

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

445



FROM: Department of Mental Health (DMH)

SUBMITTAL DATE:

August 8, 2013

SUBJECT: In-Principle approval for lease or purchase to seek additional space for the DMH for a new Lake Elsinore Mental Health Adult Clinic. [DISTRICT 1]

RECOMMENDED MOTION: Move that the Board authorize in-principle, the Economic Development Agency (EDA) to seek additional office space for lease or purchase for approximately 19,000 square feet of space for a new Lake Elsinore Mental Health Clinic.

BACKGROUND: On December 11, 2012 (3.16), the DMH received board approval to seek additional space for a new Lake Elsinore clinic for approximately 10,000 square feet of space.

(Continued on page 2)

JW:DC

Jerry Wengerd

Jerry Wengerd, Director
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:	2013/2014

SOURCE OF FUNDS: 24.46 % Federal, 72.18% State (inc. Realign and MHSA, 1.51% 3 rd party and 1.85% 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: *Elizabeth J. Olson*
Elizabeth J. Olson

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

8/13 10:13 AM 5:32
CLERK OF THE BOARD OF SUPERVISORS
RECEIVED RIVERSIDE COUNTY

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

Prev. Agn. Ref.: 3.16 12/11/12 | District: 1/1 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3-56

SUBJECT: In-Principle approval for lease or purchase to seek additional space for the DMH for a new Lake Elsinore Mental Health Adult Clinic. [DISTRICT 1]

Page 2

BACKGROUND: (Continued)

Due to additional service demands, the DMH is requesting to increase the original request by an additional 9,000 square feet to incorporate the older adult mental health clinic, and provide the additional square footage for adult mental health and integrated healthcare.

The DMH will need approximately 19,000 square feet of space to accommodate approximately 40.5 licensed professional, paraprofessional and clerical mental health staff. The new location must provide space for adult mental health, older 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 Lake Elsinore Mental Health Adult Clinic:

- **Lake Elsinore 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, mental health, and substance abuse services.
- **Older Adult Mental Health (Wellness & Recovery for Mature Adults):** For older adults, age 60 years and above. Focuses on wellness, recovery, and resiliency. Provides assessment, recovery goals, medication services, placement needs, and assistance with housing.

FISCAL

There are sufficient funds in the RCDMH FY 13/14 budget to fund this additional space. No additional County funds are required.



ENDORSEMENT

Department of Mental Health Leased Space in Lake Elsinore

The Economic Development Agency concurs with this request from the Riverside County Department of Mental Health for 19,000 square feet of leased or purchased office space in the Riverside area. There is no County owned space available to meet this requirement. This request meets County space standards.

The information listed below was used as an estimate in determining this Endorsement:

Lead Time:	Six Months
Size:	19,000 sq. ft. Lake Elsinore
Term:	Five Years
Lease rate:	To be negotiated
Utilities:	To be determined
Custodial:	Provided by Landlord
Maintenance:	Provided by Landlord
Tenant Improvements:	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

Robert Field
Assistant County Executive Officer/EDA

CC:ra/071813/LE030/16.080

ATTACHMENT A – LAKE ELSINORE ADULT CLINIC

Total square feet = 13,804 + 4,555 (33% circulation) = 18,359 square feet for 40.5 FTE

Common Space for Clinic

Space Requirement	# of Rooms or Spaces Req.	Sq.Ft.
Break room – all	1	500
Comm. Room	1	140
Copy Room/fax	1	100
Conference Room/Training Room	1	900
Interview Room adjacent to lobby with an entrance/exit door @ 150 Sq. Ft.	1	150
Janitors Closet	1	100
Main Clinic Lobby	1	800
Main Lobby Receptionist Area	1	400
Lobby Restrooms (Unisex Restrooms with changing table) @ 110 Sq. Ft.	2	220
Restroom (Male)	1	200
Restroom (Woman)	1	200
Storage Room (Shelving) @ 100 Sq.Ft.	2	200
Total	14	3910

ATTACHMENT A – LAKE ELSINORE ADULT CLINIC

Program/Project	Proposed Staff	Proposed Office(s) & Common Areas	# of Rooms or Spaces Req.	Sq.Ft.	
Adult Services	Position	#	Sq.Ft		
	MHSS	1	240	150	
	STAFF PSYCH	1.5	240	200	
	LVN II	2	120	540	
	CT II	3	240	120	
	BHS II	3	240	300	
	BHS III	1	120	100	
	MHPS	3	240	120	
	OA II	5	240	1530	
	OA III	1	120		
TOTAL	20.5	1800			
Space Requirement Chart Room Couch Room Group room (12-15) @ 180 Sq.Ft. Intern Space Interview Rooms @ 150 Sq.Ft. Medication Room (Locked) Storage Room Total					
Additional Notes: a) Public transportation Accessible b) Parking Space for 3 Cars c) Lobby is shared however, must have two separate reception windows for SA and MH.					
Substance Abuse	Position	#	Sq.Ft.		
	BHS III	2.5	240	150	
	OA II	1.0	120	500	
	Total	3.5	360	120	150
	Space Requirement Chart Room/File Group room (25-30) Intern Space Interview Rooms @ 150 Sq.Ft. Unisex Restroom (testing – share w/Primary Health Care) Storage Room Total				

ATTACHMENT A – LAKE ELSINORE ADULT CLINIC

Program/Project	Proposed Staff	Proposed Office(s) & Common Areas	# of Rooms or Spaces Req.	Sq. ft.												
Primary Health Care	<table border="1"> <thead> <tr> <th>Position</th> <th># of Staff</th> <th>Sq. ft.</th> </tr> </thead> <tbody> <tr> <td>LVN II</td> <td>2</td> <td>120</td> </tr> <tr> <td>Nurse Practitioner</td> <td>1</td> <td>120</td> </tr> <tr> <td>Total</td> <td>3</td> <td>240</td> </tr> </tbody> </table>	Position	# of Staff	Sq. ft.	LVN II	2	120	Nurse Practitioner	1	120	Total	3	240	Space Requirement		
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	LVN II	2	120													
	Nurse Practitioner	1	120													
Total	3	240														
Patient Exam Room		1	120													
Vitals/Lab/Phlebotomy/ with sink		1	120													
Restroom (Unisex) share w/substance abuse (include in Substance Abuse Space Plan)		0	0													
Total		2	240													

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