



Homeless Services Center Project Update

Presentation By Amy Snider
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Design Team And Project Team

Architects

MTFA

Mechanical and
Electrical Engineers

R2W

Civil Engineers

Monteverde Engineering and Design Studio

Project Manager

Amy Snider, City Manager's Office

Construction Manager

Aaron Rhoney, Department of Public Works



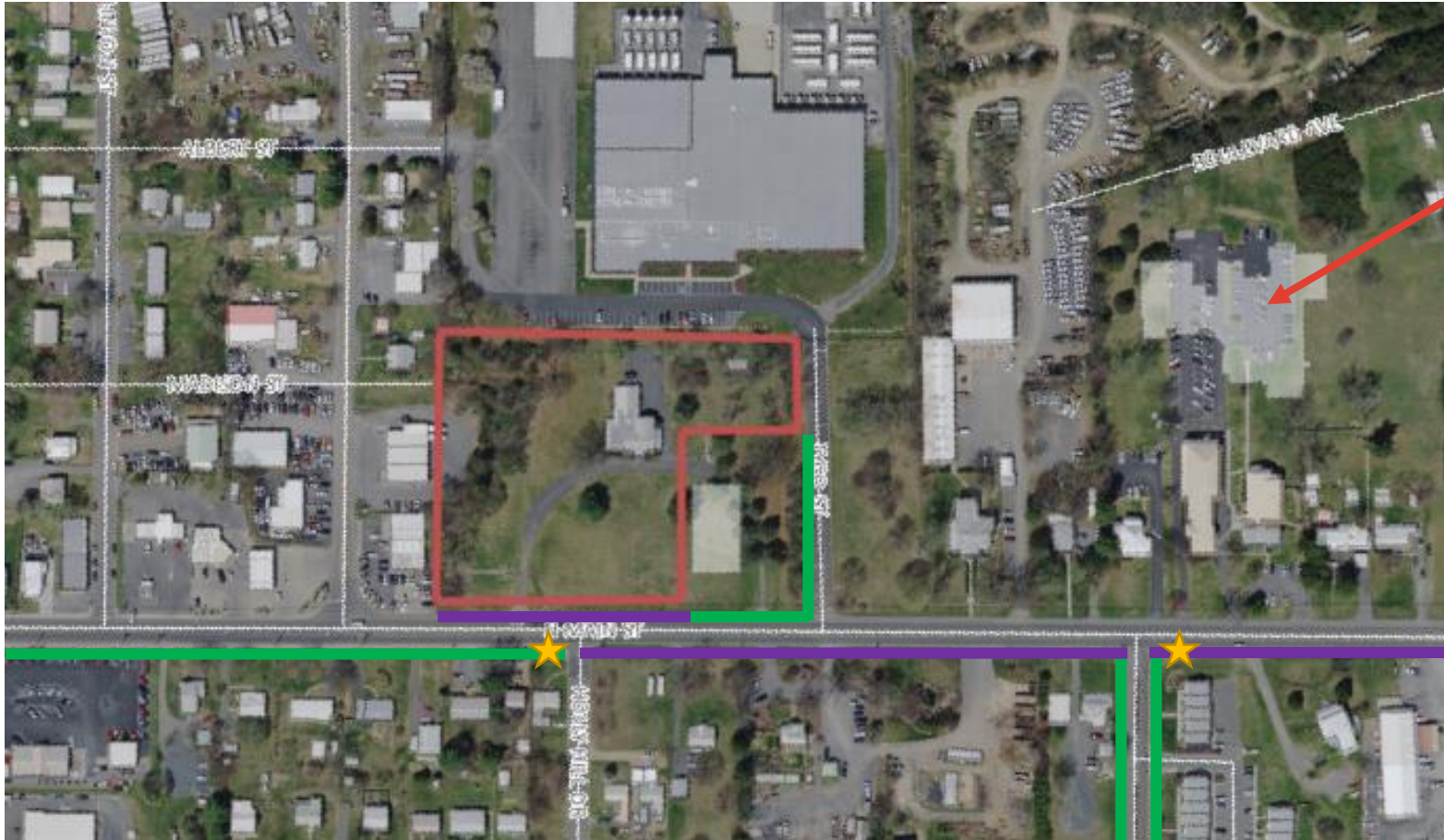
Project History

- Pandemic enhanced the need for a permanent location for low-barrier shelter services
- City Council committed ARPA funding to address this need through the purchase of land and to construct a permanent facility.



Site and surrounding Area

- ★ Bus Stop
- Existing Sidewalk
- Future Sidewalk



Community Services Board



Project Overview

- Existing structure on the site will be preserved and renovated, and additional space will be constructed.
- Create permanent space for a low-barrier emergency shelter for adults.
- Provide space and opportunity for service providers to deliver services on-site to individuals who are homeless or at-risk of homelessness.
- Design the facility in order to not limit opportunity for future addition of transitional housing units and/or permanent supportive housing units on the property.



Preliminary Programming

- Congregant emergency shelter space designed to operate 365 days a year for up to 100 adults (75 permanent beds, 25 hypothermia)
- Sleeping quarters for men and women, individual flex rooms, private space for overnight shelter employees
- Storage facilities for personal property
- Showers, bathrooms and guest laundry facilities
- Food preparation area & future commercial kitchen
- Dining Hall
- Lounge and Community Room
- Supply and donation storage
- Secure check-in and registration
- Private offices for shelter employees
- Professional offices, private meeting rooms and multipurpose rooms for use by other service providers
- Parking for employees, outside direct service providers and volunteers
- Enclosed outdoor recreation space



Phased Construction and Opening

Aiming for November 1, 2023

- Sleeping quarters
- Showers
- Bathrooms

Aiming for September 1, 2024

- All other facility components

Timeframe will ultimately be defined by construction bids.

It is an aggressive timeframe with potential for uncontrollable delays, such as manufacturing delays for needed materials or mechanical systems.



PROCESS



- Site Analysis, Building Survey & Programming Verification October 2022
- Concept Design & Site Plan Preparation November 2022
- Schematic Design December 2022
- Design Development / Construction Documents January 2023 – March 2023
- Bidding April 2023
- Construction (Phase I only) May 2023 – November 2023





Proposed Operations Approach

- City would not provide any direct service provision.
- Facilitate service-delivery to the community through provision of the operating space and/or funding.
- Use a competitive proposal process to select operator(s), consistent with best practice and procurement policy.
- Issue request for proposals for operator(s) after facility design is completed and in advance of the FY24 budget process.



Operations Concept

Operation of two programs in one facility:

Low-barrier emergency shelter

- Operate at minimum overnight 365 days a year for single individuals 18 or older without children.
- Offer a safe place to sleep, personal hygiene facilities, and an evening meal.
- Connect guests with Coordinated Entry and ensure they receive wraparound services and resources.
- Provide overflow beds either on-site or off-site between November and April.

Drop-in center

- Operate the facility during the daytime.
- Provide space where visitors can sit down and rest.
- Provide water, coffee and light snacks.
- Work with community partners to bring outside services, meetings and support groups that are useful to individuals experiencing homelessness into the Drop-in Center and oversee scheduling for the space.
- Other responsibilities may be added when the design is finalized.



City Operational Role

The City would provide the following resources and services:

- Leasing the facility at no cost
- Pay for utilities (electricity, gas, and water)
- Maintenance of life safety system
- Maintenance of any elevator
- Provide washers and dryers
- HVAC maintenance
- Maintain interior and exterior walls
- Replace glass and screens from normal wear and tear.
- Maintain roof, gutters and leaders, painting, site lighting (attached and detached), concrete walkways, entrance and exit doors, City-provided mechanical equipment and their enclosures
- Refuse collection
- Pest control
- Landscaping
- Secure access system and maintenance
- Snow and ice removal of the parking lot but not from any walkways.



Proposed Funding Sources

- Redirect up to \$100,000 from the Civic and Community Organizations Grant to instead support operations of the homeless services center.
- Staff is exploring changing Community Development Block Grant application scoring to add points for applicants who are providing services at the homeless services center. This would be a separate application process and not part of funding awarded through a RFP.



Project Updates Available at

<https://www.harrisonburgva.gov/homeless-services-center>



Any Questions?