

**MENTAL HEALTH SERVICES ACT (MHSA)
THREE-YEAR PROGRAM and EXPENDITURE PLAN
CAPITAL FACILITIES PROJECT PROPOSAL**

REDWOOD CENTER

Exhibit 1

CAPITAL FACILITIES PROJECT PROPOSAL FACE SHEET

<p>MENTAL HEALTH SERVICES ACT (MHSA) THREE-YEAR PROGRAM and EXPENDITURE PLAN CAPITAL FACILITIES PROJECT PROPOSAL</p>

County: San Francisco Date: _____

County Mental Health Director:

Robert Cabaj, M.D.
Printed Name

Signature

Date: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

E-mail: _____

Contact Person: _____

Phone: _____

Fax: _____

E-mail: _____

Exhibit 2

PROJECT PROPOSAL NARRATIVE

- 1) Briefly describe stakeholder involvement in identification and development of the proposed Capital Facilities Project and how the requirements of Title 9, CCR Sections 3300 and 3315(b) were met. Submit documentation of the local review process including any substantive recommendations and/or revisions to the proposed Project.

In 2005, the San Francisco MHSA Behavioral Health Innovations Task Force launched a community-wide planning process to identify the priority unmet service needs of persons with serious mental illness in San Francisco. San Francisco's process spanned four months and entailed public meetings, interviews with consumers and family members, and the submission of 80 position papers from community stakeholders. The information gathered formed the basis of recommendations to transform the mental health system in San Francisco outlined in the City's MHSA Three Year CSS Program and Expenditure Plan, which was approved by the California Department of Mental Health in March of 2006.

The City and County of San Francisco, acting through the Community Behavioral Health Services (CBHS) division of its Department of Public Health (DPH), will use Capital Facilities Component funds to support the general system development programs originally identified in the CSS Plan by upgrading specific types of facilities to better serve MHSA populations and their families.

Capital Facilities Component funds will be allocated to three general system development programs as follows:

1. Wellness Centers
2. Dual Diagnosis-Ready Residential Treatment
3. Behavioral Health Integration

The Redwood Center project was identified as a potentially appropriate site as a dual diagnosis-ready residential treatment facility because the physical plant, with appropriate upgrades, can offer fully accessible dormitories and common areas as well as necessary services spaces such as exam rooms, counseling and interview rooms, and medication and dispensary rooms. The facility, which previously served as a residential substance abuse treatment facility will close during construction for the capital improvements.

The community process for this project was undertaken simultaneously with the process held to gather stakeholder input on the overall Capital Facilities Component Proposal.

CBHS hosted a total of three community meetings located in different neighborhoods in San Francisco. Each meeting was attended by Department of Public Health staff, including CBHS leadership, the MHSAs Program Coordinator, and several MHSAs Implementation Specialists as well as interested parties in the general public. The Mental Health Association of San Francisco, which is San Francisco's leading mental health consumer advocacy organization, attended one of the meetings and alerted its membership to the meetings. The Department of Public Health publicized the meetings by e-mailing a flyer to its vast MHSAs mailing list, which includes:

- All members of the MHSAs Advisory Committee
- 66 mental health services providers who have contracts with the City, including all MHSAs contract agencies
- 300+ employees of the Department of Public Health, CBHS
- More than 150 community-based service providers, including substance abuse services providers, AIDS services, and primary care
- 60 housing stakeholders identified during the MHSAs Housing Program stakeholder process
- 18 Client Council members (consumer group)

The meetings were held:

1. Tuesday, February 24, 2009
11:30 am to 1:30 pm
Friendship House/Native American Health Center
56 Julian Avenue (Mission District)
San Francisco, CA
2. Thursday, February 26, 2009
9:00 am to 11:00 am
Saint Mary's Cathedral
1111 Gough Street (Hayes Valley District)
San Francisco, CA
3. Friday, February 27, 2009
Visitacion Valley Community Development Corporation
1099 Sunnydale Avenue (Visitacion Valley District)
San Francisco, CA

CBHS presented an overview of MHSAs Capital Facilities Component guidelines, including eligible uses of funds. CBHS then addressed how it was proposing to allocate funds across the general system development goals in its San

Francisco's approved CSS plan. Specific preliminary projects were discussed for purposes of illustration, including Redwood Center (the subject of this project proposal). It was also explained to stakeholders that, given the limited funds available, the high cost of real estate in San Francisco and the paucity of developable sites, San Francisco was focused on renovation of existing facilities rather than an acquisition/new construction strategy.

No specific stakeholder comment or feedback was offered with reference to the Redwood Center.

- 2) Explain how the proposed Capital Facilities Project supports the goals of the MHSA and the provision of programs/services contained in the County's Three Year Plan including consistency with the County's approved Capital Facilities segment of the Capital Facilities and Technological Needs Component.

One of the System Development programs identified in San Francisco's Community Services and Supports Plan was residential treatment to support and engage with adult clients during their crucial initial recovery back into the community from acute or crisis episodes. To this end, DPH/CBHS is using System Development funds to help expand recovery-oriented residential treatment services for chronically mentally ill persons who are dependent on drugs and/or alcohol.

The following residential treatment program was funded through MHSA/CSS:

- Walden House Acute Psychiatric Stabilization (WRAPS) Program: This residential treatment program enables such clients to receive support towards stabilization and to engage in a partnership with the system. The program provides intake assessment 24-48 hours of referral; provides medication evaluation (if needed) within 24-48 hours of request; develops a detailed treatment plan; coordinates with internal and external psychiatric services and enrolls clients in relevant clinical groups and activities.

High Users of Multiple Systems

In 2008, CBHS began planning for a new pilot called High Users of Multiple Systems (HUMS). The goal of HUMS is to assist the most at-risk and frequent users of publicly-funded crisis services in accessing integrated behavioral and primary care, along with housing and other vital services, and achieving long-term recovery and stability.

Targeted Population:

1. Homeless or at risk of homelessness.

2. Seriously mentally ill (SMI) clients who are high users of Emergency Medical Services, chronic inebriates, and/or repeat users of substance abuse treatment and also present chronic medical issues.
3. Individuals linked (or pending linkage) to an Intensive Case Management Team and team is able to continue to work with client while engaged in other pilot programs.
4. Individuals who have been assessed and prioritized based upon a severity index.
5. Individuals who are willing to be voluntarily placed in pilot resources.

Goals:

1. Provide timely access to needed service, including continuous coordinated care.
2. Ensure long term recovery plan for each individual.
3. Reduce harm and prevent trajectory of high mortality and disability experienced by the target population.
4. Identify medical protocols and programmatic interventions to achieve above.
5. Identify and monitor data that indicates above.

Multiple approaches:

1. Set-aside beds in residential treatment programs that are staffed to handle target population; including Redwood Center and Walden House Treasure Island.
2. Set-aside beds in Medical Detox.
3. Board and care-like supportive housing environment for clients who are returning from long-term care placements, including those who are on conservatorship and those who are not.
4. Higher intensity supportive housing for clients who are voluntary.
5. Access to 60-70 supportive housing units.
6. Placement into Primary Care home.
7. Replacement/medication therapies.

Consistent with the goal of expanding dual diagnosis residential treatment capacity, CBHS is proposing to use Capital Facilities Component funds to renovate the Redwood Center, a City-owned residential treatment facility, to accommodate dually-diagnosed clients. While the initial focus per the original approved CSS Plan will be on adults, CBHS will also structure pre-development activities to investigate whether inclusion of other populations is feasible.

Exhibit 3

PROJECT DETAILS

Answer the following questions as appropriate to the Project Proposal.

Project Title: Redwood Center
Project Address: 100 Edmonds Road
Redwood City, CA 94062

1) Describe the type of building(s) and whether the building is being acquired with/without renovation or whether the Project is new construction.

- If the proposed building is being acquired and renovated, describe the prior use and ownership.

Not applicable.

- If the proposed project involves renovation of an existing facility, indicate whether it is County owned or owned by a private entity.

County owned facility.

- Describe the scope of the renovation and the method used to ensure that the costs of the renovation are reasonable and consistent with what a prudent buyer would incur. If privately owned, include a description of the private entity's efforts in determining the cost of renovation.

The Redwood Center is a 49-bed non-medical primary care residential substance abuse treatment program for men aged 18 and older. It is located on 150 acres of natural parkland near Redwood City. The City and County of San Francisco owns the facility and the land. The current physical plant is challenged by deferred maintenance issues and will need to be upgraded to meet modern standards for dual-diagnosis treatment. The facility will also need to be re-designed to be dual-diagnosis ready (i.e. go from being strictly a substance abuse treatment facility to being equipped to address the needs of clients who have both serious mental illness and substance abuse disorders). Renovations will include:

- Retrofit of the existing exterior ramps to meet current accessibility codes.
- Modification and addition of electronic door controls at the main entrance doors for accessibility compliance.

- Retrofit of the existing resident restrooms and showers for accessibility compliance.
- Retrofit of the existing dormitories to improve comfort and livability.
- Conversion of existing spaces into resident service spaces (including a new exam room; med and dispensing room; counseling and interview rooms; specimen and public toilets; and accessory rooms.

General construction work will include selective demolition, rough carpentry/framing, drywall, tiling, flooring, ceiling, finish carpentry; door hardware installation; painting; mechanical, plumbing; lighting, electrical; hazardous materials abatement, and associated work.

To ensure the costs of the renovation are reasonable and consistent with what a prudent buyer would incur, construction will be put out to bid according to the City and County of San Francisco guidelines. Much of the work will be performed by City departments, e.g. Dept of Public Works and the Bureau of Architecture.

- When the renovation is for treatment facilities, describe how the renovation will result in an expansion of the capacity/access to existing services or the provision of new services.

Redwood Center is currently in operation as a substance abuse residential facility. The Center will stop admitting clients by October 2009 and it is planned that all clients will be discharged by January 2010 in preparation for the construction work.

The proposed facility upgrades will increase the capacity of San Francisco's behavioral health treatment system by at least 49 beds. In addition, the upgrades will enable the provision of new services in that this is the first time the facility will have been used to serve dually-diagnosed clients.

- When the renovation is for administrative services, describe how the administrative offices augment/support the County's ability to provide programs/services, as set forth in the County's Three-Year Plan.

Not applicable.

- When the Project involves renovation of a privately owned building, describe and explain the method used for protecting the County's capital interest in the renovation and use of the property.

Not applicable.

- 2) Describe the intended purpose, including programs/services to be provided and the projected number of clients/individuals and families and the age groups to be served, if applicable. Complete all that apply.

Age Group	Projected Client/Family Capacity
<input type="checkbox"/> Children	
<input type="checkbox"/> TAY	
<input checked="" type="checkbox"/> Adults	49 dually diagnosed adults
<input type="checkbox"/> Older Adults	

This residential dual diagnosis treatment program will provide rehabilitative services in a non-institutional, residential setting for beneficiaries who would otherwise be at risk of hospitalization or other institutional placement. Services include a range of activities that support beneficiaries in their efforts to restore, maintain, and apply interpersonal and independent living skills and to access community support systems. The program will be available 24 hours a day, seven days a week. Services will include assessment, plan development, therapy, rehabilitation, and collateral.

- 3) Provide a description of the Project location. If providing services to clients, describe the proximity to public transportation and the type of structures and property uses in the surrounding area.

The Redwood Center is located on 300 acres of natural parkland near Redwood City (San Mateo County) owned by the San Francisco Water Department. The building was completed in 1940 as an adjunct “Children’s Building” to the Hassler Health Home, a large tuberculosis treatment center, built by the San Francisco Public Health Department. The Hassler Health Home was demolished in 1985 and the property now serves as the Pulgas Ridge Open Space Preserve.

Redwood Center is accessible by the SamTrans bus system, and is a short bus ride away from the Redwood City CalTrain station. However, clients being served at this facility will receive transportation from the point of referral to the facility.

- 4) Describe whether the building(s) will be used exclusively to provide MHSA programs/services and supports or whether it will also be used for other purposes

MHSA only

All areas of renovation will be for the use of integrated mental health and substance abuse services for MHSA-eligible clients.

- 5) Describe the steps the County will take to ensure the property/facility is maintained and will be used to provide MHSA programs/services and/or supports, for a minimum of twenty years.

The City and County of San Francisco's Dept. of Public Health intend to address the on-going staffing and maintenance needs of the SAFHC through annual appropriations in the City's budget process.

Additional Information:

1. Leasing (Rent) to Own Building

Provide justification why "leasing (rent) to own" the property is needed in lieu of purchase. Include a detailed description of length and terms of lease prior to transfer of ownership to the County.

Not applicable.

2. Purchase of Land with No MHSA Funds Budgeted for Building/Construction

For purchase of land with no MHSA funds budgeted for construction/building, explain this choice and provide a timeline with expected sources of income for construction or purchasing of building upon this land and how this serves to increase the County's infrastructure.

Not applicable.

3. Restrictive Settings

Submit specific facts and justifications that demonstrate the need for a building with a restrictive setting, as described on page 4. (Must be in accordance with WIC Section 5847 (a) (5))

Not applicable.

Exhibit 4

CAPITAL FACILITIES PROJECT PROPOSAL FACT SHEET

Project Location

Name of Project: Redwood Center
Site Address: 100 Edmonds Road, San Mateo, CA 94062

Project Information

- New Construction
- Acquisition of an existing structure
- Acquisition and renovation of an existing structure
- Renovation of a County owned structure
- Renovation of a privately owned structure
- Purchase of Land
- Lease(rent) to own

Intended Use: Dual diagnosis residential treatment

- Mental Health only (Includes facilities for integrated mental health substance abuse treatment)

Amount of Capital Facilities funds requested in this Project Proposal	<u>\$2,012,000</u>
CSS Capital Facilities funds requested in this Project Proposal	<u> </u>
Total	<u>\$2,012,000</u>

Priority Population (please check all that apply)

- Adults

If applicable, projected number of mental health clients, including their families, to be served monthly 49

- Provide new services
- Expanded services

Please provide a brief description below

This residential dual diagnosis treatment program will provide rehabilitative services in a non-institutional, residential setting for beneficiaries who would otherwise be at risk of hospitalization or other institutional placement. Services include a range of activities that support beneficiaries in their efforts to restore, maintain, and apply interpersonal and independent living skills and to access community support systems. The program will be available 24 hours a day, seven days a week. Services will include assessment, plan development, therapy, rehabilitation, and collateral.

Exhibit 5

Please see attached Budget Summary.

Exhibit 6

Development Step		Start Date	Completion Date
Community Program Planning Process	30-day circulation of draft	6/15/09	7/14/09
	Public hearing, if required	N/A	N/A
Acquire development site or facility through purchase		N/A	N/A
Acquire building permit from building authority		10/16/09	12/10/09
Financing closing		N/A	N/A
Construction contract execution		10/16/09	1/7/10
Construction/Renovation start up		1/8/10	
Construction/Renovation completion		5/27/10	
Occupancy start up		5/28/10	6/10/10
Other		N/A	N/A