alliance for Mental Health)	Peer-to-peer model support services, mental health support
Capital Recovery Center	Peer-to-peer services for adults who have experience with mental health challenges
Olympia Free Clinic	Free primary care services
Mental Health Access Program	Short-term counseling and mental health services
Sea Mar (pending completed LOI)	Primary health care services for Medicaid and low-income individuals.

City of Olympia

Economic Development, Mayor, City Planner,
Police

The Veteran's Administration of SW
Washington (pending completed LOI)

Coordinate benefits for veterans including
access to primary care and housing

Home and Community Services (DSHS)
(pending completed LOI)

Help older adults who need care services and
state funds (Medicaid) to help pay