The new Behavioral Health Teaching Facility (BHTF) located on the University of Washington Medical Center Northwest Campus will be a one-of-a-kind fully integrated welcoming and healing environment for individuals struggling with serious physical and behavioral health problems. The building will support a full continuum of clinical services ranging from effective medication management and psychotherapies to state-of-the-art neuromodulation treatments, medical and surgical care for individuals with medical and behavioral health disorders. The building will also become the home for an interdisciplinary training and workforce development program that is focused on preparing and supporting the next generation of behavioral health providers for Washington State.

The design vision for the new building is to create a non-institutional setting that promotes well-being, healing, and learning for patients, staff, visitors, and trainees in a welcoming and safe environment. The 6-story building will offer campus and visitor amenities with an active ground floor featuring campus food service for patients, staff and visitors, conference rooms and state-of-the-art medical and surgical care. The top 3 floors of the new facility will feature highly flexible behavioral health inpatient units with standardized configurations designed to respond to the needs of delivering safe, quality patient care in a cost-effective and efficient manner recognizing that this new building is an expansion of the existing hospital and needs to operate as such.

BASE SCOPE
In alignment with the expectations set out in House Bill 1593, and the associated capital appropriation, this facility will become a center for behavioral health and integration. Serving the dual purposes of treating patients with behavioral health needs and training an integrated behavioral health workforce, the 191,000 gross square foot facility will include 150 inpatient beds with associated support, a Neuromodulation suite serving both inpatient and outpatient needs, consultation rooms to provide state-wide telepsychiatry consultation, a complement of offices and workrooms to support graduate medical education, multi-use conference space to accommodate community and provider education, and food services including a kitchen, servery and dining spaces for the UWMC Northwest campus.

The BHTF will be located on the current site of D Wing, which will be demolished in advance of building construction. This site is on the east side of the UWMC Northwest campus, adjacent to the existing Main Hospital A-Wing Building tower and across the campus loop road from the existing Medical Office Building. A new patient drop-off will allow vehicles to safely queue, while a separate exterior patient arrival area (sallyport) near the existing ED ambulance bay will support arrival via ambulance or other transport to enter the building in a discreet and secure manner. A new pedestrian bridge at Level 2 will connect to the existing A-Wing to accommodate the movement of patients, staff, materials, and food across the campus. The slope of the bridge will be a maximum 1:40 slope or a 2.5% slope. This will allow ease of transport of beds, patients, and service carts. A new public connection for visitors is adjacent to this service connector. A new 4-bay loading dock on the northeast corner of the building will accommodate food and linen deliveries.

The new BHTF will include the following functions:

LEVEL 1
- Main entry plaza and Lobby
- Conference rooms
- Campus kitchen, servery, indoor and outdoor dining
- Inpatient and Outpatient Neuromodulation
- Facilities management and building support spaces
- Loading dock
- Exterior sallyport

LEVEL 2
- 25 Medical / Surgical beds capable of caring for patients with behavioral health and medical / surgical needs
- Shelled space for Observation unit
- Provider offices
- Connection to A-Wing

LEVEL 3
- 25 Medical / Surgical beds capable of caring for patients with behavioral health and medical / surgical needs
- Outdoor patient therapy and activity spaces
- Tele-psychiatric consultation rooms
- Postgraduate Medical Education offices

LEVEL 4
- 36 Behavioral Health beds, split into two 18-bed units
- Each unit has 4 double patient rooms to accommodate Geropsychiatric patient population

LEVEL 5
- 34 behavioral health beds, split into two 17-bed units
- Each unit has 2 double patient rooms to serve patient population
- Patient activity and support spaces
- Shared clinical and staff support spaces

LEVEL 6
- 30 Behavioral health beds, split into two 15-bed units
- Patient activity and support spaces
- Shared clinical and staff support spaces
- Shared clinical and staff support spaces

The building will also include a mechanical penthouse. At 103’ tall, this facility will fit within the Major Institution Master Plan 105’ height restrictions. The typical 14’-6” floor to floor height, allows the building to be under the high-rise limit of 75’ as measured 72.5’ from Level 1 to the floor height of Level 6.
SITE IMPROVEMENTS
The site of the new BHTF will connect the new and existing campus with accessible walking paths, planted streetscapes, clear wayfinding, welcoming arrival experiences, additional parking, outdoor dining and meandering gardens. From the new patient drop-off, the landscape will connect to the lobby and dining terrace. The landscape will extend vertically to the Behavioral Health roof terraces, where patients, doctors, clinicians, and staff can find respite outdoors. The landscape seeks to destigmatize behavioral health disorders while offering healing spaces for all who visit the facility. This “connective tissue” will be durable, provide seasonal interest, offer ecological value and be reasonable to maintain. Beyond our immediate site, improvements will include:

• Street improvement on 120th
• ADA access pathway to right of way at the campus entrance on 115th
• Reconfiguration of Parking Lots C/D to add approximately 40 parking stalls
• Improvements to the campus eastern landscape buffer and overall campus landscape with 2:1 tree replacement to those removed

GENERAL PERFORMANCE
The University of Washington is a leader in sustainability and committed to implementing best practices in environmentally responsible construction for new buildings and major capital renovations. Systems will support these goals while also providing the hospital flexibility and redundancy:

• Targeting minimum LEED Gold v4 (BD+C: Healthcare)
• Four elevators, two passenger elevators and two service elevators
• Two new Seattle City Light services providing flexibility and redundancy of normal power
• Two backup diesel generators with sound-attenuating enclosures located exterior to the building, sized for Essential Power needs of BHTF: life safety, patient care, security systems, telecommunications and a majority of the mechanical equipment
• A Nurse Call system will be provided throughout all patient care areas.
• Telecommunications Equipment Room (previously known as MDF) will be provided for BHTF with Telecommunication Distribution Rooms (TDRs previously known as IDFs) on each floor. BHTF will not include space for the Modular Data Center (campus MDF)
• Anti-ligature as required, per the UWMC risk assessment, for all behavior health and med-surg units.

BUDGET
The Project Benchmark of $1,175/SF puts the overall target budget at $224,500,000. The base target value budget is 2.5% over budget and anticipates finishing in budget with the strategic release of $3.5M in Project contingency and $1.5M in Owner contingency around the start of construction in 2021 to meet the base scope. Should either the project or owner contingency not be available, and to ensure budgetary success, the base scope, project value adds, and any program at risk will be continually monitored and adjusted for project optimization (see Program Validation Alternatives Analysis in Appendix). Additional contingency release, if available, would be slated for 2022 with a goal to add additional value add scope described below. Through collaborative innovation, budget refinement and strategic risk management, the team is confident the project will complete within budget. We anticipate trending slightly over budget for the next several months, with the goal of getting to budget as design concludes.

SCHEDULE
Substantial completion is slated for August 31st, 2023. The schedule includes 35 days of contingency to address risks outlined in the Schedule Risk Register. The team is committed to mitigating schedule risks and improving upon the substantial completion date. This latest anticipated owner occupancy is the end of December 2023.

VALUE ADD SCOPE
While the project has identified a strategic contingency release strategy to drive to project budget, scope below of around $2.3 million has been identified as the priority valuable scope to be added as the budget allows.

• Design and build out of the Observation Units
• Modifications to the existing MOB skybridge and loop road to accommodate WB-40 and WB-50 semi-trucks for deliveries to the BHTF loading dock
• Reconfiguration of Parking Lot B to increase parking by 14 stalls and bring ADA parking stalls into compliance
• Adding an exterior lift at the existing loading dock