

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

530



FROM: Riverside County Department of Mental Health

SUBMITTAL DATE:
November 8, 2012

SUBJECT: In-Principle approval for lease or purchase of new space for a new Moreno Valley Adult Mental Health Clinic for the Riverside County Department of Mental Health. [DISTRICT 5]

RECOMMENDED MOTION: Move that the Board of Supervisors authorize in-principle, the Economic Development Agency (EDA) to seek office space for lease or purchase of approximately 11,000 square feet of space for the new Moreno Valley Adult Mental Health Clinic.

BACKGROUND: The Riverside County Department of Mental Health (RCDMH) must expand service capacity due to the expansion of mental health services and anticipated increased demand for services. In addition to the expansion of mental health services, RCDMH is seeking additional space in preparation for integrated healthcare. Therefore, In order to improve consumer care and provide adequate staff space, new office space in the Moreno Valley area is being sought.
(Continued on page 2)

JW:DC:MIM

Jerry Wengerd
Jerry Wengerd, Director
Riverside County Department of Mental Health

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/2013

SOURCE OF FUNDS: 31.47% Federal, 67.10% MHA, 1.41% 3 rd party and .02% Grants/MOU	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY: *Debra Cournoyer*
Debra Cournoyer

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

Dept's Recomm.:
Per Exec. Ofc.:

REVIEWED BY CIP
Christopher Hans
Christopher Hans

Departmental Concurrence

SUBJECT: In-Principle approval for lease or purchase of new space for a new Moreno Valley Adult Mental Health Clinic for the Riverside County Department of Mental Health. [DISTRICT 5]

BACKGROUND: (Continued)

The need for mental health services in the Moreno Valley area has been a concern for the RCDMH for a number of years. Existing and new Moreno Valley consumers do not currently have reasonable access to mental health services due to the lack of a facility in Moreno Valley. Additionally, the RCDMH anticipates consumer growth due to the conversion of Riverside County Health Care (RCHC) consumers to Medi-cal in 2014.

The existing Blaine street clinic located in Riverside currently provides services to Moreno Valley residents. Approximately 750 Moreno Valley residents must take up to a three hour bus ride with multiple transfers in order to access services at the existing Blaine street facility in Riverside. Additionally, the Blaine street clinic is the largest outpatient service program in the RCDMH system, serving 2600 adults. The Blaine street clinic is overcrowded for both consumers and staff and service demands are exceeding the facility's capacity. The Blaine Street facility was originally designed to serve 1500 clients.

The RCDMH will need approximately 11,000 square feet of space to accommodate approximately 23 licensed professional, paraprofessional and clerical mental health staff. The new location must provide space for adult mental health and integrated healthcare. Finally, the new facility should be close to public transportation to allow consumers who utilize public transportation access to services. Below is a brief description of the services that will be provided at the new Moreno Valley Adult Mental Health Clinic:

- **Moreno Valley Adult Mental Health:** A community-based outpatient mental health clinic providing a range of mental health services. Services are provided for adults who have a diagnosis of a severe mental illness.
- **Integrated Healthcare:** Providing a full array of primary care, medical, and substance abuse services.

FINANCIAL INFORMATION

There are sufficient funds in the RCDMH FY 12/13 budget to fund this additional space. No additional County funds are required.

**ATTACHMENT A
MORENO VALLEY ADULT CLINIC SPACE REQUIREMENTS**

Total square feet = 7690 + 2538 (33% circulation) = 10,228 square feet Required for 23 FTE

Common Space for Clinic

Space Requirement (Common Space for Clinic)	# of Rooms or Spaces Req.	Sq. ft.
Break room - all	1	250
Chart Room	1	150
Comm. Room	1	140
Copy Room/fax	1	100
Interview Rooms	8	960
Janitors Closet	1	50
Medication room (Locked)	1	120
Nurses Station (Common space for 3 LVN)	1	150
Restroom (Male/building)	1	200
Restroom (Woman /building)	1	200
Storage Room	1	100
Total	18	2420

Additional Notes:

- a. Negative Pressure Room via nurses station
- b. Parking Space for 6-8 County Cars.

ATTACHMENT A MORENO VALLEY ADULT CLINIC SPACE REQUIREMENTS

Program/Project	Proposed Staff	Proposed Office(s) & Common Areas																																																															
ADULT SERVICES	<table border="1"> <thead> <tr> <th>Position</th> <th>#</th> <th>Sq.Ft.</th> </tr> </thead> <tbody> <tr> <td>BHS II @ 120 Sq.Ft.</td> <td>3</td> <td>360</td> </tr> <tr> <td>CT II @ 120 Sq.Ft.</td> <td>3</td> <td>360</td> </tr> <tr> <td>LVN II (In common space)</td> <td>2</td> <td>0</td> </tr> <tr> <td>MHSS @ 120 Sq.Ft.</td> <td>1</td> <td>120</td> </tr> <tr> <td>OA II @ 120 Sq.Ft.</td> <td>2</td> <td>240</td> </tr> <tr> <td>OA III @ 120 Sq.Ft.</td> <td>2</td> <td>240</td> </tr> <tr> <td>Peer Specialist @ 120 Sq.Ft.</td> <td>2</td> <td>240</td> </tr> <tr> <td>PSYCH @ 120 Sq.Ft.</td> <td>2.50</td> <td>240</td> </tr> <tr> <td>Supv. OA 1 @ 120 Sq.Ft.</td> <td>1</td> <td>120</td> </tr> <tr> <td>Total</td> <td>18.5</td> <td>1920</td> </tr> </tbody> </table>	Position	#	Sq.Ft.	BHS II @ 120 Sq.Ft.	3	360	CT II @ 120 Sq.Ft.	3	360	LVN II (In common space)	2	0	MHSS @ 120 Sq.Ft.	1	120	OA II @ 120 Sq.Ft.	2	240	OA III @ 120 Sq.Ft.	2	240	Peer Specialist @ 120 Sq.Ft.	2	240	PSYCH @ 120 Sq.Ft.	2.50	240	Supv. OA 1 @ 120 Sq.Ft.	1	120	Total	18.5	1920	<table border="1"> <thead> <tr> <th>Space Requirement</th> <th># of Rooms/Space Required.</th> <th>Sq.Ft.</th> </tr> </thead> <tbody> <tr> <td>Family Room</td> <td>1</td> <td>140</td> </tr> <tr> <td>Group room (12-15)/Conf.</td> <td>1</td> <td>220</td> </tr> <tr> <td>Lobby (Adult)</td> <td>1</td> <td>650</td> </tr> <tr> <td>Medication Room (Locked – In Common space)</td> <td>0</td> <td>0</td> </tr> <tr> <td>Restroom/ Lobby (Male/Female) 1 each @ 100 Sq.Ft.</td> <td>2</td> <td>200</td> </tr> <tr> <td>Storage Room</td> <td>1</td> <td>100</td> </tr> <tr> <td>Triage (crisis room)</td> <td>1</td> <td>140</td> </tr> <tr> <td>Visiting Supervisor Office</td> <td>1</td> <td>100</td> </tr> <tr> <td>Total</td> <td>8</td> <td>1550</td> </tr> </tbody> </table>	Space Requirement	# of Rooms/Space Required.	Sq.Ft.	Family Room	1	140	Group room (12-15)/Conf.	1	220	Lobby (Adult)	1	650	Medication Room (Locked – In Common space)	0	0	Restroom/ Lobby (Male/Female) 1 each @ 100 Sq.Ft.	2	200	Storage Room	1	100	Triage (crisis room)	1	140	Visiting Supervisor Office	1	100	Total	8	1550
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	#		Sq.Ft.	Space Requirement	# of Rooms/Space Required.	Sq.Ft..
PRIMARY HEALTH CARE	Position					
	LVN II (In common space)	1	0	Medication Room (Locked In Common Space)	0	0
	Nurse Practitioner @ 120 Sq.Ft.	1	120	Patient Exam Room	1	100
	OA III @ 120 Sq.Ft.	1	120	Restroom (Unisex) share w/Substance Abuse	0	0
	Total	3	240	Vitals/Lab with sink	1	100
			Total	2	200	



ENDORSEMENT

Department of Mental Health Leased Space in the Moreno Valley Area

The Economic Development Agency concurs with this request from the Riverside County Department of Mental Health for 11,000 square feet of leased or purchased office space in the Moreno Valley Area. There is no County owned space available meeting this requirement. The request meets County space Standards.

The information listed below summarizes the requirements provided by the Riverside County Department of Mental Health.

Lead Time:	Six Months
Square Footage:	11,000 Square Feet
Term:	Five Years
Utilities:	Provided by Landlord
Custodial:	Provided by Landlord
Maintenance:	Provided by Landlord
Tenant Improvements:	Cost to be determined and negotiated
RCIT Costs:	Cost to be determined
Services:	County pays for electric and telephone service, Lessor to provide all other services.

By: 

Robert Field
Assistant County Executive Officer/EDA

MH:ra/103012/MV139/15.430