

Planning & Sustainability • City of Northampton

resilience | regeneration | design | conservation | placemaking | mobility | accessibility | community development | historic | zoning | GIS | agriculture

Wayne Feiden, FAICP, Director of Planning & Sustainability • WFeiden@NorthamptonMA.gov • 413-587-1265

Request for Proposals Space Planning for a Northampton Resilience Hub

Proposals due **3:00 PM Friday April 24, 2020** to Wayne Feiden: WFeiden@NorthamptonMA.gov

Northampton is seeking an architect or qualified space planner to support the space planning and site assessment for a Resilience Hub. (See the following pages for more detail. We will also be building out a project website at: <http://www.northamptonma.gov/2166/Resilience-Hub>.)



The architect/space planner will support the project from planning to a space plan and building/site selection criteria and assessment of alternatives, including:

1. Supporting Northampton and its community partners in planning broad program options for a Resilience Hub.
2. Consideration of precedents (e.g., Amherst Survival Center, Greenfield Living Room that address chronic needs as well as shorter term resilience hubs in other cities)
3. Provide a focus on the dual use of a Resilience Hub, a day shelter for the neediest populations, but one that serves other community needs and builds community support so it can successfully pivot to a resilience hub during times of disaster and crisis.
4. Analyze program needs to identify space needs and facilities under different scenarios.
5. Pay particular attention and include a separate analysis of how to address the needs of populations with disabilities.
6. Unique building design features include
 - a. The needs of a resilient space, including minimizing its energy footprint and including backup power, secure communications, short term water and food supply.
 - b. Design features to separate day programs for frontline communities from programs for other populations.
7. Provide cost estimates of different alternatives to support the selection of a final scenario.
8. Consider whether unique needs require new building construction or can be accommodated in an existing building.
9. Create a summary of total space and facility's needs (e.g., square feet, # of bathrooms)
10. Assist in the assessment of a few leading sites identified by the City.

The total fee for this work is up to \$9,999. We appreciate any additional pro bono time.

The architect/space planner will be chosen based on their proposal and qualifications. The proposal should explain your approach to providing all of the above services.



Executive Summary

Northampton is exploring creating a Resilience Hub to support Northampton residents who face chronic and acute stress due to natural and human-caused disasters, climate change, and social and economic challenges.



We seek to serve:

- Frontline and Climate Vulnerable Populations: (e.g., homeless, Single Room Occupancy residents, those living in poverty, and those facing other chronic stress).
- All residents.

During normal times (which continue to be times of stress for frontline communities):

- The Resilience Hub's primary role is to coordinate resources distribution and services as a consolidated entry point for the frontline line communities. The ServiceNet Resource Center, the Northampton Recovery Center, Forbes Library, and some of our coffee shops and public restaurants serve some of this role today, but they are not sufficient. The Resilience Hub would not serve overnight guests and would supplement the emergency sheltering role of Smith Vocational School during acute events or the Northampton High School for Covid-19.
- The Resilience Hub must also support and gain the support of all populations so it is ready to pivot to meet their needs during times of disaster. (For example, arts programming spaces.)

During acute stress, major disruptions and recovery (e.g., a major storm, disaster, or pandemic):

- The Resilience Hub must serve all residents and coordinate distribution and services in preparation for, during, and in recovery from major disruptions. The hub must include with dependable services, including communications, power, water, sanitation, consolidated entry to required services.

The planning process will be coordinated by the City of Northampton in conjunction with its community and social service partners. Although the City will be involved in planning, site selection, and site acquisition, assuming a Resilience Hub does go forward, almost certainly operation will be by community partners and operation cannot rely on major City funding.

Prior Resilience Hub City Planning

City plans and the City's 2020 CDBG Action Plan identify Resilience Hub needs.

Community Resilience Building Workshop (2018 & 2020)

These findings help build the City's resilience action agenda and make it eligible for state Municipal Vulnerability Program grants.

2018 Plan: *Assess strategies to cluster services (healthcare, food provision, etc.) nearby shelters to enhance accessibility in an emergency, and to increase the capacity of shelters to serve as Resilience Hub s.*

2020 Amendment: *Develop a Resilience Hub to cluster services (e.g., sanitation, showers, and clothes washing, healthcare, food and meals, point of entry and day programming for social services, case managers, direct service, and help finding housing, a place to store personal items, and escape from cold, heat, and the elements). The greatest need for a Resilience Hub is to address chronic and acute stresses to frontline communities (homeless, SRO residents, low income, and disadvantaged populations on the front-line of climate change and any stress) without other resources. In addition, a Resilience Hub can also address acute stresses (i.e., from a specific event) for any community members. A Resilience Hub is needed in walking distance of downtown area homeless shelters and SROs.*

A Downtown Northampton for Everyone: Residents, Visitors, Merchants, and People At-Risk, Mayor's Work Group on Panhandling (2019)

This plan advances the search to find solutions that serve the populations at greatest risk while being sensitive to the adverse effects of panhandling on extremely vulnerable downtown businesses.

Create a living room model/community day center site--*The Work Group identified a need to examine the current Homeless Resource Center (43 Center Street) and the Northampton Recovery Center (2 Gleason Plaza) to assess how these programs can be supported and/or possibly merged in a central location. Day programming could include assisting people with housing search, medical care, a place to store personal items, a shower, washing clothes, sharing a meal, seeing a therapist/case manager, and getting out of the cold. These elements currently exist, but program spaces are small and hours are limited.*

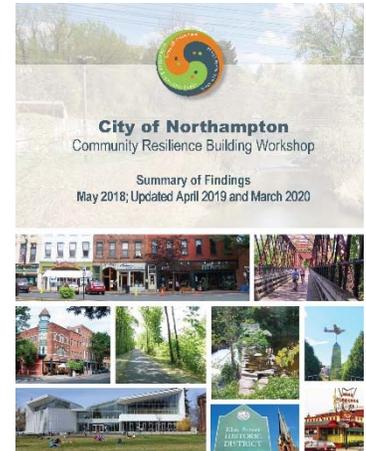
Forbes Library Strategic Plan 2019-2023 (2019)

Forbes Library serves, along with the Homeless Resource Center and Northampton Recovery Center, is a preferred day location for many in the homeless community and is a success story in serving homeless and all populations. Their strategic plan addresses this indirectly:

Goal 1: Community Hub--*Forbes Library engages the community by providing a place and services that connect people and help bridge divides...During our interviews, stakeholders and community leaders spoke more about the growing income gap in our city than they did about any other topic. Addressing the insecurity and anxiety that come from economic disparity, job insecurity, housing stress, and global instability, is a crucial task for many of our local organizations and institutions...Outreach was mentioned most often which entails ensuring that members of our community of all ages and backgrounds are aware of the services available at the library, the resources which will be useful to them, programming that is interesting and relevant to them, and that they have access to technology. Forbes Library is a safe and welcoming space for everyone. Through this goal we aim to address the unique needs of our community by embracing diversity, creating opportunities for civic engagement, connecting people with vital services, and providing a neutral place for critical discussions.*

Hampshire County Regional Shelter Plan (2016, being updated 2020)

This is the outline of the regional sheltering plan for acute emergencies and covers what can be provided and what assumptions are being made, and indirectly what is being left out and needs to be covered in a hub.



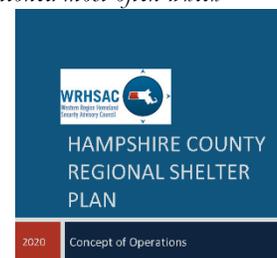
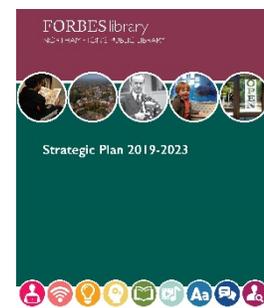
A Downtown Northampton for Everyone: Residents, Visitors, Merchants, and People At-Risk



Mayor's Work Group on Panhandling Study Report October 2019



Mayor David J. Narkewicz
City of Northampton, MA



Next Steps

Prior to the Covid-19 emergency, the city was planning to spend a year doing needs assessment, partner collaboration, site selection criteria, funding identification, and narrowing lists of possible candidate sites.

The changing climate, sheltering crisis prior to Covid-19, the panhandling report, and especially the challenges of facilities to address Covid-19 have put a Resilience Hub on the front burner. While a Resilience Hub will almost not be ready during the peak of Covid-19 and the initial recovery, it potentially can be ready while Covid-19 is still circulating as a risk, and while the community as a whole and the frontline communities in particular are on a multi-year recovery.

Necessary steps, some or several of which can happen concurrently are:

- Resilience Hub needs assessment
 - Climate change, social vulnerability, and other chronic stress (non-Covid-19)-
 - Natural disasters, climate change and other acute stress (non-Covid-19) resilience
 - Chronic stress Covid-19 related (perhaps while Covid-19 is still circulating) recovery
 - Broader community needs, beyond what the libraries, senior center and recreation department and others do currently
- Partner collaborations
- Potential co-benefits of Resilience Hub (e.g., absorbing vacant property, reducing panhandling)
- Project funding
- Site selection criteria
- Identification of possible sites- in or within walking distance of downtown
- Site/building selection
- Site/building acquisition or leasing
- Site/building development
- Building operation by community social service providers

Potential Funding

- The City will be preparing a Municipal Vulnerability Program application for as much work as can be done in FY2021 (July 1, 2020 to June 30, 2021)
- The Mayor has set aside \$200,000 of CDBG funds for site acquisition and development, with the understanding that growing Covid-19 emergency needs could divert these funds.
- The City has received initial indication that we can obtain a small technical assistance grant from a USDN/Clean Energy Resilience Hub program (\$6,000 to \$8,000) to assess solar and backup power.
- The City has begun discussions with USDN about joining a regional consortium in applying for foundation funds in support of Resilience Hub s throughout the northeast.
- The City has been working with donors and other potential partners.

Potential Phase I funding (not all funding will come through)

Sources	Uses	Status	Amount
Mass. Dept. Public Health	Health/accessibility planning	Committed-spend by 6/30/20	\$ 5,000
Contributions	Planning/site selection	On-hand, potential for more	\$ 10,000
Partners for Places	Planning/site selection	Could apply, but complicated process	\$ 10,000
USDN/Clean Energy	Solar/backup power feasibility	Soft commitment, services only	\$ 7,000
State MVP (with CDBG as required match)	Site planning, acquisition, development	Can apply in May - competitive (spend by 6/2021)	No guarantees: Range \$200,000 to \$1 million
Federal CDBG	Site acquisition	Committed. Covid-19 could divert some funds	\$200,000
USDN coordinated foundation grant	Regional effort for multiple northeastern hubs	Potential to apply with regional partners, all details uncertain	\$ 20,000

Resilience Hub programming (brainstorming only)

- Connection to social services: case managers for housing search, therapist, medical
- Storing personal items
- Sanitation: shower, washing clothes
- Access to food
- Connection (not necessarily on-site) to other food pantries and meals
- Get out of the cold or heat
- Very limited emergency overnight (e.g., three beds)
- Building social trust and capital with climate vulnerable populations
- Serve entire community to build trust
- Design details on how to address very diverse populations
- Site selection
- Acquisition
- Building development
- Lowest possible utility loads (e.g., passive house or something at least close)
- Power backup

Resilience Hub Space Planning

Phase I space planner/architect (planning to site selection). (Under \$10,000, no designer selection)

- Assist planning group converting needs to space planning consequences and options
- Cost estimating of options
- Site selection of a few leading sites identified by city
- Planning to maximize resilience and building efficiencies

Phase II architect. (Designer selection required)

- Detailed space planning of selected site
- Design of selected site (building or land)
- Support for any permitting process (e.g. elevations for Central Business Architecture if applicable)
- Preparation of final design, construction drawings, specifications, bid package
- Support bid assessment
- Oversee construction

Resilience Hub Tenure and Management Models

Tenure Model	Benefits	Disadvantages
Lease	Simplest model	Not eligible for one time capital grants
City ownership	Easiest for capital grants	Not a role that the city wants
Operator owns	Manager/owner is simple	May depreciate-no permanent guarantee
Land trust owns	Dedicated owner, capital grants	May provide longer term guarantee