



Athens-Hocking-Vinton
Alcohol, Drug Addiction &
Mental Health Services Board

WOODS AT DAIRY LANE

4-28-2025 BOARD UPDATE





Project Overview



- Development of 16-20 efficiency or 1-bedroom apartments with attached office and program space to serve adults with serious mental illness.
- Adjacent to Adam-Amanda Rehabilitation Center for cost-effective 24-7-365 supports if needed.
- Located on former mental health property and in alignment with historic mission of this property.



Major Pre-Development Steps

Secure land—site
control

Phase I
Environmental
review

Schematic Design &
Cost Estimates

Secure Funding—
capital and
operations

Zoning Approval

Design
Development,
Construction
Documents, Bidding

Construction
Administration

Secure services and
property
management

Certificate of
Occupancy—Project
completion



Where we are in the process:

Pledged:

- Land Donation from Ohio University. Approved by Board of Regents; has been surveyed. Still waiting for Controlling Board approval. The property will go to new Community Development Authority and then transferred to us.
- \$1,000,000 secured in OhioMHAS funding. Will need to do a formal application and get Controlling Board approval. Must be under contract by 12/31/2026 to use this funding.
- \$500,000 set aside by 317 Board for construction. Operating funds will be needed too.



Our Research



Supportive Housing Institute: Svea & ISBH staff completed



Identifying sources of funding for this project: FHLB, HDAP, OHFA Pre-Development Funds, Osteopathic Heritage Foundation, MCO, Congressional Directed Funding



Attended FHLB grant application April 11. Identified and interviewed 3 grant writers.



Identified a similar project in Delaware County and talked with their Developer about working with us.



Next Steps



It is time to contract with consultants who have expertise in housing development to help us apply for funding and to help us develop this project.

We need to contract with an architect for “schematic design” to develop preliminary square footage and costs which are required for competitive grants.



ORC 307.86 Competitive bidding required-exceptions

ORC requires competitive, sealed bids to be obtained for anything to be purchased, leased, leased with an option or agreement to purchase, or construction that is expected to exceed \$75,000*

There are exceptions:**

- Purchases from BH service providers in accordance with ORC 340.036
- Services of an accountant, **architect**, attorney at law, physician, professional engineer, construction project manager, **consultant**, surveyor or appraiser

*2024 level with 3% increase each year

**There are other exceptions



Request for Qualifications

ORC 153.68 Instituting prequalification requirements.

Any public authority planning to contract for professional design services may institute prequalification requirements for professional design firms seeking to provide services to the public authority and may require that each prequalified firm maintain a current state of qualifications on file with the public authority. The prequalification requirements shall be based on factors such as those set out in division (D) of the section 153.65 of the Revised Code.

This will come into play when we look at full design drawings.

Some funding sources will require either Request for Qualifications or Competitive Bidding in order to ask for reimbursement of architectural costs.



Our Recommendation

Looking for Board approval to enter into contracts for the following services for contract amounts not to exceed \$25,000 each without further Board approval. The funding will come from the Board's construction fund.



Schematic Design: Contract with BDT Architects for schematic design which is necessary for grant funding.



FHLB Grant Writing Service: Contract with a grant writer.



Project Development: Contract with an experienced project developer to develop this project.