

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

826



**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 the Riverside Older Adult Mental Health Clinic. [District 1 and 2]

**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 22,000 square feet of space for the Riverside Older Adult Mental Health Clinic.

**BACKGROUND:** The Riverside County Department of Mental Health (RCDMH) must relocate its current Riverside Older Adult Mental Health Clinic due to the inadequate size of the existing location. In addition to the space concerns for current staff and clientele, RCDMH is seeking additional space in preparation for integrated healthcare. Therefore, in order to improve client care and provide adequate staff space; new office space in Riverside County is being sought.  
**(Continued on page 2)**

JW:DC

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

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b> 15.84% Federal, 83.70% MHSA, .43% 3 <sup>rd</sup> party and .02% Grants/MOU	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Debra Cournoyer*  
Debra Cournoyer

**County Executive Office Signature**

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

Departmental Concurrence

- Consent
- Policy
- Consent
- Policy

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

**SUBJECT:** In-Principle Approval for Lease or Purchase of New Space for the Riverside County Department of Mental Health for the Riverside Older Adult Mental Health Clinic. [District 1 and 2]

**BACKGROUND: (Continued)**

The existing RCDMH Riverside Older Adult Mental Health clinic serves consumers age 60 years and above. The current clinic is located at 10182, 10190, and 10228 Indiana Ave, in Riverside, California and does not provide adequate space for existing staff and consumers. Additionally, 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 22,000 square feet of space to accommodate approximately 61.5 licensed professional and paraprofessional mental health staff. The new location must provide space for the expansion of existing programs and integrated healthcare. Below is a brief description of the programs that will be housed at the new location:

- **Older Adults Mental Health Services:** Assessment and treatment focused on consumer's recovery goals, medication services and housing needs to older adults.
- **Full Service Partnership (FSP) / Specialty Multidisciplinary Aggressive Response Teams (S.M.A.R.T.):** S.M.A.R.T. Outreach and engagement services to the population "at-risk" for homelessness, institutionalization, and abuse, who, under ordinary circumstances, would not receive services.
- **Older Adults/Innovations (Healthy Life Partnership (HeLP):** (HeLP) Program was developed to improve the quality of services to older adults diagnosed with chronic mental illness and co-morbid physical health issues. Program members and their family members participate in a six-week group that addresses wellness topics including, skills for coping with fatigue, pain, frustration, and isolation; exercise for maintaining strength, flexibility, and endurance; appropriate use of medications; effective communication with family, friends, and health professionals; and nutrition.
- **Prevention and Early Intervention (PEI) Cognitive Behavioral Therapy (CBT):** PEI addresses a core set of risk factors that target initial onset of mental health problems. PEI uses CBT as the psychotherapeutic approach to assist in this type of program management.
- **PEI Program For Encouraging Active and Rewarding Lives (PEARLS):** Use of behavioral techniques to empower mature adults to actively manage symptoms of depression and improve their quality of life. PEARLS consist of some very basic components including: Evidence-Based, Here and Now Focus, Common-Sense Approach, Brief Implementation and High Satisfaction.
- **Integrated Healthcare:** Providing a full array of primary care, medical, and substance abuse services.
- **Older Adults Administration:** Provides for the administration of the older adults mental health programs.

**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 the Riverside Area

The Economic Development Agency concurs with this request from the Riverside County Department of Mental Health for 22,000 square feet of leased or purchased office space in the Riverside 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:	22,000 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/111312/15.519

## ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

**16,700 x .33% (5,010 circulation) = 21,710 Square Feet for approx. 61.5 FTE**

### Common Space for Clinic

Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
Admin. Area - (Recep. Admin. area (shared OA space))	1	400
Break room – all	1	400
Chart Room/Medical Records (shared)	1	300
Comm. Room	1	140
Copy Room/fax/storage for entire clinic	1	250
Group (Medium) Room (12-15) /Conf	@ 300 Sq.Ft. 2	600
Group Large Training /Conf.	@ 500 Sq.Ft. 2	1000
Group Room – Small	@ 150 Sq.Ft. 3	450
Interview Rooms - . Vac/financial	@ 120 Sq.Ft. 4	480
Janitors Closet	1	150
Medication Room (Locked)	1	120
Lobby	1	500
Lobby Restroom (Unisex)	2	200
Nurses Work Area station	1	200
Restroom (Male for staff)	1	200
Restroom (Woman for staff)	1	200
<b>Total</b>	<b>24</b>	<b>5590</b>

**Additional Notes:**

- a. Negative Pressure Room via nurses station
- b. Parking Space for approx. 12 County Cars

## ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

Program/Project	Proposed Staff			Proposed Office(s) & Common Areas				
	Position	# of Staff	Sq.Ft.	Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.		
[Wellness & Recover]  OLDER ADULTS – TYLER VILLAGE	OA II	2	240	Conference room for 20 people  Interview Rooms Therapy/couch room Storage (literature/program specifics)  Total	1	250		
	OA III	1	120					
	Supv. OA	1	120					
	LVN II	1	120					
	BHS II	5	600					
	CSA	2	240					
	Occu. Therapist	1	120					
	RN	2	240					
	PSYCH	3	360					
	MHSS	1	150					
	MHPS	2	240					
	CT II	4	480					
	<b>Total</b>	<b>25</b>	<b>3030</b>				<b>9</b>	<b>1210</b>

[Wellness & Recover]  OLDER ADULTS INNOVATIONS	Space Requirement			Space Requirement		
	Position	# of Staff	Sq.Ft.	Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
	OA II	1	120	Storage Room	1	120
	RN	1	120			
	MHPS	1	120			
	PSYCH	1	120			
	<b>Total</b>	<b>4</b>	<b>480</b>			



## ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

PEI CBT WEST			Space Requirement	
Position	# of Staff	Sq.Ft.	Rooms or Spaces Req.	Sq.Ft.
OA II	1	120		
MHSS	1	150	1	120
CT II	@ 120 Sq.Ft	360	1	120
<b>Total</b>	<b>6</b>	<b>750</b>		

FSP SMART-WEST ADULT			Space Requirement	
Position	# of Staff	Sq.Ft.	Rooms or Spaces Req.	Sq.Ft.
OA II	1	120		
BHS II	@ 120 Sq.Ft	360	2	240
CSA	1	120		
PSYCH	1	120		
RN	1	120		
SR. CLINICAL PSYCH	1	120		
MHSS	1	150		
MHPS	@ 120 Sq.Ft	240		
CT II	1	120		
<b>Total</b>	<b>12</b>	<b>1470</b>	<b>2</b>	<b>240</b>

## ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

Substance Abuse	Position			Space Requirement	# of Rooms or Spaces Req.	Sq. Ft.
	BHS III	@ 120 Sq. Ft.	#			
	OA II	1.0	120	Chart Room/File	1	150
				Group room (25-30)	1	350
				Intern Space	1	120
				Interview Rooms @ 150 Sq. Ft.	1	150
				Unisex Restroom (testing -- share w/Primary Health Care)	1	100
				Storage Room	1	120
				<b>Total</b>	<b>6</b>	<b>990</b>

Program/Project	Proposed Staff				Proposed Office(s) & Common Areas			
	Position	# of Staff	Sq. ft.		Space Requirement	# of Rooms or Spaces Req.	Sq. ft.	
Primary Health Care	LVN II	1	120		Patient Exam Room	1	120	
	Nurse Practitioner	1	120		Vitals/Lab/Phlebotomy/ with sink	1	120	
					Restroom (Unisex) share w/substance abuse (include in Substance Abuse Space Plan)	0	0	
	<b>Total</b>	<b>2</b>	<b>240</b>		<b>Total</b>	<b>2</b>	<b>240</b>	