

Mental Health Treatment Act Citizens Oversight Committee

Mendocino County Offsite and Online due to COVID-19
Phone: (707) 510-6637 and Email: measureb@mendocinocounty.org

MEETING AGENDA

Teleconferencing to be hosted from 1120 S. Dora St. in Ukiah, California
Zoom Video Conferencing - <https://mendocinocounty.zoom.us/j/92834815478>
ID: 928 3481 5478, Call-In: 1(669) 900-9128 or 1 (253) 215-8782
Wednesday, July 22, 2020 at 1:00 P.M.

1. OPEN SESSION/ROLL CALL

2. PUBLIC EXPRESSION ON NON-AGENDA ITEMS

Members of the public are welcome to address the Committee on items not listed on the agenda but within the jurisdiction of the Committee. The Committee is prohibited by law from taking action on matters, not on the agenda but may ask questions to clarify the speaker's comment. The Committee limits testimony on matters not on the agenda to three minutes per person and not more than 10 minutes for a particular subject at the discretion of the Chair of the Committee.

To best facilitate these items, please write your topic to measureb@mendocinocounty.org

All meetings are recorded.

Once your item is announced, please state your first and last name.

3. COMMITTEE MATTERS

3a) Approval of Minutes from the June 24, 2020 Meeting

3b) Discussion of the Auditor's Expenditure Report on Measure B Tax Funds,
and Estimates of Sales Tax Revenue

3c) Discussion and Possible Action Regarding the Kemper Ad Hoc Committee's

All other participants will be calling in from Fort Bragg, CA; Willits, CA; and Ukiah, CA
Due to COVID-19 Social Distancing requirements, the public is invited to participate ONLINE ONLY

For information regarding the Brown Act for offsite/online public meetings, visit:
<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>

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Recommendations from the Collaboration on Funding for Service Gaps and Programs

- 3d) Discussion and Possible Action Regarding Estimated Proceeds, Facility Operating Costs (including Construction of the Crisis Residential Treatment Facility), and Renovation/Construction of an Acute Psychiatric Hospital or PHF
- 3e) Discussion and Possible Action on Presentation by Nacht and Lewis on the Proposed Design, Site, and Floorplan of the Crisis Residential Treatment Facility, and Continuation of Construction/Project
- 3f) Discussion and Possible Action Regarding the Recommendation for Contracting with AECOM, Construction Management Services, for the CRT Project Concerning Pre-Construction and Contract Administration in the Amount of \$62,162 and \$269,676 Respectively

4. COMMITTEE MEMBER REPORTS

- 4a) Committee Member Reports regarding Items of General Interest

5. COMMUNICATIONS RECEIVED AND FILED

Communications received and filed are retained by the Clerk throughout the Committee proceedings. To review items described in this section, please contact the Committee Clerk at measureb@mendocinocounty.org

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ADJOURNMENT

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www.mendocinocounty.org/community/mental-healthoversight-committee

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ITEM 3a

Date of Meeting:	July 22, 2020
Contact:	Chair D. Moschetti
	Time Allocated for Item: 5 minutes

AGENDA TITLE: Approval of Minutes from the June 24, 2020 Meeting

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

See Attached

Mental Health Treatment Act Citizens Oversight Committee

Mendocino County Behavioral Health

1120 S. Dora St. Ukiah, CA 95482

707.510-6637 or measureb@mendocinocounty.org

Minutes: Wednesday, June 24, 2020

AGENDA ITEM NO. 1 – CALL TO ORDER AND ROLL CALL (1:02 P.M.)

Committee Members Present: Mr. T. Allman; Dr. A. Barash; Mr. M. Mertle (arrived 1:08 P.M.); Mr. L. Weer, Dr. J. Miller; Chair D. Moschetti; Vice Chair J. Diamond; Ms. S. Riley; and Mr. R. Liberty (arrived 1:06 P.M.). Ms. C. Angelo

Committee Members Absent: Ms. M. Ferretta

PUBLIC EXPRESSION ON NON-AGENDA ITEMS

None

3. COMMITTEE MATTERS

Chair Moschetti explained that due to COVID-19, holding an in-person public meeting in Fort Bragg as intended, on the 22nd of July, will not be possible.

3a) Approval of Minutes of the May 27, 2020, Meeting

Presenter/s: Chair D. Moschetti

Public Comment: Ms. Sherrie Ebyam

Committee Comment:

Committee Action: Upon motion by Ms. S. Riley, seconded by Mr. J. Diamond, IT IS ORDERED that the Minutes for the May 27, 2020 meeting, are hereby approved barring corrections made on page three to Member J. Diamond's comment, a corrected misspelling of Mr. T. Allman's name, and the removal of the highlight on a highlighted action item.

3b) Discussion and Possible Action Regarding the Project Manager's Report, and Request for Orchard Ave Site Maintenance

Presenter/s: Alyson Bailey P.M.

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Minutes: Wednesday, June 24, 2020

P.M. presented information on budget and action for the Behavioral Health Regional Training Center, while Chair D. Moschetti announced the tentative acceptance of a sign for said facility with approved proof from the sign manufacturer.

P.M. also noted that the program and project estimates rough drafts have been completed, and that input from the Auditor's Office and Behavioral Health were being added before the numbers were shared with the public to promote accuracy and understanding.

P.M. updated the committee on the CRT and the transition from the design phase to preparing for construction. In addition, she announced that Behavioral Health planned to issue a RFQ for potential operators to run the CRT within the next two weeks.

Lastly, she requested that the committee assist her in a financial ask of \$430, to clear weeds on the presumed CRT site, awarded to Sonoma Sweepers; a maintenance and landscaping contractor for the County.

Committee Comment: Ms. S. Riley asked about the internal landscaping services and their ability to manage the weeds.

P.M. answered that Facilities and Fleets has three personnel to manage all County properties, and outside help is required. Sonoma Sweepers currently maintains the Dora Street Behavioral Health building, for instance.

Committee Action: Upon motion by Mr. T. Allman, seconded by Dr. J. Miller, IT IS ORDERED that \$430 allocated from the Board of Supervisors to Sonoma Sweepers for weed abatement on the CRT/Orchard Ave property be requested.

Yes, Mr. T. Allman; Yes, Dr. A. Barash; Yes, Mr. L. Weer, Yes, Dr. J. Miller; Yes, Chair D. Moschetti; Yes, Vice Chair J. Diamond; Yes, Mr. M. Mertle; Yes, Ms. S. Riley; and Yes, Mr. R. Liberty. Yes, Ms. C. Angelo Absent: Mr. M. Mertle

Motion Passes with Ten Approvals; Zero Disapprovals; One Absence

3c) Discussion and Possible Action Regarding Request for Qualification/Information for the Operation of a Psychiatric Health Facility (PHF) or Psychiatric Hospital

Mental Health Treatment Act Citizens Oversight Committee

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Presenter/s: Dr. J. Miller

Public Comment: Ms. Emmy Good

Behavioral Health is reaching out for a provider before the discussion of sites and buildings are had to determine if building a PHF or Psychiatric Wing in/with a hospital is viable for Measure B.

In addition, Dr. J. Miller has reached out to Lake County's Behavioral Health Director regarding their interest in using Mendocino County facilities for their citizens, and there is interest: another potential source of funding and stability.

Committee Comment: Mr. R. Liberty is concerned that no one will want to operate these buildings, even after the RFQ is circulated.

Mr. J. Diamond is wondering how this will affect the discussions with Adventist Health regarding a psychiatric wing?

Dr. J. Miller answered that Adventist will be able to bid on the new RFQ/I.

Mr. L. Weer asks how a facility would be identified after the fact of agreeing to work with an operator?

Dr. J. Miller explained that the operator would work with Behavioral Health and the P.M. to build a facility that they are able to work in, while preparing for licensing a health facility and their administration needs.

Mr. M. Mertle noted that the course of action suggested passed in September 2019.

Mr. T. Allman agrees that this is correct.

Committee Action: Upon motion by Dr. J. Miller, seconded by Mr. T. Allman, IT IS ORDERED that we continue to move forward with an RFQ/RFI for an interested party to operate an inpatient psychiatric facility in Mendocino County.

Yes, Mr. T. Allman; Yes, Dr. A. Barash; Yes, Mr. L. Weer, Yes, Dr. J. Miller; Yes, Chair D.

Moschetti; Yes, Vice Chair J. Diamond; Yes, Mr. M. Mertle; Yes, Ms. S. Riley; and Yes, Mr. R.

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Liberty. Yes, Ms. C. Angelo Absent: Mr. M. Mertle

Motion Passes with Ten Approvals; Zero Disapprovals; One Absence

3d) Discussion and Possible Action Regarding the Kemper Ad Hoc Committee Concerning Services, and the Measure B Strategic Plan

Presenter/s: Chair D. Moschetti

Public Comment: None

Chair D. Moschetti confirmed that Behavioral Health, NAMI, and the BHAB committee have been charged with identifying holes in the behavioral health system of care, and that (as a team) these three entities are making swift progress, planning to have information to the committee by the July 22nd committee meeting.

She noted that with all of the progress that has been accomplished in the last few months, as well as the updates on the CRT project, the committee will have enough information to start making big decisions.

Committee Comment: Vice Chair J. Diamond mentioned that looking at services that work with or in the Behavioral Health Regional Training Center would be beneficial since it's a ready resource.

P.M. reminded the committee and public that many of the concerns regarding foundational and fiscal aspects of Measure B have been completed and will soon be resolved.

Committee Action: None

3e) Discussion and Possible Action Regarding the Renewal of Sally (Sarah) Riley's Contract for Multi-Project Consultation on Construction RFQs, Laws, and Policies

Presenter/s: Alyson Bailey P.M.

Community Comment: Ms. Sherrie Ebyam

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Minutes: Wednesday, June 24, 2020

Current Measure B consultant (Sally Riley) would like to renew her contract with the County.

She is strong in Government Construction law and policy, Risk Management, and RFI/Q/P building and processes.

A suggested renewal of 12 months and a cap of \$20000 has been suggested.

Committee Comment: Mr. M. Mertle believes that Riley provides a valuable service due to her expertise.

Mr. T. Allman is curious about how much time she is using, and if County Council can assist with questions?

County Council response by Christian Curtis, Esq. paraphrases that the consultant in question is helping the County Council office avoid fielding Measure B questions, which is beneficial because of their workload, and it is less expensive to use an expert consultant than an Attorney, even internally.

Committee Action: Upon motion by, Mr. M. Mertle, seconded by Mr. T. Allman, IT IS ORDERED that an award a time and material budget of \$20000 at \$120 per hour not to exceed \$20000 for 12 months, on the condition of consistent and robust itemizing/reporting, will be suggested to the Board of Supervisors in order to renew the contract of Sally (Sarah) Riley: Measure B consultant.

Yes, Mr. T. Allman; Yes, Dr. A. Barash; Yes, Mr. L. Weer, Yes, Dr. J. Miller; Yes, Chair D. Moschetti; Yes, Vice Chair J. Diamond; Yes, Mr. M. Mertle; Yes, Ms. S. Riley; and No, Mr. R. Liberty. No, Ms. C. Angelo Absent: Mr. M. Mertle

Motion Passes with Eight Approvals; Two Disapprovals; One Absence

3f) Discussion and Possible Action Regarding Expenditure Report on Measure B Tax Funds with Comments on Sales Tax Recovery Estimate

Presenter/s: Mr. L. Weer

Mental Health Treatment Act Citizens Oversight Committee

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Public Comment: None

We are two years into receiving proceeds.

According to Mr. L. Weer, March 2020 has shown 15% fewer precedes than March 2019 due to the fiscal impact of the pandemic.

The expectation is that a million dollars a year or more may be lost, and there will be reports as final numbers are revealed.

HDL, the County Tax Consultant, will meet in July with Mr. L. Weer to revisit the estimate, which will help him and the Committee guide the Measure B budgeting process through the 2020-2021 fiscal year.

Current Balance for Measure B: \$16,099,224

Committee Comment: None

Committee Action: None

4. COMMITTEE MEMBER REPORTS

Dr. J. Miller: None. Reminder - Make sure that Measure B has your call-in number before the Zoom meeting begins so that the Administrator can unmute you.

Ms. S. Riley: None

Mr. T. Allman: Stated that it has been a slow month for the Training Center, and is looking forward to opening in August. Expressed appreciation for the P.M.

Chair D. Moschetti: Expressed excitement for the BEHAB, Behavioral Health, and NAMI meeting.

Ms. C. Angelo: None

Mr. R. Liberty: None

Mr. M. Mertle: None

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Dr. A. Barash: Announcement that he has been working on a homeless shelter and rehab facility in Willits on behalf of Adventist Health.

Vice Chair J. Diamond: Continually writes more about mental health in the time of COVID, as well as engages in media interviews. www.menalive.com

Mr. L. Weer: None. Also notes his appreciation of the P.M.

5. ADJOURNMENT

THERE BEING NOTHING FURTHER, THE MENTAL HEALTH TREATMENT ACT CITIZENS OVERSIGHT COMMITTEE ADJOURNED AT 2:32 P.M.

Attest: Alyson Bailey
Committee Clerk

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Item: 3b

Date of Meeting:	July 22, 2020
Contact:	Mr. L. Weer - Auditor
	Time Allocated for Item: 10 minutes

AGENDA TITLE: Discussion and Possible Action Regarding Expenditure Report on Measure B Tax Funds, and Estimates of Sales Tax Revenue for Capital, Operational, and Interest Categories for Years Three through Five of the Measure B Program Continuing to the .125% Revenue Transition for Ongoing Operations Funding.

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

In addition to the monthly fiscal update for Measure B, Auditor Lloyd Weer will share his tax revenue estimates for fiscal years 2020-2021 through 2022-2023, annual and cumulative revenue from fiscal years 2018-2019 and 2019-2020, and the estimated operations revenue for fiscal year 2023-2024 going forward.

This will help to illustrate the financial feasibility of building and/or rehabilitating current facilities projects and potential facilities projects, especially a psychiatric inpatient facility such as a PHF or psychiatric hospital wing.

June 2020 - Measure B Revenue vs Expense Projections - Facilities only

Expenses - Three Facilities				
	Year 1	Year 2	Year 3	Year 4
Behavioral Health Training Center	277,957.00	307,258.00		
Crisis Residential Treatment		466,000.00	1,749,303.00	2,759,378.00
Psychiatric Inpatient Facility			2,000,000.00	6,000,000.00
Annual Expenditures	277,957.00	773,258.00	3,749,303.00	8,759,378.00
Cumulative Amount		1,051,215.00	4,800,518.00	13,559,896.00

Revenues - Facilities - (Maximum 75%)				
	Year 1	Year 2	Year 3	Year 4
Measure B Sales Tax Proceeds	6,000,000.00	6,375,000.00	5,250,000.00	5,437,500.00
CHFFA Grant			500,000.00	
Quarterly Interest Revenue	52,500.00	150,000.00	150,000.00	112,500.00
Annual Facilities Revenue	\$6,052,500.00	\$6,525,000.00	\$5,900,000.00	\$5,550,000.00
Cumulative Amount		\$12,577,500.00	\$18,477,500.00	\$24,027,500.00

Cumulative Cash Balance	5,774,543.00	11,526,285.00	13,676,982.00	10,467,604.00
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Year 5
7,000,000.00
7,000,000.00
20,559,896.00

Year 5
5,625,000.00
75,000.00
\$5,700,000.00
\$29,727,500.00

9,167,604.00

ITEM 3c

Date of Meeting:	July 22, 2020
Contact:	Dr. J. Miller, Ms. C. Angelo, CEO, and Chair D. Moschetti
	Time Allocated for Item: 20 minutes

AGENDA TITLE: Discussion and Possible Action Regarding the Kemper Ad Hoc Committee's Recommendations from the Collaboration on Funding for Service Gaps and Programs

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

The Kemper Ad Hoc committee has formed a quorum with the Behavioral Health Advisory Board, NAMI, and Behavioral Health to identify service gaps and suggestions for how that might be addressed through Measure B.

Measure B Program Funding Suggestions

A collaboration of the Behavioral Health Advisory Board, Behavioral Health and Recovery Services, and the Mendocino County National Alliance on Mental Illness are submitting the following recommendations on how Measure B dollars should be spent to support the local mental health system of care.

The collaboration would like to see a focus on prevention and early intervention and aftercare services. We also want to acknowledge the parity issues that exist between Medi-Cal and private insurance, which affects the services available to individuals living in Mendocino County and would like to recommend the Mendocino County Board of Supervisors push for legislative change that creates parity for all individuals needing mental health services.

Housing – Housing is a needed resource within Mendocino County, especially for our vulnerable mental health population. It has been proven that providing housing allows individuals with mental health conditions to improve their lives and succeed with recovery. Housing is the first step in prevention and early intervention. It creates stability that allows people to begin and succeed in recovery. It is really hard for an individual to maintain without stable housing. We propose that Measure B allocate a one-time allocation of One Million Three Hundred Thousand Dollars (\$1,300,000) to purchase and renovate or build permanent housing for individuals on the coast that are homeless, chronically homeless, or at risk of chronic homelessness who have a mental health condition.

Community Education, Awareness, and Support (CEAS) – Individuals with mental health conditions experience discrimination and stigma on a daily basis. There is a need in our community to provide education and awareness around mental health conditions to law enforcement, physicians, community leaders, and community members as a whole to reduce discrimination and stigma. Discrimination and stigma impacts an individual's desire to seek services and get the help they need. Families and individuals with mental health conditions also need assistance navigating the community resources and support systems. We recommend that Measure B allocate Three Hundred Fifty Thousand Dollars (\$350,000) per year for four (4) years. We also recommend the selected provider apply for grants and seek additional funding opportunities during that four (4) year period to sustain in future years.

Crisis Assessment and Psychiatric Hospitalization Aftercare (Aftercare) – On regular basis individuals are discharged from an acute psychiatric hospital stay or received a crisis (5150) assessment. Individuals that have Medi-Cal or are indigent are offered follow-up services for at least 60-days to get them connected to services. If an individual has private insurance or Medicare there is no guarantee the individual will get the needed follow-up services to be sure they are connected to services. This lack of follow-up services increases the risk for re-

hospitalization. The collaboration recommends that Measure B allocate Two Hundred Sixty Thousand Dollars (\$260,000) per year for 4 years to provide follow-up services to all individual not eligible for county services being discharged from a psychiatric hospital stay or receiving a crisis (5150) assessment. We also recommend that outcome statics are tracked and reported, so that information can be provided on the success of this program and allow for advocacy with private insurance and Medicare to fund these services for their clients.

Mobile Crisis Team – This recommendation proposes a pilot program that would shift from a Mobile Outreach and Prevention Services to a Mobile Crisis Team that would provide three Mental Health Rehabilitation Specialists to respond and ride along with the Mendocino County Sheriff's Office. Data is available that shows these teams can be very effective and supportive for the individual involved in a mental health crisis. The collaboration recommends that Measure B allocate Three Hundred Forty Thousand Dollars (\$340,000) per year for 4 years to fund three Mental Health Rehabilitation Specialist for the Mobile Crisis Team program. We also recommend that outcome statics are tracked and reported, so that information can be provided on the success of this program.

Crisis Residential Treatment Facility (CRTF) – Mendocino County could benefit from having a Crisis Residential Treatment Facility within the county. The collaboration would suggest that the county contract with an operator that will work with other counties, such as Lake and private insurance companies to help with meeting capacity and operating costs. However, we included the potential cost of operating a CRTF in the projections provided to Measure B, if the selected contractor pursued no other means of payment. This collaboration projects the reimbursement for Medi-Cal and County realignment funds to be around \$600,000 with the proposed Measure B dollars of \$500,000; the cost of operations would total \$1,100,000, which is consistent with operation cost reported by other CRTF programs.

Psychiatric Hospital Facility (PHF) – Mendocino County could benefit from having an acute psychiatric facility within the county. The collaboration would suggest that the county contract with an operator that can run a facility independent of additional monies from Measure B beside that cost of building or renovation of the facility. We would also suggest that the selected contractor work with other counties such as Lake, private insurance companies and Medicare to help with meeting capacity and operating cost. This proposal would also require any agency using the facility to place an individual to cover the cost, if not allowable by insurance. If this facility is operated similar to other private facilities, the collaboration believes the facility would be able to operate without Measure B dollars to support operational cost. Therefore, we did not project any Measure B dollars for a PHF.

Projected Overall Financial Analysis of Proposed Programs and Projected Proceeds

	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Projected Proceeds	\$2,000,000	\$2,125,000	\$1,750,000	\$1,813,000	\$1,875,000	\$2,000,000
Proceed Carry Over Prior Year(s)	\$0	\$2,000,000	\$4,125,000	\$3,625,000	\$4,238,000	\$4,663,000
Proceed Cumulative Total	\$2,000,000	\$4,125,000	\$5,875,000	\$5,438,000	\$6,113,000	\$6,663,000
Proposed Program Cost						
Housing	\$0	\$0	\$1,300,000	\$0	\$0	\$0
CEAS	\$0	\$0	\$350,000	\$350,000	\$350,000	\$350,000
Aftercare	\$0	\$0	\$260,000	\$260,000	\$260,000	\$260,000
Mobile Crisis	\$0	\$0	\$340,000	\$340,000	\$340,000	\$340,000
CRTF	\$0	\$0	\$0	\$250,000	\$500,000	\$500,000
PHF	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost	\$0	\$0	\$2,250,000	\$1,200,000	\$1,450,000	\$1,450,000
Cumulative Unspent Proceeds						
	\$2,000,000	\$4,125,000	\$3,625,000	\$4,238,000	\$4,663,000	\$5,213,000

ITEM 3d

Date of Meeting:	July 22, 2020
Contact:	Mr. L Weer: Auditor, Dr. J. Miller, and Alyson Bailey P.M.
	Time Allocated for Item: 30 minutes

AGENDA TITLE: Discussion and Possible Action Regarding Estimated Proceeds, Facility Operating Costs (including Construction of the Crisis Residential Treatment Facility), and Renovation/Construction of an Acute Psychiatric Hospital or PHF

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

In a collaborative effort, the Auditor's Office, Behavioral Health, Facilities Department, Executive Office, Consultants, and Project Manager have compiled a comprehensive estimate of the costs for current and potential projects as well as operations of intended services therein.

The attached documentation will show active budgets, estimates for facilities and operations costs, business financials (where applicable), and the overall program balance.

Mendocino County

Mental Health Treatment Act Five (5) Year Proceeds Projection

Mendocino County Auditor Controller Lloyd Weer provided a Mental Health Treatment Act five (5) year proceeds projection based off sales and use tax proceeds received to-date for fiscal years 2018 – 2019 and 2019 -2020; and estimated future year proceeds based off fiscal year 2019 -2020 proceeds in combination with the projected economic shortfalls. The COVID-19 pandemic has had a financial impact on revenues and those projected impacts have been considered in preparation of these projections.

The revenue projections have been separated out to align with the ordinance breakdown of a maximum of 75% for facilities, minimum 25% for services and treatment, and 100% after year 5 for ongoing operations, services, and treatment.

Mr. Weer’s five (5) year projections include the proceeds projected from sales and use tax, and quarterly interest accrued. The overall cumulative amount for facilities at the end of fiscal year (FY) 2022 -2023 is projected at Twenty-Nine Million Two Hundred Twenty Eight Thousand dollars (\$29,228,000). The overall cumulative amount for operations at the end of FY 2022 – 2023 is projected at Nine Million Seven Hundred Forty Three Thousand dollars (\$9,743,000). These projections take in to account the impacts of COVID-19 on the sales and use tax. There is a projected 17.65% reduction in sales and use taxes in FY 2020 - 2021 from FY 2019 – 2020; for FY 2021 – 2022 it is estimated there will be a 14.7% reduction; and in FY2022 – 2023 an estimated reduction of 11.7%. Mr. Weer projects that we may not see any increases in sales and use tax proceeds until FY 2024-2025 or beyond. Mr. Weer also provided projections for operations proceeds for an additional five (5) years where the sales and use tax drops to one-eighth cent (0.125%). As a reminder, these are projections and may change. See the tables below for more information.

Facilities Projection Table Years 1 - 5:

Facilities - (Maximum 75%)					
Fiscal Year	18/19	19/20	20/21	21/22	22/23
Measure B Sales Tax Proceeds	6,000,000.00	6,375,000.00	5,250,000.00	5,438,000.00	5,625,000.00
Quarterly Interest Revenue	52,500.00	150,000.00	150,000.00	112,500.00	75,000.00
Annual Facilities Revenue	\$6,052,500.00	\$6,525,000.00	\$5,400,000.00	\$5,550,500.00	\$5,700,000.00
Cumulative Amount		\$12,577,500.00	\$17,977,500.00	\$23,528,000.00	\$29,228,000.00

Operations Projection Table Years 1 - 5:

Operations - (Minimum 25%)					
Fiscal Year	18/19	19/20	20/21	21/22	22/23
Measure B Sales Tax Proceeds	2,000,000.00	2,125,000.00	1,750,000.00	1,813,000.00	1,875,000.00
Quarterly Interest Revenue	17,500.00	50,000.00	50,000.00	37,500.00	25,000.00
Annual Operations Revenue	\$2,017,500.00	\$2,175,000.00	\$1,800,000.00	\$1,850,500.00	\$1,900,000.00
Cumulative Amount		\$4,192,500.00	\$5,992,500.00	\$7,843,000.00	\$9,743,000.00

Operations Projection Table Years 6 - 10:

Operations - (100%)					
Fiscal Year	23/24	24/25	25/26	26/27	27/28
Measure B Sales Tax Proceeds	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00
Quarterly Interest Revenue	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Annual Operations Revenue	\$2,050,000.00	\$2,050,000.00	\$2,050,000.00	\$2,050,000.00	\$2,050,000.00



Mendocino County Behavioral Health and Recovery Services

Operational Costs for Proposed Crisis Residential Treatment Facility and Psychiatric Health Facility/Psychiatric Hospital

Mendocino County is committed to improving the lives of residents and the public's safety with enhanced mental health resources through the adoption of an ordinance to:

- A. Provide assistance in the diagnosis, treatment, and recovery from mental illness and addiction by developing: 1) a psychiatric health facility and other behavioral health facilities; and 2) a regional behavioral health training facility to be used by behavioral health professionals, public safety, and other first responders.
- B. Provide for the necessary infrastructure to support and stabilize individuals with behavioral health conditions, including addiction and neurological disorders.

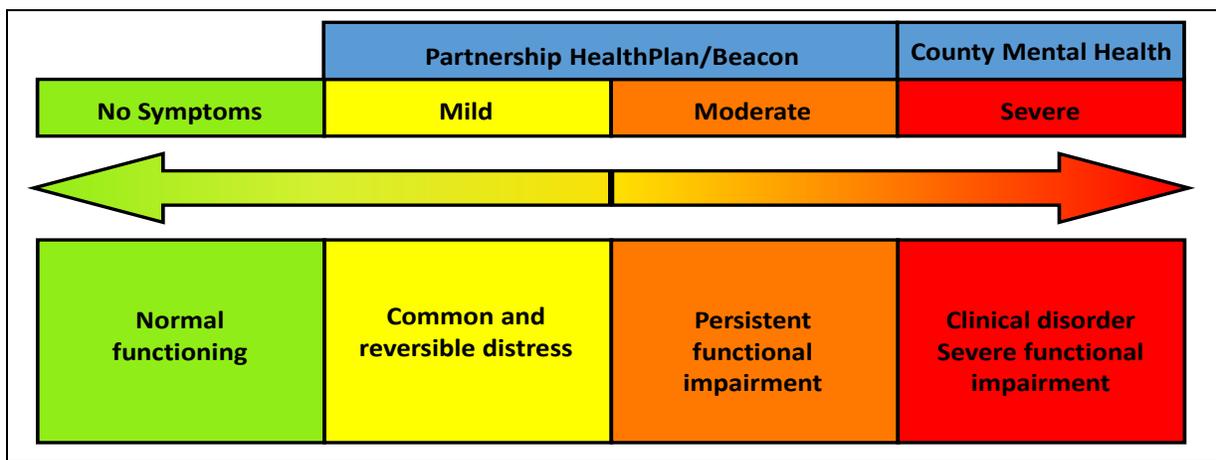
The Mental Health Treatment Act ordinance is a special transaction (sales) and use that tax to create a Mental Health Treatment Fund entirely dedicated to funding improved services, treatment, and facilities for persons with mental health and/or substance use disorder conditions.

For a period of five (5) years, a one-half cent (0.5%) tax will be collected with a maximum of 75% of that revenue deposited into the Mental Health Treatment Fund to be used for facilities and not less than 25% dedicated to services and treatment; thereafter, 100% of all revenue deposited into the Mental Health Treatment Fund, one-eighth cent (0.125%) tax, shall be used for ongoing operations, services, and treatment.

This operational cost report looks at two types of facilities, the projected cost to operate each type of facility in Mendocino County, and the estimated funding required by Measure B to support the financial viability of each facility.

Mental Health Services

Mental Health Services are provided throughout the County by healthcare providers, agencies, and clinics. Individuals can access services through their insurance company who delineates which providers are part of their network and what services are covered. In general, mental health services include individual and/or group therapy designed to improve the individual’s emotional state and functioning. Medi-Cal covered mental health services are defined by California Law and delivered by Counties contracted with the Department of Health Care Services, in the following classification: Mild, Moderate, and Severe symptoms. The County Mental Health Plan is responsible for providing specialty mental health services to adults who have a severe mental illness (SMI) and child/youth with serious emotional disturbance (SED).



Mental Health Facilities

There are a variety of different types of Mental Health Facilities; however this report will focus on two types: Crisis Residential Treatment Facility and Acute Psychiatric Hospitalization Facility.

Crisis Residential Treatment Facility (CRTF): A non-institutional residential facility providing an alternative to hospitalization that is designed to serve individuals who are experiencing acute psychiatric episode or crisis. CRTFs provide short-term, intensive, and supportive services in a home-like environment through an active social rehabilitation program that is certified by the California Department of Health Care Services and licensed by the California Department of Social Services, Community Care Licensing Division. Services are designed to support individuals in restoring and maintaining interpersonal and independent living skills and adaptive functioning.

Crisis Residential Treatment Facilities are a common addition to the continuum of care of mental health services. This type of facility offers the ability to provide alternatives to the higher level of care and placement options from higher level of care. Currently, Behavioral

Health and Recovery Services do not have access to use this type of facility, as there are none within Mendocino County.

Acute Psychiatric Hospitalization: Is a highly structured level of care for individuals who are experiencing emotional and/or behavioral symptoms that put them at risk of harm to themselves, harm to others, or unable to care for their basic needs. An individual is hospitalized to provide assessment, safety monitoring, therapy, and medication management.

There are three types of acute psychiatric facilities: Freestanding Acute Psychiatric Hospital, Psychiatry Health Facility, and Psychiatric Units with General Acute Hospitals. These facilities are the highest level of care for individuals experiencing an acute psychiatric episode.

Mental Health Funding:

Mental Health Services are reimbursed through an individual's insurance company, with services being provided through a provider network. Individuals with insurance such as Veterans Affairs, Medicare, Kaiser Permanente, and Anthem Blue Cross need to work with their insurance company to obtain a list of covered mental health services and providers. As stated prior, individuals who have Medi-Cal and need access to mental health services are offered services based on their symptoms and functional impairment level, i.e. mild, moderate, or severe. The County Mental Health Plan is responsible for providing specialty mental health services to adults who have a severe mental illness (SMI) and child/youth with serious emotional disturbance (SED). Partnership Health Plan of California is responsible for providing mental health services to individuals with mild and moderate symptoms.

Private Insurance, Veterans Affairs, and Medicare reimburse for services based on negotiated rates for the services being provided.

Medi-Cal services are covered by a combination of State and Federal funds. Realignment funds allocated to each county are used for a range of health, mental health and social services programs. Specialty Mental Health Services receives realignment funds from two realignment sources: 1991 and 2011. 1991 Realignment funding is from Vehicle License Fees and a statewide distribution of a 0.5% Sales Tax. 2011 realignment funding is from a 1.0625% Sales Tax. Specialty Mental Health Realignment funds have specific use requirements and are used to draw down Federal Financial Participation (FFP) funds. FFP funding amounts for the reimbursement of covered Medi-Cal services are determined by the Federal Medicaid Assistance Percentage (FMAP) that is set by the Federal Government. The remaining cost of the services is reimbursed by Realignment dollars.

Projected Operating Costs

The projected operating costs for the two types of facilities being considered in this report are based on Mendocino County Behavioral Health and Recovery Services fiscal year 18/19 cost for

psychiatric hospitalization and information obtained from other counties and providers of these types of facilities.

Crisis Residential Treatment Facility: As Mendocino County does not have a Crisis Residential Treatment Facility (CRTF) within the county, the projection for the operational cost is based on information obtained from other counties and treatment providers, in addition to an analysis of current hospitalization rates, cost, and statistical averages.

For the purpose of this projection, it is assumed that an 8-bed CRTF will be constructed. The projected annual operating cost for an 8-bed CRTF would be approximately \$1.1 million dollars. This cost includes the cost of the facility lease. Given that the County will be leasing the CRTF for \$1.00 per month, overall operational costs to the contractor will be lower.

The following estimates are based on a \$1.1 million dollar cost per year and a maximum Medi-Cal reimbursement rate allowable of Three Hundred Forty-Five Dollars and Thirty-Eight Cents (\$345.38) per bed day. These projections do not take into account reimbursement for clients covered by other third party payors, private pay or indigent clients.

Bed Days/Medi-Cal Beneficiary	Medi-Cal Reimbursement	Measure B Funding Required
6 of 8 beds occupied 256 days	\$530,504	\$569,496
8 of 8 beds occupied 256 days	\$707,338	\$392,662
8 of 8 beds occupied 365	\$1,008,507	\$91,493

Behavioral Health and Recovery Services would recommend a provider with a minimum of 3 years of experience to ensure that the organization has the management and administrative procedures necessary to deliver high quality services to the community and bill for all services in a manner that maximizes reimbursement of organizational costs.

Psychiatric Health Facility / Psychiatric Unit / Psychiatric Hospital: While Mendocino County does not have this type of facility within the county, BHRS Medi-Cal clients are admitted to psychiatric facilities on a regular basis. In fiscal year 2018 -2019, BHRS hospitalized 684 individuals (447 adults and 237 children); of that number, 442 individuals had Medi-Cal.

Based on information obtained for a 16-bed facility the operating costs are between \$5 million to \$7.9 million, with the average cost of \$365,000 per bed per year. The funding sources to cover the operating costs include Medi-Cal, Medicare, Realignment, MHSA, and Private Insurance.

Due to the Medi-Cal payment regulations for psychiatric facilities, projected costs will vary widely based on the type of facility that contracts for the services. Behavioral Health and Recovery Services recommends that the County contract with a 16-bed facility to ensure maximum Medi-Cal reimbursement, and include the \$1.00 per month lease option to minimize the facility costs thereby reducing the funding required by Measure B to maintain financial

stability. BHRS would also suggest that the Committee consider a contractor that will work with other counties such as Lake and would also serve clients with private insurance, and Medicare to maintain occupancy rates, thereby reducing operating costs. If the facility is operated similar to other private facilities, no additional funding from Measure B would be required.

Measure B Project Manager

Projected Cost for Behavioral Health Regional Training Center, Crisis Residential Treatment Center, and Acute Psychiatric Hospital

The Mendocino County Behavioral Health Regional Training Center will serve the Superior Region of California as well as counties south of Mendocino. Its purpose is to provide training and workshop space for First Responders, Practitioners, and Agencies that directly and indirectly interact with people experiencing acute and chronic behavioral health conditions. This resource will function as a business, and will require a fee system in order to be sustainable. Ideally, this service will sustain itself financially.

BEHAVIORAL HEALTH REGIONAL TRAINING CENTER		
Estimated Opening Date: August 2020 (soft) October 2020		
Duration: 12 to 14 Months		
PROJECT BUDGET		
BHRTC-1: Behavioral Health Regional Training Center - Project Costs		Allocated Funds
Estimate Date: 6/1/2020		\$277,957.00
8207 East Rd., Redwood Valley		\$307,258.00
Building Area: (Gross Square Feet) 3,150 (\$23 per GSF)		\$585,215.00
Capital Costs		
	Estimate	Actual
Property Acquisition	\$277,957.00	\$277,957.00
Remodel	\$153,900.00	\$12,915.94
County's Construction Contingency 15%	\$23,085.00	
Estimated Capital Costs	\$454,942.00	\$290,872.94
Soft Costs		
	Estimate	Actual
Design/Engineering	\$14,500.00	\$14,649.00
Testing/Inspections	\$8,500.00	\$4,595.00
Construction Manager	\$34,753.00	
Furnishing & Equipment	\$3,500.00	\$9,906.66
Other Internal Partner Fees and Overhead	TBD	
Estimated Soft Costs	\$61,253.00	\$29,150.66
Estimates for Potential Expenses		
	Estimate	Actual
Septic Repair	\$65,520.00	
Replace Ceiling Fans	\$568.00	
Fencing	\$3,000.00	
Fire Sprinklers	\$60,000.00	
Estimated Potential Expenses	\$129,088.00	\$0.00
Total Estimate	\$516,195.00	
Total Estimate Balance (contingent upon unknown costs)	\$69,020.00	

Total Expenses - Actual	\$320,023.60
Balance - Actual	\$265,191.40

BUSINESS ESTIMATE

ANNUAL INCOME		
Year 2020 - 2021	Approximately 16 days/160 hours per month while operational	\$48,448.00
Year 2021 - 2022	Approximately 20 days/220 hours per month	\$73,920.00
Year 2022 - 2023	Approximately 26 days/310 hours per month	\$104,160.00
Year 2023 - 2024	Approximately 29 days/355 hours per month	\$119,280.00

ANNUAL EXPENSE	
Year 2020 - 2023	\$43,160.00
Maintenance	\$20,000.00
Staffing (Starting 2023)	\$48,000.00
Landscape/Custodial (-\$225 MOU)	\$8,400.00
Utilities	\$14,760.00
Estimated Annual Expenses (2023+)	\$90,935.00

ANNUAL BALANCE	
Year 2020 - 2021	\$5,288.00
Year 2001 - 2022	\$30,760.00
Year 2022 - 2023	\$13,225.00
Year 2023 - 2024	\$28,345.00

Crisis Residential Treatment Facility	
Estimated Opening Date: November 2021	
Duration: 23 Months	
PROJECT BUDGET	
CRT-2: Crisis Residential Treatment Center - Project Costs	Allocated or Planned Funding
Estimate Date: 08/01/2020	Nacht & Lewis, Design and Pre-Construction: 3.3 million
631 S. Orchard Ave., Ukiah	Revenue - CHFA Grant \$500,000
Building Area: (Gross Square Feet)	3,460 (\$773 per GSF)

Expenses or Contracted Agreements

Property Acquisition	\$500,000.00	\$500,000.00
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Paid for by CHFA Grant

Nacht & Lewis - Architecture and Design

Facility Planning and Programming	\$89,000.00	\$65,681.42
Design, Engineering and Criteria	\$567,303.00	\$81,779.15
Special Consultants (Environmental/CEQA, Behavioral Health Expert)	\$58,000.00	\$48,232.00
Geotechnical Investigation/Surveying	\$35,000.00	\$26,175.00
Estimated and Actual Costs	\$749,303.00	\$221,867.57

Estimated or Expected Costs	\$3,759,378.00	
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Capital Costs (Cost of Building)	Estimate	Actual
Construction	\$2,958,360.00	
County's Construction Contingency	\$295,836.00	
Estimated Capital Costs	\$3,254,196.00	

Soft Costs (Cost of Preparing to Build/Support)	Estimate	Actual
Construction Manager	\$320,800.00	
Building Commissioning	\$59,167.00	
Materials Testing (Construction)	\$16,271.00	
Plan Check, Permit and Inspection Fees	\$40,000.00	
Utility Connections	\$50,000.00	
Advertising, Printing & Mailing	\$2,000.00	
Contingency	10% \$16,944.00	
Estimated Soft Costs	\$505,182.00	

Potential Project PHF-3 (Psychiatric Health Facility) - Measure B Program - Mental Health Treatment Act - Mendocino County, June 2020

Items highlighted in light blue under SOFT COSTS are covered by the 3.3 million dollar contract agreed upon between Mendocino County and Architect/Designer Nacht & Lewis. The agency is likely to work on one or more additional Measure B projects under the aforementioned contract, and their overall costs will be listed in PROGRAM and PROJECT OVERVIEW. The collective amount is deducted from the Nacht & Lewis fees on page 5.

Dollars per Gross Square Foot, Contingency Prices, and Construction Management are all dependant upon the price of BIDs, and the decided upon contract amount. With the economic recession, we can expect costs in Manufacturing, Construction, and Real Estate to decrease creating a potentially less expensive project than what has been estimated.

PHF-3: Psychiatric Health Facility - Project Costs

Estimate Date:	5/22/2020
Location:	To be determined
Number of Beds:	10 to 16
Building Area: (Gross Square Feet)	9,500 (\$1,122 per GSF)

Capital Costs

Construction		\$9,690,000
County's Construction Contingency	10%	\$969,000
Estimated Capital Costs (Reflects New Construction, Not Remodel)		\$10,659,000

Soft Costs

Facility Planning and Programming		\$260,000
Design and Engineering		\$1,794,959
Special Consultants (Environmental/CEQA, Behavioral Health Expert)		\$270,000
Geotechnical Investigation/Surveying		\$60,000
Construction Manager		\$930,031
Building Commissioning		\$120,000
Materials Testing (Construction)		\$93,003
Plan Check, Permit and Inspection Fees		\$200,000
Utility Connections		\$300,000
Advertising, Printing & Mailing*		\$5,000
Land Acquisition/Value (1 acre site)		\$500,000
Sub-total		\$4,532,993
Contingency	10%	\$453,299
Estimated Soft Costs		\$9,519,285
Total Estimated Project Cost		\$20,178,285

Alternatives to New Construction

The following information was gathered from: The California Hospital Association, Aurora Santa Rosa Hospital, and previous estimates obtained by Measure B in conjunction with Mendocino County Behavioral Health

Renovating a building to create a PHF in a rural area (such as Mendocino County) can cost between \$400 to \$650 per square foot in comparison to a new facility at an estimated \$1122 per square foot. Another measuring or estimation device calculates \$500,000 per bed. For instance, the 27,000 square foot former Howard Hospital building may cost up to \$17 million to renovate (or \$630-\$650 per square foot), while a 16-bed facility may cost approximately \$8 million to renovate according to the \$500,000 per bed model. This excludes some soft costs including the cost of equipment and operations.

ITEM 3e

Date of Meeting:	July 22, 2020
Contact:	Alyson Bailey P.M.
	Time Allocated for Item: 30 minutes

AGENDA TITLE: Discussion and Possible Action on Presentation by Nacht & Lewis on the Proposed Design, Site, and Floorplan of the Crisis Residential Treatment Facility, and the Continuation of Construction/Project

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

Guests and Design Consultants Eric Fadness and DeAnn Splinter of Nacht & Lewis architectural firm will take you through phase one and two of the CRT building process complete with a visual tour of the space and grounds.

Once the committee is fully apprised of the scope, intention, and function of the project, it may then choose to act on the topic of the continued CRT project.





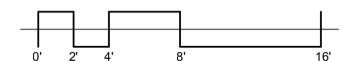
DEPARTMENT LEGEND

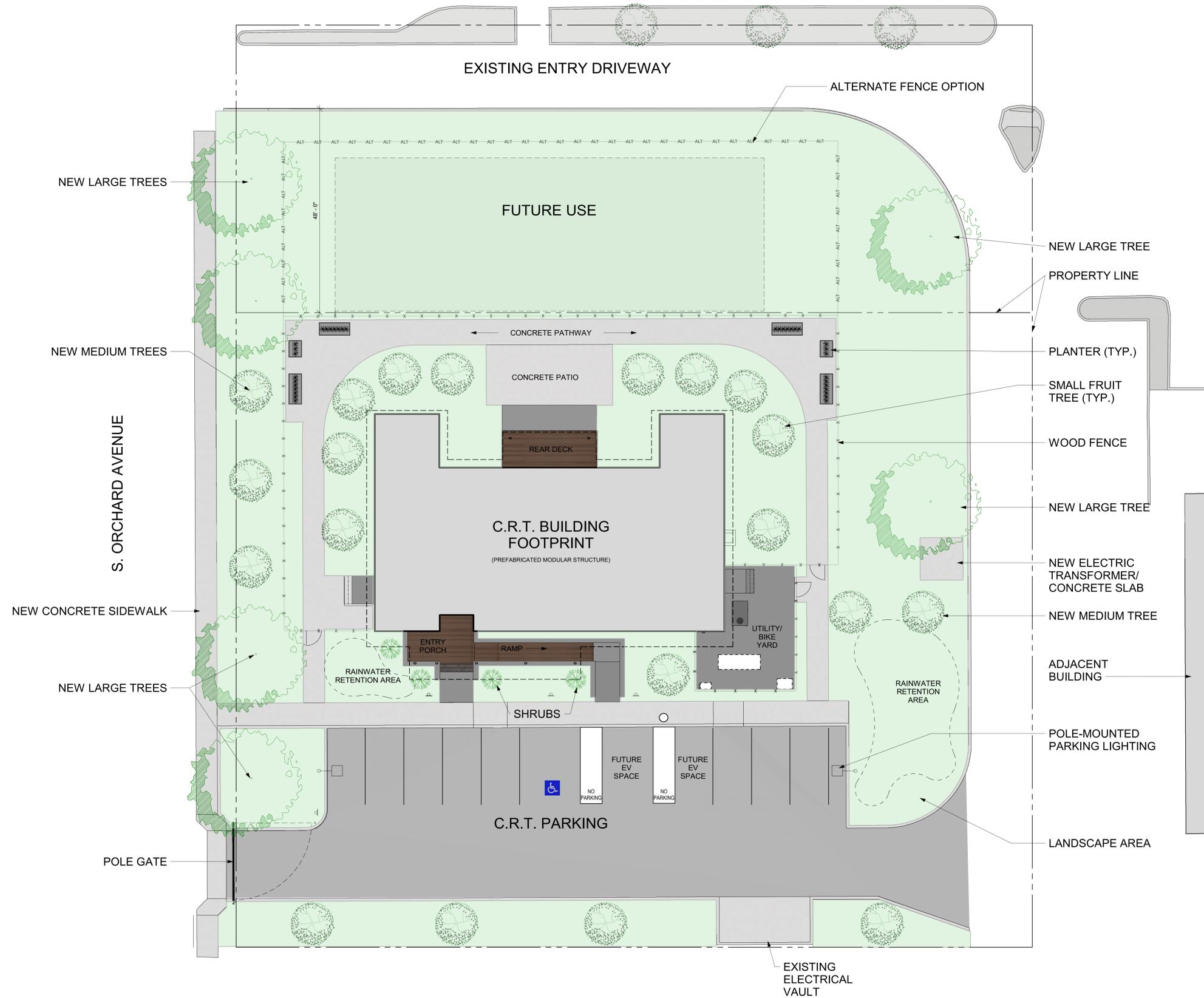
- ADMINISTRATION
- COMMUNAL SPACE
- JANITOR
- OUTDOOR COMMUNAL SPACE (DECK)
- PERSONAL SPACE
- QUIET PROGRAM SPACE
- STORAGE
- SUPPORT

LEGEND:

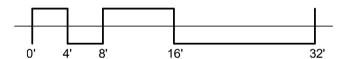
- CONCRETE SIDEWALK/SLAB
- LANDSCAPING
- COMPOSITE DECKING
- NEW WALLS

1 FLOOR PLAN _ OPTION-2
1/4" = 1'-0"





1 SITE PLAN
1" = 10'-0"



ITEM 3f

Date of Meeting:	July 22, 2020
Contact:	Alyson Bailey - P.M.
	Time Allocated for Item: 10 minutes

AGENDA TITLE: Discussion and Possible Action Regarding the Recommendation for Contracting with AECOM, Construction Management Services, for the CRT Project Concerning Pre-Construction and Contract Administration in the Amount of \$62,162 and \$269,676 Respectively

SUMMARY OF REQUEST / BACKGROUND INFORMATION:

Doug Anderson in Facilities (our internal partner) went through the competitive bid process to secure a Construction Manager for the CRT project to aid the transition from design to construction.

AECOM, a twenty year veteran firm in Construction Management won the bid, and is looking forward to working with Measure B.

A Construction Manager ensures that the project is sound before construction begins, and keeps the client (Measure B) fully apprised of next steps. Most importantly, they manage construction bids, ensuring that contractors and subcontractors are eligible to work with the County in addition to staying on-task.

Not contracting with them will delay and jeopardize the CRT project, slowing down the construction process indefinitely.