

**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)

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

<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

**County Executive Office Signature**

BY: *Debra Cournoyer*  
Debra Cournoyer

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: December 11, 2012  
xc: Mental Health, EDA

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref: ATTACHMENTS FILED

District: 1 and 2 Agenda Number:

3.20

Dept 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

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

**Additional Notes:**

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

# ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

Position	Count	Sq. Ft.		
OA II	@ 120 Sq.Ft	2	240	
OA III		1	120	
Supv. OA		1	120	
LVN II		1	120	
BHS II	@120 Sq.Ft	5	600	
CSA	@120 Sq.Ft	2	240	
Occu. Therapist		1	120	
RN	@120 Sq.Ft	2	240	
PSYCH	@120 Sq.Ft.	3	360	
MHSS		1	150	
MHPS	@120 Sq.Ft	2	240	
CT II	@120 Sq.Ft	4	480	
<b>Total</b>		<b>26</b>	<b>3090</b>	

  

Conference room for 20 people	1	250	
Interview Rooms	@ 120 Sq. Ft.	4	480
Therapy/couch room	@ 120 Sq. Ft.	2	240
Storage (literature/program specifics)	@ 120 Sq. Ft.	2	240
<b>Total</b>		<b>9</b>	<b>1210</b>

[Wellness & Recover]			
OA II	1	120	
RN	1	120	
MHPS	1	120	
PSYCH	1	120	

  

Storage Room	1	120

# ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

PEI PEARLS WEST				
OA III		1	120	
BHS II	@ 120 Sq. Ft	2	240	
MHSS		1	150	
PSYCH		1	120	
Storage Room		1	120	

OLDER ADULTS ADMIN				
SECRETARY		1	120	
MHS MANAGER		1	150	
MHSADMIN		1	150	
Conference Room		1	300	
Storage Room		1	120	

PEI PEARLS MID-COUNTY				
OA III		1	120	
MHSS		1	150	

## ATTACHMENT A RIVERSIDE OLDER ADULTS CLINIC

PEI CBT WEST			
OA II	1	120	
MHSS	1	150	
CT II	3	360	
@ 120 Sq.Ft			
Storage Room			
	1	120	

FSP SMART- WEST ADULT			
OA II	1	120	
BHS II	3	360	
CSA	1	120	
PSYCH	1	120	
RN	1	120	
SR: CLINICAL PSYCH	1	120	
MHSS	1	150	
MHPS	2	240	
@ 120 Sq.Ft			
CT II	1	120	
Storage Room/Program material @ 120 Sq. Ft.			
	2	240	

**ATTACHMENT A  
RIVERSIDE OLDER ADULTS CLINIC**

<b>Substance Abuse</b>	BHS III	@ 120 Sq.Ft.	1.5	240
	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>Primary Health Care</b>	LVN II	1	120
	Nurse Practitioner	1	120

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