



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: 15-0467 **Name:** Bldg. 151 Tenant Improvement Project
Type: General Agenda Item **Status:** Agenda Ready
File created: 5/6/2015 **In control:** Capital Improvement Committee
On agenda: 5/11/2015 **Final action:**
Title: a. Receive, support, and approve a capital projects proposal covering 1441 Constitution Boulevard, Building 151, Suites 15 and 16;
b. Direct staff to incorporate County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project into the County of Monterey Capital Improvement Program Five Year Plan 2015-16 through 2019-20; and
c. Support contracting with architectural services firm for design work for County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project.
Sponsors: Ray Bullick
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
5/11/2015	1	Capital Improvement Committee		
			a. Receive, support, and approve a capital projects proposal covering 1441 Constitution Boulevard, Building 151, Suites 15 and 16;	
			b. Direct staff to incorporate County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project into the County of Monterey Capital Improvement Program Five Year Plan 2015-16 through 2019-20; and	
			c. Support contracting with architectural services firm for design work for County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project.	

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- Receive, support, and approve a capital projects proposal covering 1441 Constitution Boulevard, Building 151, Suites 15 and 16;
- Direct staff to incorporate County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project into the County of Monterey Capital Improvement Program Five Year Plan 2015-16 through 2019-20; and
- Support contracting with architectural services firm for design work for County of Monterey 1441 Constitution Boulevard, Building 151, Suites 15 and 16 Tenant Improvement Project.

SUMMARY/DISCUSSION:

The Health Department requests support and approval of a capital project for tenant improvements at the Health Department's Internal Medicine Clinic located at 1441 Constitution Blvd., Bldg. 151, Suites 15 and 16. The Department also seeks support to direct staff to incorporate this project into the County's Capital Improvement Program Five Year Plan 2015-16 through 2019-20.

The Health Department seeks to further integrate behavioral health into primary care for those with mild to moderate mental conditions as recommended by an independent medical reviewer of our existing behavioral

health system. Currently, limited integrated behavioral health services are provided at the Laurel Internal Medicine Clinic by two mental health providers. In an effort to further integration efforts and to expand access for behavioral health services for those with mild to moderate mental health conditions, the Department is requesting approval to perform tenant improvements in Suite 15. Suite 15 is approximately 2,000 square feet and used to serve as the Clinic Services Bureau's medical records room, but has not been fully utilized over the past several years with implementation of an electronic health records system. This space may be able to accommodate 8-10 enclosed offices for provision of behavioral health services for individual, family, and groups. In addition, some tenant improvements would be made in the central lobby in Suite 16 to increase seating capacity.

Health Department staff met with Natividad Medical Center (NMC) staff to discuss our needs to expand services on the NMC campus; NMC is supportive of project. Clinic Services Bureau staff and Behavioral Health Bureau staff will be meeting to discuss staffing, clinical oversight, and referral process for expansion of behavioral health services into primary care.

OTHER AGENCY INVOLVEMENT:

The Department of Public Works will serve as the Project Manager for this project and will assist the Health Department with securing architectural services firm proposal and will use the County's Job Order Contract system for management of construction services. Natividad Medical Center is aware of Health's needs for tenant improvements and recommended Health seek assistance from the Department Public Works as this is a Health Department exclusive project. Preliminary project estimate ranges from \$500,000 to \$750,000.

FINANCING:

Preliminary project estimate ranges from \$500,000 to \$750,000. Sufficient funds are available in the Health Department, Clinic Services Bureau's (001-4000-HEA07-8100) FY 2014-15 Adopted Budget for preliminary design work estimated at \$10,000. Although this project is not specifically budgeted for FY 2015-16, there are sufficient appropriations in Health Department, Clinic Services Bureau's (001-4000-HEA07-8100) FY 2015-16 Requested Budget for continued design work, project management, and construction. The funding source for this project is projected Medi-Cal revenue for services rendered in FY 2015-16 and/or Capital/IT funds currently designated for clinics in the FY 2015-16 Recommended Budget.

Prepared by: Elsa Jimenez, Assistant Director of Health, 4743

Approved by: Ray Bullick, Director of Health, 4526