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To: [MD FD Options](#)
Subject: New submission from EPW - Middleschool Usage
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Proposal Name
CARES Program Facility
Which schools are you proposing to use?
<ul style="list-style-type: none">• Floyd Dryden Middle School• Marie Drake Middle School
If you chose more than one school, which is your first choice and which is second?
Marie Drake is our first choice due to location, but it may not be palatable with our clientele. The Floyd Dryden location is a reasonable alternative, but will require additional drive-time for some clients.
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
CCFR's CARES program is comprised of our Sobering Center, Mobile Integrated Health and Mobile Crisis Team Response operating out of two separate facilities. We have determined that there is significant overlap in the mission and duties of our programs and are looking to consolidate our programs both on paper and physically. We are seeking a more central location in which to house our combined operations. If it is not feasible to collocate, we would seek to use a portion of the facility for the Sobering Center only.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use

would bring to the community

In short, collocating our programs into one facility will allow us to do more with less. We will be able to more efficiently and effectively use the resources we have to deliver the services we provide to our vulnerable populations. A combined approach in a facility that is more central to the population we serve will reduce the transport times, allow staff to cross-train and work collaboratively, and ensure we can continue to provide the level care expected by our community.

What impact would your proposal have on the CBJ budget?

CCFR currently houses the MIH program in one of the unmanned stations, so we do not have monthly rent expenses. Moving the program towards the center of the population would likely reduce fuel expenses.

The Sobering Center currently has a lease with St Vincent de Paul for our Sobering Center facility. The monthly rent for that space is \$3,800 per month with a \$500 offset while we await necessary tenant improvements. The lease also allowed for up to \$200,000 to complete the remodel work, of which \$50,000 has been awarded. Recent bids show the proposed project cost to be approximately \$600,000. Without the tenant improvements, the facility is not suitable for long term use. If the Sobering Center were to be in a CBJ facility without rental expenses, the savings would be \$45,600 annually. Severing the lease prior to tenant improvements may result in a one-time savings of \$150,000 unless that money was allocated to a different site.

Would you be willing to pay fair market value for rent/lease?

Yes

How much space are you proposing to use?

The amount of space required by our operations is somewhat flexible, depending on the space available. Ideally, a collocated facility would provide for flexible space for clients and staff as well as adequate parking for a variety of transport vehicles. Ideally, the space would be at least 3300 SF to accommodate all our needs including equipment storage and administrative staff.

The Sobering Center piece requires a minimum 900 SF for operations and must be spacious enough to allow for the maintenance of safe distances when working with inebriated clients. Separate staff and client restrooms are necessary.

What level of retrofit would be needed for your proposal? Who would pay for that work?

Some level of retrofit would likely be required to ensure the safety and security of personnel and clients. The scope of this work would be highly dependent on the actual physical space provided. If we sever our current lease for the Sobering Center, we could examine if those tenant improvement funds could be reallocated to this site.

How long do you anticipate you would occupy the building(s)?

Indefinitely. It is difficult to find a location suitable for the Sobering Center operations. For the sake of our clients and our staff, we would prefer to find a final location and remain there.

Describe parking needs associated with your proposed use.

The parking needs associated with our proposal are primarily CCFR CARES vehicles and staff vehicles. Our clients are typically transported to the site by us, arrive on foot or via the city bus. Covered parking would be preferred but is not critical. Our fleet consists of a primary CARES transport van, a backup CARES transport van, a MIH staff jeep, two ADA transport vans and a Mobile Crisis Team SUV. Staffing can vary by time of day and day of the week ranging from two staff members to ten.

Will you be requesting CBJ operating funds for your use?

Yes

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

We already receive CBJ operating funds and would anticipate lower annual costs by collocating the facilities. In the long term, fuel expenses are expected to go down. In the short term, leasing costs may also be reduced.

What other uses would not be compatible with your proposed use?

Our Sobering Center clients are inebriated and often unsheltered. Generally speaking, we do not receive complaints about our operations or our clients as we typically supervise them closely and transport them to/from the facility, but we should be mindful of the types of activities that are adjacent to our program.