

Willamette Valley Behavioral Health Facility



Project Team



TOTAL MECHANICAL INC.
Mechanical Engineering and Construction



Universal Health Services

- 36 year history serving communities through acute care hospitals, behavioral health facilities, and ambulatory centers in 37 states
- Largest facility-based behavioral health provider in the country
 - 216 behavioral health facilities
 - Serves more than 400,000 patients a year through a comprehensive range of behavioral health services
- Upon discharge, patients report a satisfaction score of 4.46 on a 5 point scale

About the Willamette Valley Behavioral Health Facility

- 100 bed facility serving those with privately paid insurance, private pays, and Medicare.
- ALOS: 9 days
- Will specialize in behavioral health treatment and short-term inpatient and outpatient services.
- Patients will include:
 - Adults
 - Children and adolescents
 - Active duty military and veterans
 - No forensic (criminal) patients

About the Willamette Valley Behavioral Health Facility

- Common Diagnosis for patients
 - Depression
 - Mood Disorders
 - Post-Traumatic Stress Disorder
 - Anxiety
- Staff: 180 employees with 9 physicians
- Intakes: Average of 10-12 patients per day

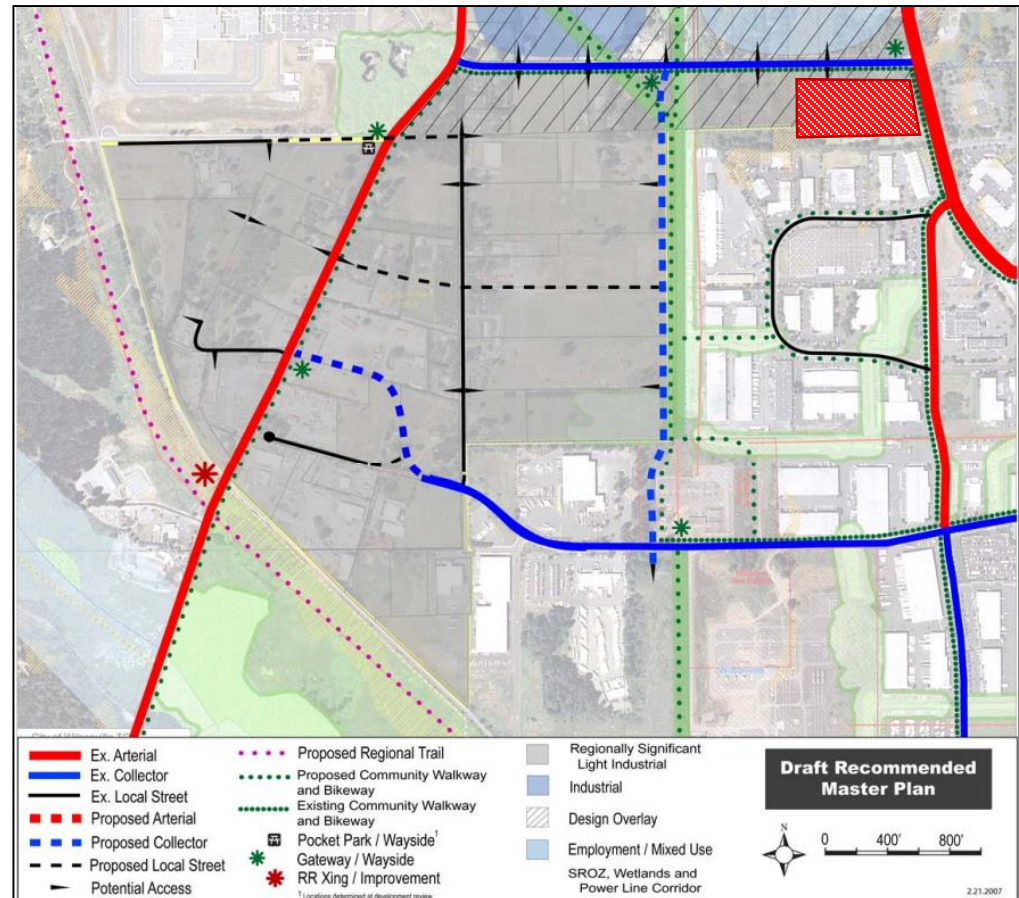
Wilsonville Site Location: Boones Ferry at Day Rd.

8.72 Acre Site



Wilsonville Comprehensive Plan

- Coffee Creek Master Plan
- Day Road Overlay Design District
- Regionally Significant Industrial Area



Wilsonville Land Use Process

- Annexation into the City of Wilsonville
- Comprehensive Plan Amendment to Industrial
- Zoning Map Amendment to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA)
- Stage I and II Plan Review
- Site Design Review
- Type C Tree Removal

Site Planning

Site Diagram



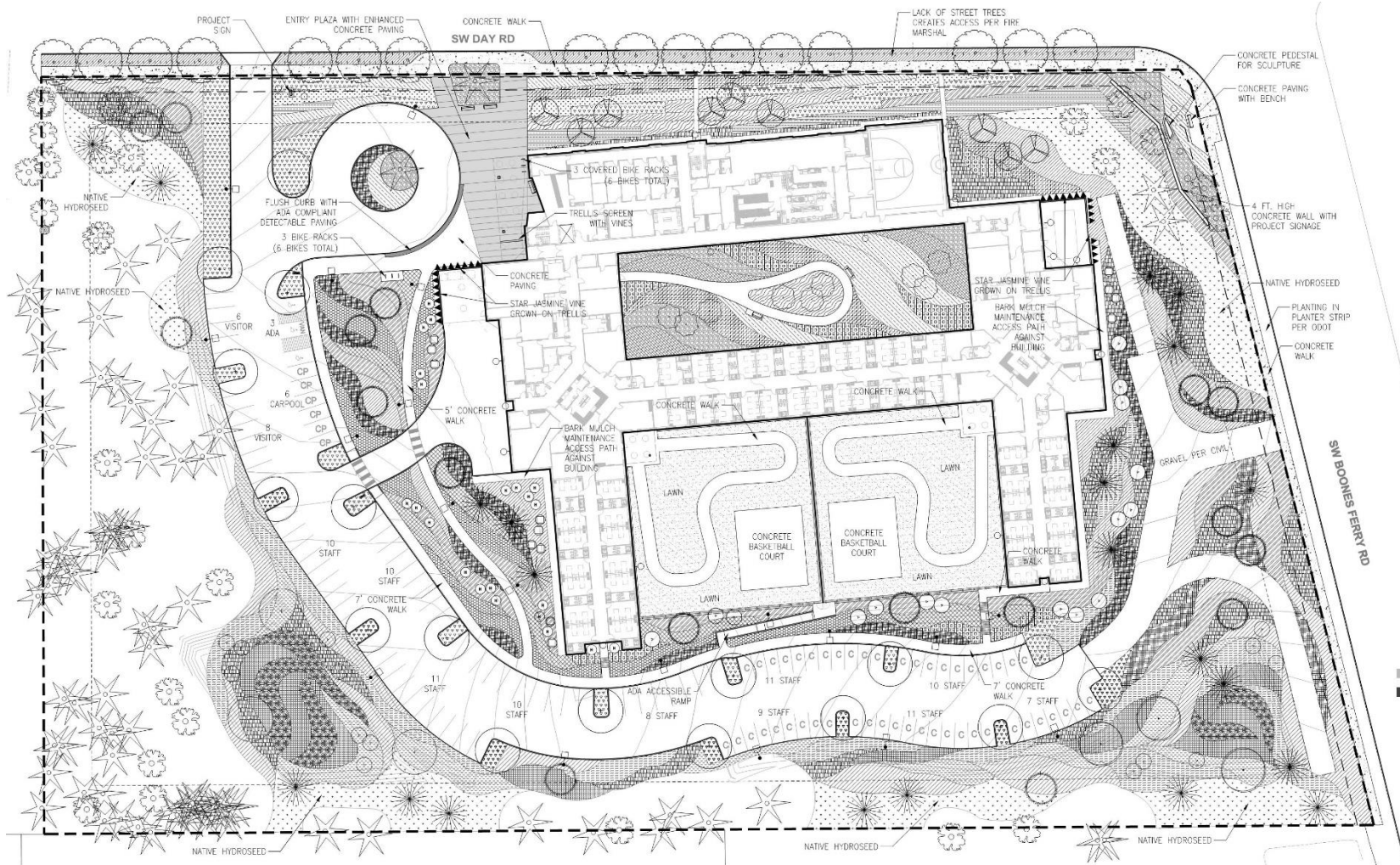
Site Planning

Preliminary Site Plan



Site Planning

Final Site Plan



Building Plan

Level 1 Plan

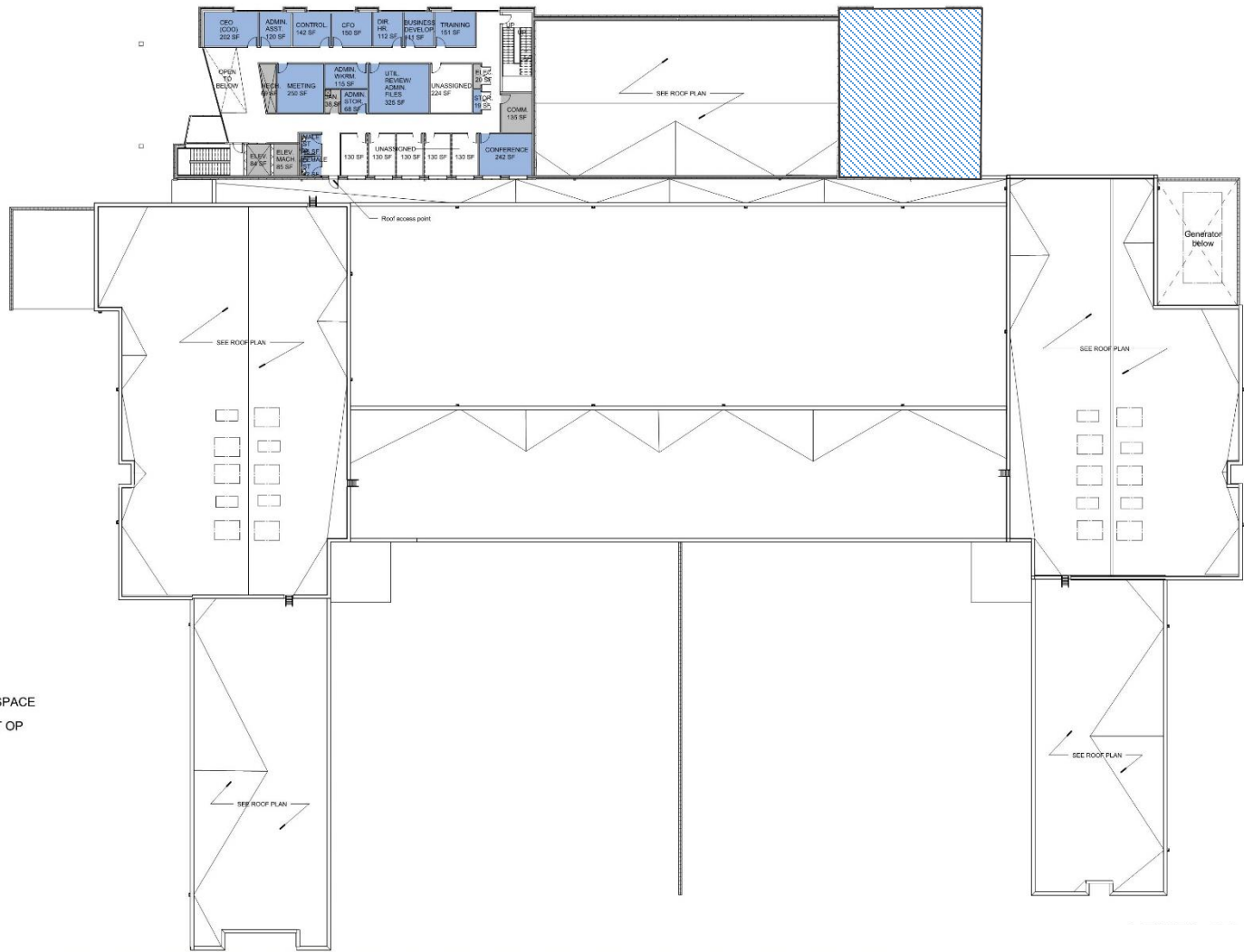


- Department Legend**
- OUTPATIENT SERVICES
 - BASIC SERVICES - NURSING UNIT - PATIENT ROOMS
 - BASIC SERVICES - NURSING UNIT - SERVICE AREA
 - BASIC SERVICES - PHARMACY
 - BASIC SERVICES - DIETETIC
 - GYMNASIUM
 - SUPPORT SERVICES - ADMINISTRATIVE SPACE
 - SUPPORT SERVICES - MECH/ELEC/PLANT OP
 - SUPPORT SERVICES - STORAGE

LEVEL 01 - 55,910 SF
TOTAL GSF - 61,936

Building Plan

Level 1 Plan

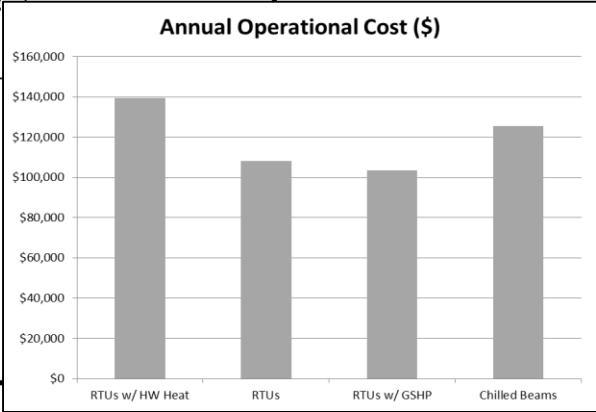
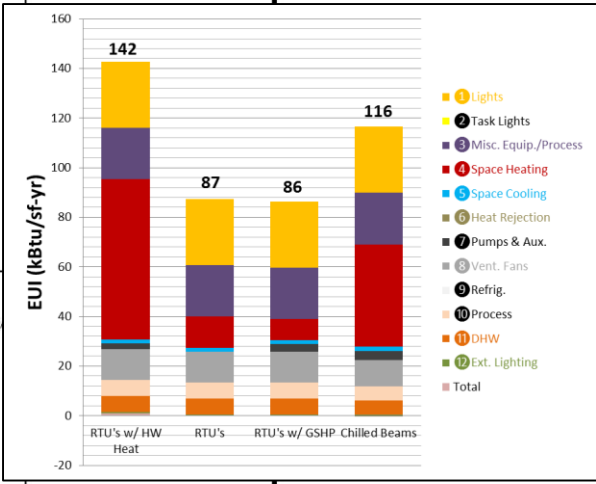
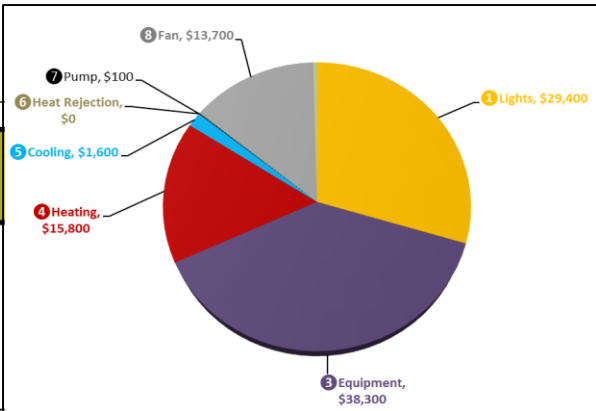


Department Legend
■ SUPPORT SERVICES - ADMINISTRATIVE SPACE
■ SUPPORT SERVICES - MECH/ELEC/PLANT OP

LEVEL 02 - 6,026 SF

Energy Analysis

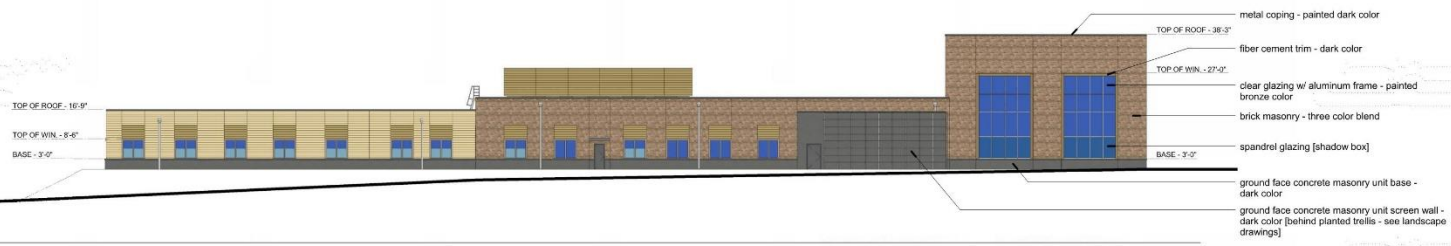
System Type	Annual Energy Cost (\$)	First Cost (\$)	EUI	Pros	Cons
Option 1 Packaged Rooftop Heat Pumps	\$ 108,000.00	\$ 3,759,672.00	87	<ul style="list-style-type: none"> -Most cost effective equipment -Simplified maintenance which is consolidated to mechanical areas only. -System reliability - Impact of loss of any single piece of equipment limited to handful of rooms. -Energy efficient system. 	<ul style="list-style-type: none"> -Lesser control of thermal comfort. -Requires electric backup heat on epower which increases size of generator. -Reduced equipment life. -Often more noisy than alternative mechanical solutions.
Option 2 Packaged Rooftop High Efficiency Units With Hydronic Heat and Boiler System	\$ 139,000.00	\$ 4,000,672.00	142	<ul style="list-style-type: none"> -Increased control of thermal comfort from base option. -Limited mechanical impact on generator size. -Quieter system than base option. -Increased equipment life. -Simplified maintenance which is consolidated to mechanical areas only. -System reliability - Impact of loss of any single piece of equipment limited to handful of rooms. 	<ul style="list-style-type: none"> -Less energy efficient than base option. -Additional cost in equipment from base option. -Troubleshooting and maintenance more complex than base option.
Option 3 Chilled Beams and Hydronic Heat Boiler System	\$ 125,000.00	\$ 4,915,672.00	116	<ul style="list-style-type: none"> -Least maintenance of all options considered. -Quietest of all options. -Less ductwork than all systems considered which leads to approximately 1 less foot of building height required. -Longest equipment life expectancy. -Least mechanical impact on generator sizing of all options being considered. 	<ul style="list-style-type: none"> -More energy consumption than base option. -Increased first cost from options 1 and 2. -Equipment failure impacts entire building. - Troubleshooting and maintenance more complex than all options being considered.
Option 4 Ground Source With High Efficiency Rooftop Heat Pumps With Backup Electric Heat	\$ 103,000.00	\$ 4,743,672.00	86	<ul style="list-style-type: none"> -Increased control of thermal comfort from options 1 and 2. -Quieter system than base option. -Increased equipment life from base option. -Simplified maintenance which is consolidated to mechanical areas only. -System reliability - Impact of loss of any single piece of equipment limited to handful of rooms. -Less noisy than options 1 and 2. -Projects image to city that energy efficiency is important to your company. 	<ul style="list-style-type: none"> -Highest energy efficiency. -Higher cost than options 1 and 2.



Building Elevations



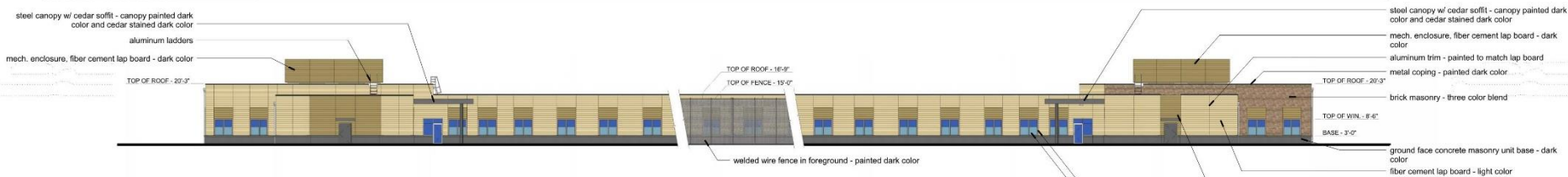
NORTH ELEVATION - DAY ROAD



EAST ELEVATION - BOONES FERRY



WEST ELEVATION



SOUTH ELEVATION

From Day Road



Willamette Valley Behavioral Health - January 25, 2016

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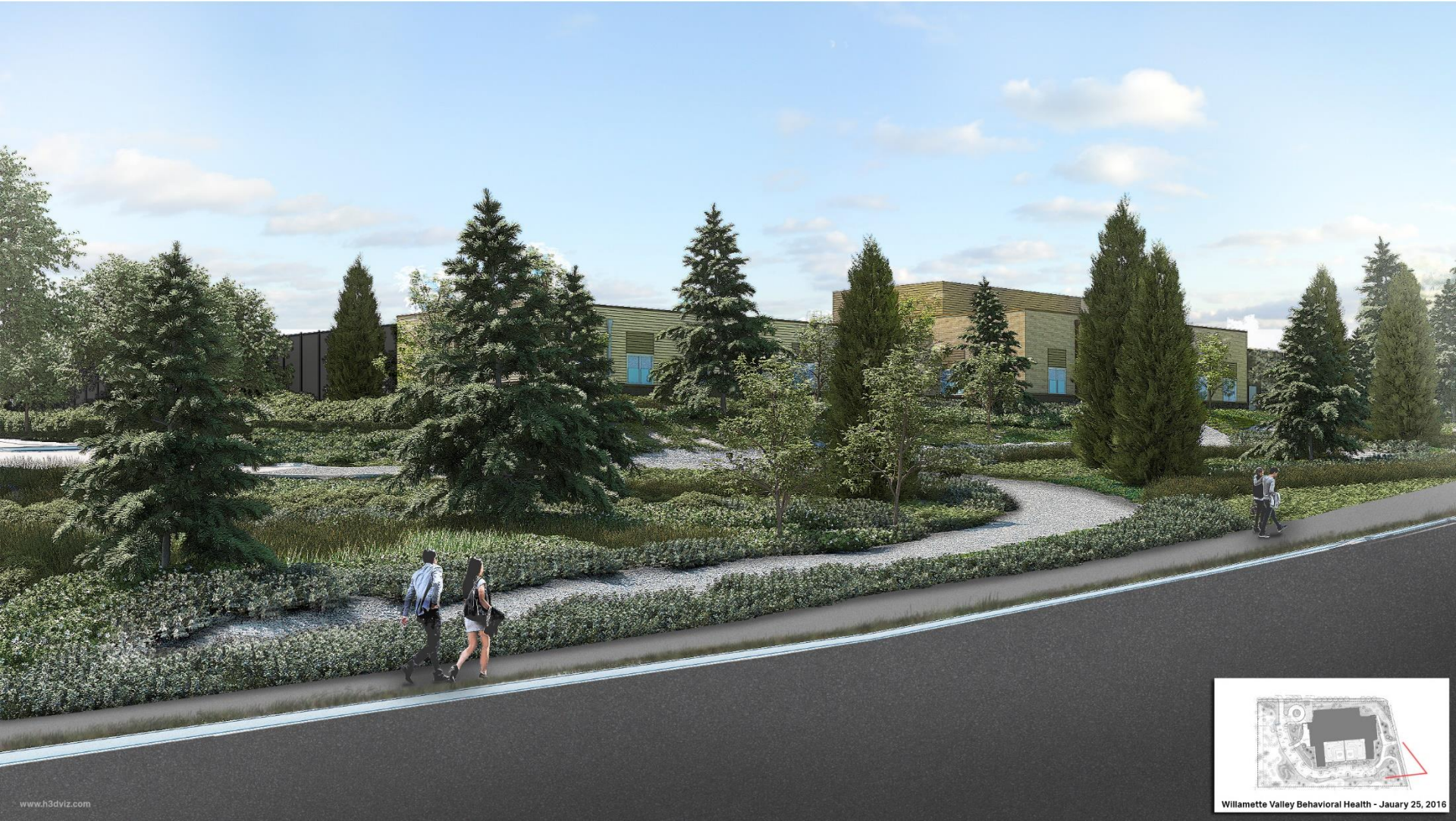
From Boones Ferry Looking South



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From Boones Ferry Looking North



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Gateway



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