



APPROVE HOMELESS SHELTER DEVELOPMENT

City Council Study Session
12/13/2023

Agenda

- Project Status
- Site Evaluation and Selection
- Review Timeline and Critical Dates
- RPM Shelter Analysis
- Neighborhood Objections
- Cost Estimates
- Alternative Summary

Project Status

- City reviewed potential sites and selected the Oyster Bay Property
- The City currently has two contracts for this project
 - Parametrix Contract for 30% design of site development
 - Includes conceptual layout for a site that could be used for any of the three shelter types
 - Includes understanding scope of site grading, cost of grading, stormwater needs, access to site, and draft site development permitting documents
 - Staff is currently working with PMX to finalize a layout concept for further development
 - RPM Contract for Shelter Type Analysis
- SEPA and other permitting will begin once a shelter type has been selected
 - Existing reports and investigations are being used to inform feasibility and cost of the 30% design, but more detailed reports will be required for permitting

Site Evaluation Criteria

Criteria used to evaluate site feasibility:

- Ownership - owned by City
- Size - Useable area of 1 acre, minimum
- Existing use
- Zoning – must allow construction of a hotel
- Critical Area Review
- Readiness - What improvements are needed to prep the site?
- Access - Is the site accessible from an existing right of way?
- Transit/Transportation and Resource Accessibility
- Timing - How quickly can the site be ready?

One site met this criteria

Sites Evaluated

City staff reviewed the comprehensive property list prepared by the City Auditor and eliminated properties that did not meet the most basic criteria.

- Size – under 1 acre
- Existing use – parks, wells, pump stations
- Zoning – utility land, etc.

4 properties were identified for further evaluation (*summaries of evaluations shown here*)



Site Selected – Property north of PW&U Facility

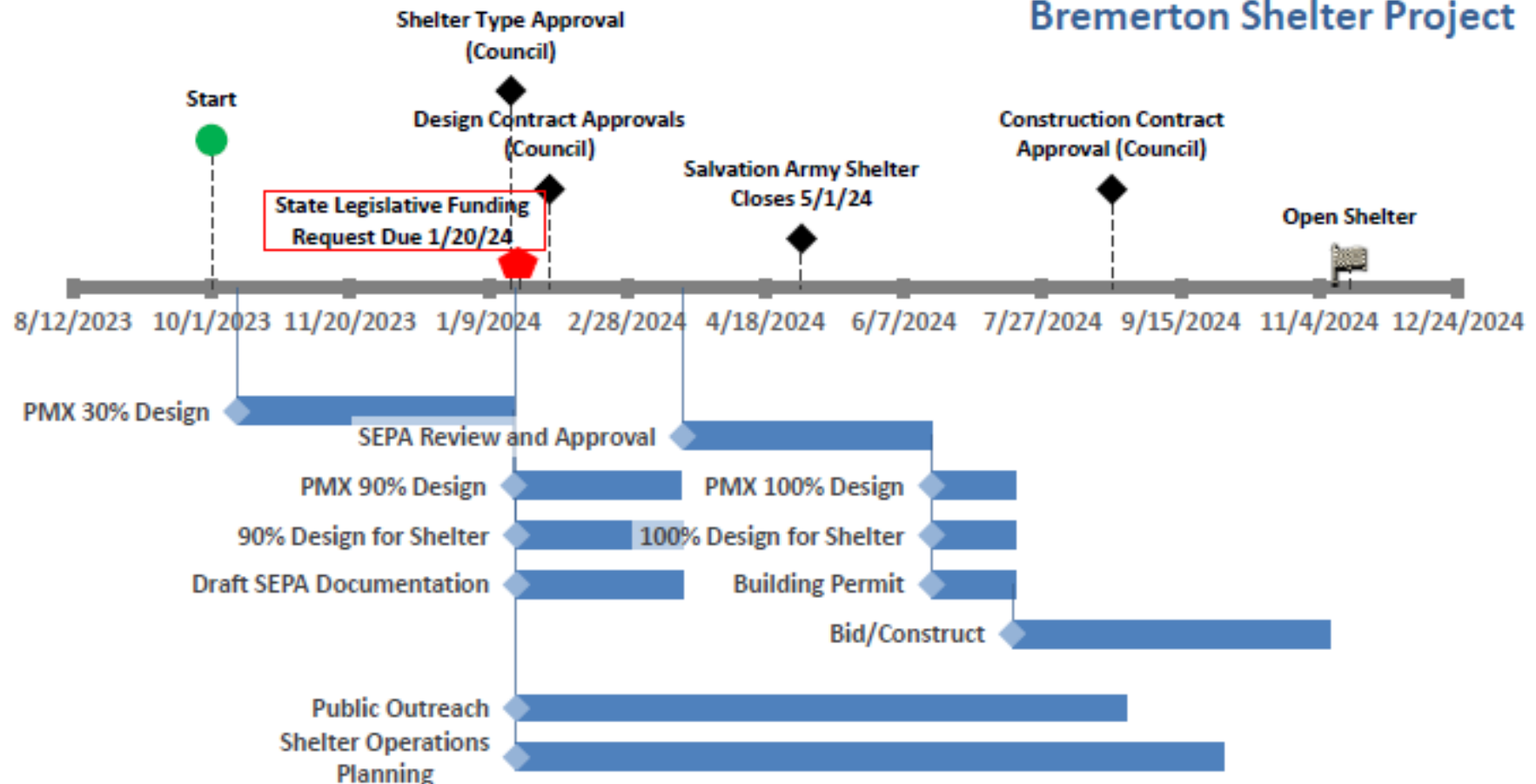


Site: Property North of PW&U Oyster Bay Facility

- Large enough (at least 1 acre)
- Appropriate zoning (General Commercial)
- Adjacent to KT route and within walking distance of several routes on Kitsap Way
- Near other resources such as health care and food
- Grading and site preparation needed for shelter development and access
- Grading is forward compatible with future use of site by Public Works & Utilities
- Full site not needed for PW&U expansion in the immediate future

Timeline

Bremerton Shelter Project



Concern	Response
Site selection process done without regard to neighborhood	All sites have surrounding neighborhoods
Crime will increase	RPM has included response, shelter design will include safety features
Lack of public outreach	A public outreach plan will be included with consultant contracts for shelter/site design
City bypassing SEPA and permitting	SEPA and permitting will be completed; design will address aesthetics and other City zoning design requirements
Construction during rainy season	Construction not planned until late summer
Lack of plan to mitigate neighborhood impacts	City will address neighborhood impacts through the design of the shelter and with operations planning – Council will provide oversight as milestones such as contracts, grants, and budget adjustments come forward for approval
Taking on Kitsap County's plan	The City has taken full advantage of Kitsap County's plans to expedite the project, however, the shelter will be sized and designed for Bremerton's use
Lack of transparency	City brought project to public's attention at earliest stage of development with full transparency and will continue to do so
Another site was preferred by consultant	The site at the Wastewater Treatment Plant was eliminated due to several issues – the cost and timeline for street improvements to provide access is prohibitive. Would include the purchase of a property
Current conditions at Salvation Army would come to neighborhood (milling, personal items, trash)	The recommended shelter is a self-contained campus, it would have an internal waiting room, a secure exterior courtyard, and would provide services to clients only

RPM Presentation

The RPM Team is a consultant for homelessness programs and a design firm involved in developing and constructing Navigation Shelters.

RPM has reviewed the scope of the homelessness issue in Bremerton and has evaluated 3 shelter types that could be implemented at the Oyster Bay site. They will now present their findings and recommendation.

RPM Team Introductions

David Renard, *President*

Cruz Avila, *Homeless Operations and Programs Principal*

Potential Costs

Order of magnitude costs, not budgetary

Based on 100 beds

	Pallet Community	Sprung Shelter	Tent Encampment
Site Grading Design & Construction	\$3,000,000	\$2,000,000	\$2,000,000
Shelter Capital Costs	\$3,600,000	\$3,400,000	\$1,150,000
Total	\$6,600,000	\$5,400,000	\$3,150,000

Operations and maintenance costs for each shelter type not fully understood, however some considerations include:

- Sprung shelter likely has the lowest operations costs due to the efficiency of the space for both staffing and energy costs
- Pallet will have a higher maintenance cost due to construction from less durable materials, and the number of individual units that must be maintained (heat/ac, locks, windows, doors etc.)

Alternative Summary

Issue / Feature	Shelter Type		
	Congregate Sprung Shelter	Pallet Community	Regulated Encampment
Likelihood to immediately fill resulting in inability to enforce No Camping Ordinance	Low	High	Unknown
Potential for on-site drug or alcohol use	Low	High	High
Dignified housing that communicates compassion for residents/value of residents	Yes	Yes	No
Climate controlled environment/year-round protection from weather	Yes	Yes	No
Construction cost for 100 beds at Oyster Bay Site (Note 1)	\$5.4M	\$6.6M	\$3.2M
Operations and maintenance cost (Note 2)	Low	High	N/A
Shelter expected life (years, Note 3)	50	15	N/A
Can incorporate architectural features (glazed entryway, vestibules, canopys, etc.)	Yes	No	N/A
Facilities centralized in one space - can use restroom without going outside	Yes	No	No
Shelter can be re-purposed	Yes	No	N/A

Notes:

- 1) Additional beds can be added at essentially no cost with a Sprung Shelter; site expansion required with a Pallet Community.
- 2) O&M cost not currently quantified, but expected to be much higher for Pallet since each Pallet unit has it's own 2,700W heater and 8,000 BTU AC unit, has non-code compliant insulating R value, and is fabricated of less durable materials. Code compliance is also a consideration.
- 3) Shelter life per discussions with RPM and Pallet. Note that Sprung Structures warrants the skin at 25-years, and the structure at 50-years. Pallet Shelters warrants their structures against manufacturing defects for 2 years.

Questions?

