

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

829



FROM: Riverside County Department of Mental Health

SUBMITTAL DATE:
November 29, 2012

SUBJECT: In-Principle approval for lease or purchase of new space for the Riverside County Department of Mental Health for a new Palm Springs/Cathedral City Mental Health Clinic. [District 4]

RECOMMENDED MOTION: Move that the Riverside County Board of Supervisors authorize, in-principle, the Economic Development Agency (EDA) to seek office space for lease or purchase of approximately 25,000 square feet of space for a new Palm Springs/Cathedral City Mental Health Clinic.

BACKGROUND: The Riverside County Department of Mental Health's (RCDMH) must re-establish the Palm Springs/Cathedral City Mental Health Clinic due to service needs based on population demands and the expansion of mental health services. Additionally, the RCDMH is seeking space in preparation for integrated healthcare. Therefore, in order to improve consumer care and provide adequate staff space, new office space in the Palm Springs/Cathedral City area of Riverside County is being sought.
(Continued on page 2)

By: Robert Field, Assistant County Executive Officer/EDA
 Economic Development Agency
 Departmental Concurrence

JW:DC

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: 34.68% Federal, 62.27% State (inc. Realign and MHSA), 0.02% Grants/MOU, 3.03% 3 rd Party	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: Debra Courmoyer
 Debra Courmoyer

- Policy
- Consent
- Policy
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:

ATTACHMENTS **District: 4**
 WITH THE CLERK OF THE BOARD

Agenda Number:

3.17

Page 2:

SUBJECT: In-Principle approval for lease or purchase of new space for the Riverside County Department of Mental Health for a new Palm Springs/Cathedral City Mental Health Clinic. [District 4]

BACKGROUND: (Continued)

Until 2008, the RCDMH had a Palm Springs/Cathedral City Mental Health clinic servicing approximately seven-hundred consumers. Due to budget cuts, the clinic was forced to close. The existing RCDMH clinics in Indio, Banning and Blythe do not provide reasonable access via public transportation to the western Coachella Valley without a commute of two to three hours therefore; the RCDMH is seeking to re-establish more easily accessible services in the Palm Springs/Cathedral City area. In addition, the RCDMH anticipates consumer growth due to the conversion of Riverside County Health Care (RCHC) consumers to Medi-cal in 2014.

The RCDMH will need approximately 25,000 square feet of space to accommodate approximately 60 licensed professional, paraprofessional and clerical mental health staff. Below is a brief description of the programs that will be housed at the new location:

- **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.
- **Adult Full Service Partnership (FSP):** Serves adults between the ages of 18 and 59 with severe and persistent mental illness who are homeless or at risk of homelessness.
- **Children's Service's:** Provides assessment, treatment, case management, and support services for emotionally disturbed children and adolescents birth to 18 years. Supportive Services (Parent Support) are also available to consumers and their families including networking and parent to parent support.
- **Older Adult Mental Health (Wellness & Recovery for Mature Adults):** For older adults, age 60 years and above. Focuses upon wellness, recovery, and resiliency. Provides assessment, recovery goals, medication services, placement needs, and assistance with housing.
- **Integrated Healthcare:** Providing a full array of primary care, medical, and substance abuse services. Substance Abuse provides prevention and treatment services and administers the Drinking Drive and PC 1000 programs. Additional Substance Abuse services include detoxification, residential treatment, outpatient services, Narcotics Treatment Program (Methadone), prevention and referrals to other ancillary 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.



ENDORSEMENT

Department of Mental Health Leased Space in Palm Springs and Cathedral City

The Economic Development Agency concurs with this request from the Riverside County Department of Mental Health for 25,000 square feet of leased office space in the City of Palm Springs and Cathedral City. 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:	25,000 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/110612/15.508

ATTACHMENT A PALM SPRINGS/CATHEDRAL CITY ADULT & CHILDREN'S CLINIC

25K Square Feet for approx. 60 FTE

Common Space for Clinic

Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
Admin. Area - (Recep. Admin. area (share w/space w/children)	1	900
Break room – all	1	300
Chart Room/Medical Records (shared)	1	300
Comm. Room	1	140
Copy Room/fax	1	100
Group (Medium) Room (12-15) /Conf @ 200 Sq.Ft.	2	400
Group Large Training /Conf.	1	800
Group Room – Small @ 150 Sq.Ft.	3	450
Interview Rooms - Vac/financial @ 120 Sq.Ft.	4	480
Intern (Vacant workstation bullpen) @ 100 Sq.Ft.	4	400
Janitors Closet	1	50
Medication Room (Locked)	1	120
Nurses Work Area (LVN)	0	140
Restroom (Male for staff)	1	200
Restroom (Woman for staff)	1	200
Storage Room (Shelving) @ 100 Sq.Ft.	2	200
Total	25	5180

Additional Notes:

- a. Negative Pressure Room via nurses station
- b. Parking Space for approx. 20 County Cars.

ATTACHMENT A PALM SPRINGS/CATHEDRAL CITY ADULT & CHILDREN'S CLINIC

Program/Project	Proposed Staff			Proposed Office(s) & Common Areas		
	Position	# of Staff	Sq.Ft.	Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
ADULT SERVICES	BHS II	3	300	Financial Interview Room (located off lobby) Lobby (Adult Lobby) Restroom (Unisex) lobby @ 80 Sq.Ft. Triage (crisis room) (Officer of the day) Total	1	120
	CT II	4	480		1	650
	LVN II (In common Nurses Office)	1	0		2	160
	MHSS	1	120		1	140
	OA II (admin. space)	1	0		4	1070
	OA III (admin. space)	2	0			
	Peer Specialist	3	300			
	PSYCH	2.00	240			
	Total	17	1440			

Program/Project	Proposed Staff			Proposed Office(s) & Common Areas		
	Position	# of Staff	Sq.Ft.	Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
CHILDREN SERVICES	CT II	5	700	Family Room Financial Interview Room (located off lobby) Interview Rooms /Vacant/financial Lobby (Children's Lobby) PCIT Observation Room PCIT Play Room Restroom (Unisex) lobby @ 80 Sq.Ft. Volunteer Office Space @ 120 Sq.Ft. Total	1	140
	MHSS	1	140		1	120
	OA II [1 is receptionist] (admin shared bullpen space)	2	0		1	120
	OA III (admin. shared bullpen space)	1	0		1	650
	Parent Partner (shared bullpen space)	3	300		1	140
	PSYCH	1	140		1	140
	Supv. OA I	1	140		2	160
	Total	14	1420		2	240
					10	1710

**ATTACHMENT A
PALM SPRINGS/CATHEDRAL CITY ADULT & CHILDREN'S CLINIC**

PRIMARY HEALTH CARE	Position			Space Requirement		
	Position	# of Staff	Sq. Ft.	Space Requirement	# of Rooms or Spaces Req.	Sq. Ft.
	LVN II or LPT (In common Nurses Office)	1	0	Patient Exam Room	1	120
	Nurse Practitioner.	1	120	Vitals/Lab/Phlebotomy/ with sink	1	120
	OA III (shared space)	1	0	Restroom (Unisex) share w/substance abuse (include in Substance Abuse Space Plan)	0	0
	Total	3	120	Total	2	240

Total square feet for new programs = 11,700 + 3,861 (33% circulation) = 15,561 square feet for 34 FTE

***approximately Total Square Feet for existing programs @ 26 FTE 10,920 square feet
(Substance Abuse, Older Adult & FSP – based on lease spreadsheet) 26,481 square feet**