



Spring Street Facility Update

HHSA & CAO FACILITIES DIVISION

MARCH 23, 2021

HHSA Programs (Spring Street)

- ▶ Psychiatric Health Facility (PHF)
- ▶ Public Health
- ▶ Substance Use Disorder Treatment (SUDS)
- ▶ Older Adult Programs
 - ▶ Adult Day (The Club)
 - ▶ Senior Nutrition & AAA Programs

Spring Street Facility

	<u>Year Built</u>	<u>Square Ft.</u>
▶ 931 Spring St.	1952	7,816
▶ 935 A/B Spring St.	1947	18,066
▶ 937 Spring St.	1949	<u>21,354</u>
		<u>47,236</u>

Spring Street Site Layout



Conditions Assessments

- ▶ In-depth Conditions Assessment
 - ▶ Team made up of Architects, Engineers and Construction Project Managers.
 - ▶ Studied Architecture, Site, MEP, Fire, life & safety, HAZMAT
- ▶ Report prepared with Observations and Recommendations.
- ▶ Recommendations consider Repair or Replace.

2020 Cost to Repair*

▶ 931 Spring St.	\$ 5,162,000
▶ 935 A/B Spring St.	11,113,000
▶ 937 Spring St.	<u>9,255,000</u>
	<u>\$25,530,000</u>

*Cost of repair before further construction inflation adjustment.

Repair or Replace

Repair:

- ▶ The \$25M does not consider all building systems replacement.
- ▶ Ongoing maintenance costs for older remaining systems
- ▶ Extending useful life 7 to 10 years.

Replace:

- ▶ Rebuilding allows for new efficient programming and design.
- ▶ Less space needed due to improved circulation, reducing redundant spacing, and standardizing room sizes.
- ▶ Hypothetically, \$25M may accommodate program space needs.

Initial Options Explored

- ▶ Public Health/SUDS – Community Health Center property
- ▶ Older Adults – leasing space in Placerville area?
- ▶ PHF - Juvenile Hall

Placerville Juvenile Hall Repurpose

- ▶ JH Upper floor 10,716 Sq. Ft.; Current PHF 7,382 Sq. Ft.
- ▶ JH 20 – 2 bed rooms, Split 12 to south and 8 to the north of central station.
- ▶ Amenities: Secure facility with adequate program space, group rooms, 2 separate outdoor yards, and commercial kitchen.
- ▶ Effective use of facility with minimal parking and grounds.
- ▶ Rough estimate of improvement costs (upper floor) \$3.5 to \$4.5 M.

Juvenile Hall – PHF & more?

- ▶ Crisis Residential for Adults
 - ▶ Complement PHF from a treatment perspective
 - ▶ Allows for up to 16 beds and is M/C reimbursable at a day rate
 - ▶ Individuals can stay up to 90 consecutive days
 - ▶ Regulations allow up to 2 individuals per room
 - ▶ Potential step-down from PHF or a direct admission from the Emergency Department
 - ▶ Reviewing regulatory requirements

Behavioral Health Continuum Infrastructure Funding

- ▶ Governor's Proposed Budget
- ▶ \$1 billion (\$750 million GF and \$250m county funds) over a three-year period
- ▶ To address short-term crisis stabilization, acute needs & peer respite
- ▶ Competitive application process
- ▶ Acquisition and/or rehabilitation
- ▶ 25% County match

Recommendation

Direct staff to develop a conceptual plan for the relocation of the Psychiatric Health Facility (PHF) from Spring Street to the Old Juvenile Hall, including;

- ▶ Engaging a facilities planner to support the following;
 - ▶ Moving of the Courts out of the space below the Old Juvenile Hall and into Building C
 - ▶ Providing options to move the Elections Department
 - ▶ Assist in defining programming needs for HHSa and other possible options for space planning