

SHAPING FUTURES

Roy's Behavioral Health Oasis

The County of Riverside



Tilden-Coil
CONSTRUCTORS™
Building with Integrity Since 1938

Shaping Futures with The County of Riverside

Roy's Behavioral Health Oasis in North Palm Springs is now fully rejuvenated to serve persons with serious mental health disorders, including those who are homeless, with critical and life-transforming services. Roy's Resource Center shelter closed in the summer of 2017 due to nonprofit funding gaps. The County of Riverside committed to rehab the existing 49,000 square-foot building and provide a multi-service approach to assist persons severely impaired by a mental health disorder. Services include housing, specialty mental health treatment and programs to support recovery and transition to independent living. California's Mental Health Services Act provided the necessary funding.

Roy's Behavioral Health Oasis Quick Facts

Architect: Holt Architecture

Delivery: CM Multi-Prime

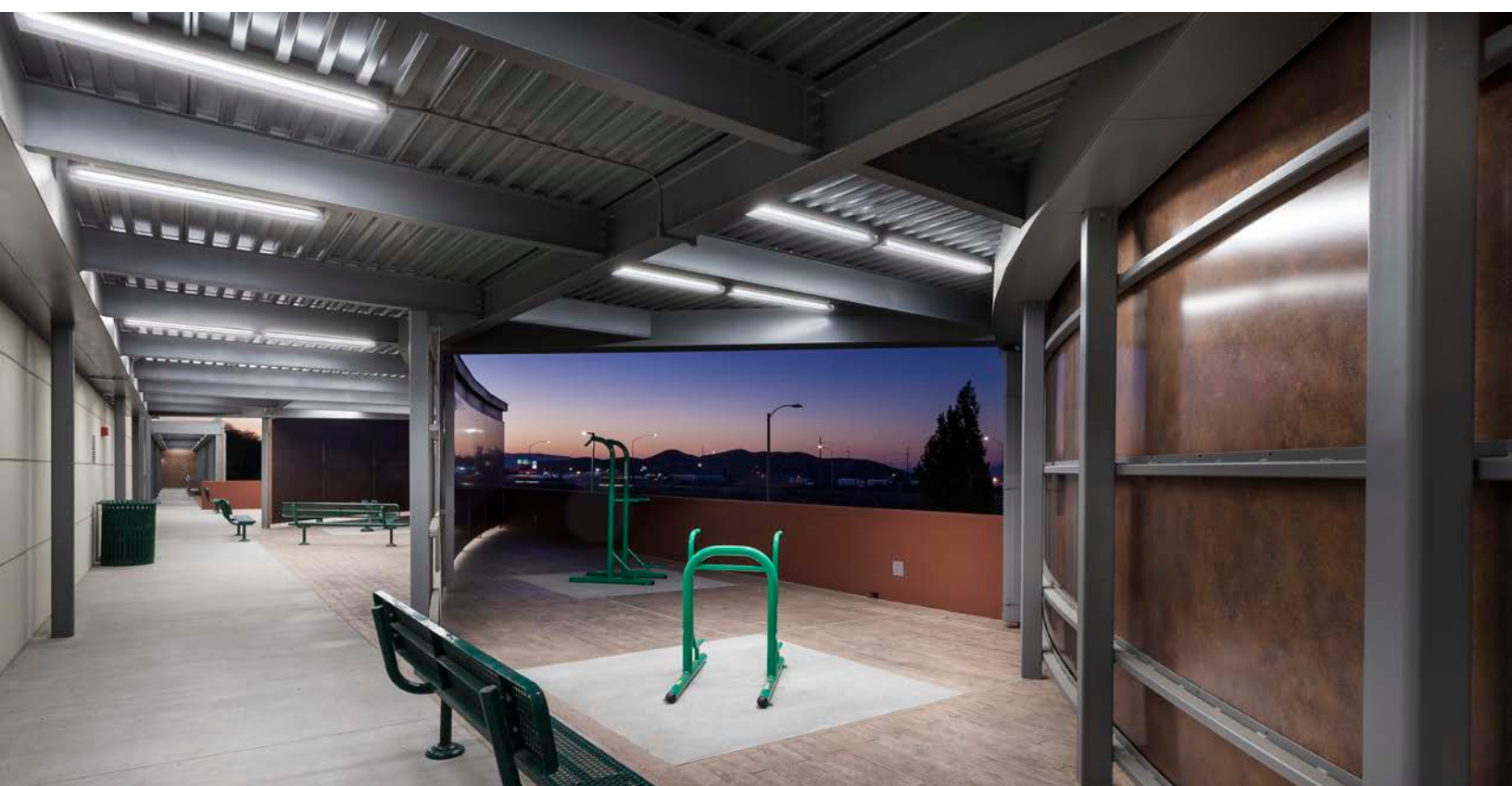
Building Size: 49,700 sf

Completion: August 2020

Scope: Structural rehab and interior build out of an existing mental health facility

Today, the Roy's Behavioral Health Oasis Campus includes three complementary program services. Roy's Desert Springs, a 92-bed licensed adult residential facility, provides housing for persons that require specialized support to effectively transition back into the community. Facility features include 46 bedrooms organized into "neighborhoods," private interview rooms, class/meeting rooms, medication and nursing stations, a large dining area, commercial kitchen and living rooms.

The completely rebuilt clinic, named Windy Spring Recovery Center, significantly expands program space by increasing the size of break rooms, adding a conference room, art room, two group rooms, private and shared staff space, café, seating areas and offices dedicated to on-site physical health care. A half-size gymnasium with volleyball and basketball courts supports physical activity during periods of extreme heat, wind or other inclement weather. Exterior activity space features physical exercise equipment. The exterior improvements were designed to effectively deflect high winds away from the building's façade and add a shaded walkway the length of the building. With the completion of Roy's Behavioral Health Oasis, the number of beds available for the least-restrictive level of residential care has nearly tripled in the Coachella Valley.



Under a CM Multi-Prime delivery method, the County of Riverside's Facilities Management Project Management Office engaged Tilden-Coil Constructors as its construction partner and Holt Architecture as its design partner to rehab and revitalize the existing tilt-up panel warehouse. Early investigation determined that the existing building structure was at maximum seismic limits and any structural changes would trigger a complete seismic upgrade. The solution: build two seismically independent 2-story buildings within the existing warehouse to avoid any additional structural loads.

Construction included demolition of existing partition walls and slab on grade, new underground utilities, footings, steel support for the new second floor mezzanines, fire-rated tunnel systems for corridors, four new air handler units installed on the second floor, two new elevators, new electrical switch gear and an extensive canopy system to provide wind deflection and shade for outdoor activity space. New footings, foundations and columns further support the existing roof structure. The entire slab was polished concrete floor and required sequenced installation and protection throughout construction. The structure is LEED certified.



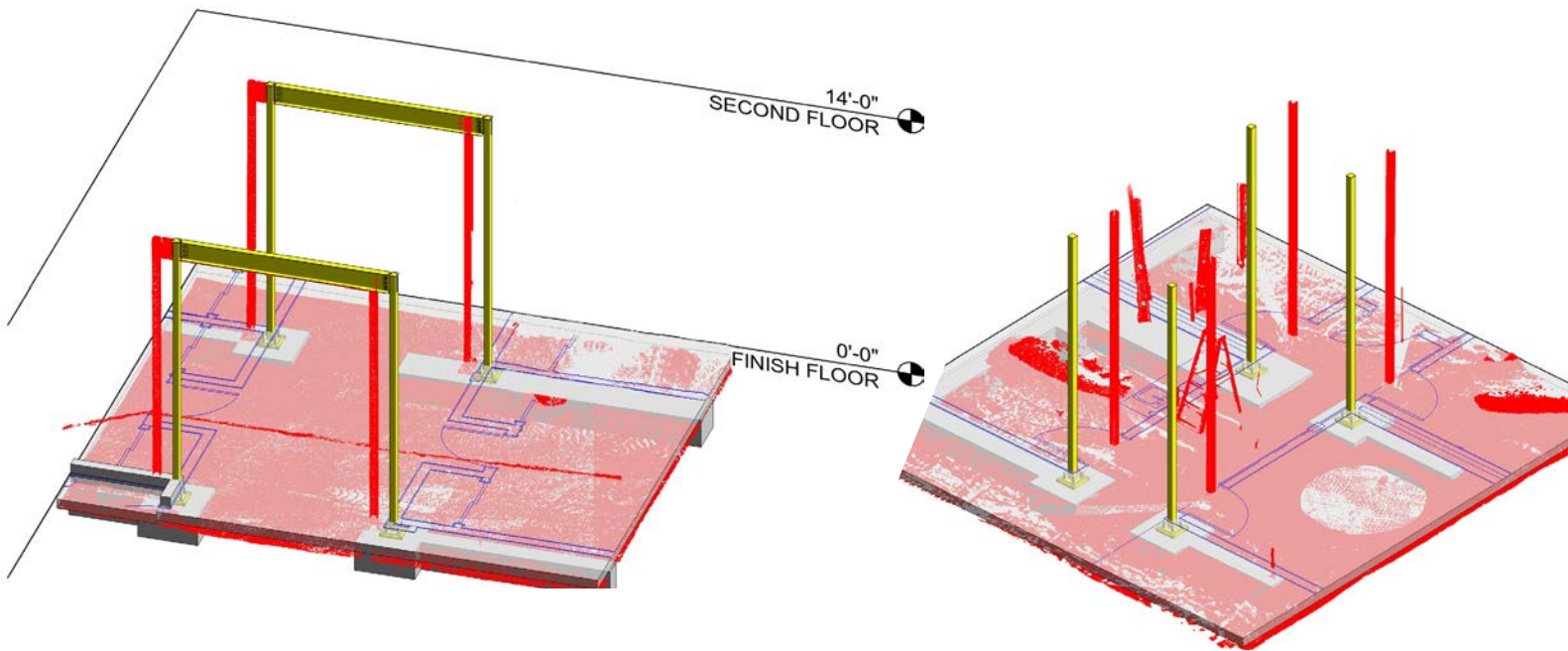
Laser Scanning Solutions

Confirming existing structural elements and utilities, Tilden-Coil's in-house BIM Team laser scanned the existing building and provided a 3D architectural and structural Revit model for Holt Architecture to coordinate their design. The laser scan provided the team with precise as-built conditions of the existing fire sprinklers and this information allowed the team to confirm that the system could be retained and enhanced, saving the cost of designing/installing a completely new fire sprinkler system. Multiple scans throughout construction supported field coordination and quality control to preserve design intent: elevator alignment with new and existing steel, underground piping alignment with concrete curbs, and fire sprinkler deflectors at roof to coordinate batt insulation thickness for code compliance.

Laser Scan VS. Design Plans

In these scans done prior to slab on grade pour, you can see that the way the foundation plates and columns were placed in the field (red) were in the incorrect location from the design plans (blue) and 3D coordination model (yellow). Had the slab on grade been placed, it would have resulted in the columns being placed in the middle of doorways and in corridors requiring redesign and/or extensive demo.

We were able to prevent any impact to the schedule and budget by addressing and correcting the problem in a timely matter.



*"I can say that when you hire Tilden-Coil, you get an **experienced, high-performing, well integrated team**. From their Project Managers to their support staff, everyone I worked with was responsive, communicated well and had excellent customer service skills. The Roy's Desert Springs Project was a success in part due to the good work by the Tilden-Coil team."*

- Anna Rodriguez, Project Manager, County of Riverside

The Challenges

The Tilden-Coil team successfully managed several unique safety challenges. The PATH, a homeless drop-in center and 25 bed permanent housing program providing 24-hour residential mental health, shared the warehouse building throughout construction. The PATH is the third component to the specialized comprehensive services at the campus. Tilden-Coil was attentive to staff and residents, so their activities and day-to-day functions continued uninterrupted. Temporary partition walls, sound blankets, fences and additional signage kept residents safe and separated from the construction zone.

Another safety challenge was the project location in the “wind tunnel” where wind turbines line the landscape in Palm Springs, just north of Interstate-10. The average wind speed in this area is 15-20 mph. However, high sustained winds (25-45 mph) along with gusts up to 75mph, were common and would last for days, if not weeks. Exterior activities such as painting, roofing, canopy steel and decking were scheduled around the wind and halted when deemed unsafe to work. Effective safety planning resulted in a zero-safety incident record. Meticulous management of Tilden-Coil’s COVID-19 protocols kept workers protected and work advancing.



Tilden-Coil overcame many hurdles to achieve a timely project completion. Time saved early in the project schedule allowed a buffer for COVID-19 related material delays: plant closures affecting decorative metal panels and wood doors, elevator installation delays and lighting shipped from Vietnam. Adding further pressure to timely completion, separate metering for three anticipated tenant spaces was added mid-way during construction. Tilden-Coil led the electrical re-design and coordinated with Southern California Edison to meet the newly required switchgear requirements and overcame a potential two-month schedule delay. With flexibility, solutions and tenacity, the Tilden-Coil team successfully overcame these schedule challenges to deliver the project to the County on-time.

Tilden-Coil’s service model compels their team members to serve above and beyond. After project completion and owner occupancy, Riverside University Health System contacted the Tilden-Coil team to assist them in minimizing impacts of a non-construction related fire that impacted the laundry facility. Within hours, the project team was on site with necessary supplies and equipment to remove sprinkler/fire water from the space and minimize water damage. The team implemented an accelerated remediation plan to restore the damaged areas of the facility, and within three weeks completed the necessary repairs so essential services for the residents could continue. As a valued partner, Tilden-Coil donated these restoration services at no cost to the County.



Managing the County’s resources as if they were their own, Tilden-Coil delivered Roy’s Behavioral Health Oasis on budget, including Owner changes. Tilden-Coil engaged both the County of Riverside Facilities Management and the end user, Riverside University Health System Behavioral Health, in all communication, project meetings and decision making so all client objectives were met. In their client survey response, the County rated Tilden-Coil at the highest level--10 out of 10!

Partners

Great accomplishments require great partnerships! Tilden-Coil recognizes those exceptional prime contractors who played a major role in completing this project:

- Bravo Concrete Construction Services, Inc.
- Coutts Heating & Cooling
- Cramer Painting, Inc.
- F.E.C. Electric, Inc.
- Fischer, Inc.
- Floor Tech America, Inc.
- Hamel Contracting, Inc.
- Inland Pacific Tile, Inc.
- JPI Development Group, Inc.
- Rite-Way Roof Corporation
- Sierra Lathing Company, Inc.
- SJD&B, Inc.
- Southcoast Acoustical Interiors, Inc.
- Vulcan Steel Company

*“Working with the Tilden-Coil team is a **true partnership** in its best form. The Project Team listened to the purpose and vision the agency was trying to achieve and fully embraced our goal. As our construction manager, they were **proactive** in identifying challenges and providing multiple remedy options for me to consider. They were our advocate in working with contractors, ensuring work performed was of **high quality** while carefully monitoring applied cost. This project faced unanticipated challenges that the team **skillfully navigated** in full transparency and consultation. The end result is a beautiful, well-designed and welcoming facility that will serve the residents of Riverside County for years to come.”*

- Maria Marquez, LMFT, Deputy Directors (TAP), Administration - Special Projects, RUHS Behavioral Health



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