



DEPARTMENT OF
HEALTH AND HUMAN SERVICES

Promoting and protecting health, well-being, self-sufficiency, and safety of all in Marin County.



May 24, 2016

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SUBJECT: Funding agreement with Buckelew related to a new community detoxification facility.

Dear Board Members:

RECOMMENDATIONS:

1. Authorize transfer of \$1 million from non-departmental and rollover of unspent Health and Human Services (HHS) expenditures of \$1 million for site development and building of a new community detoxification facility.
2. Authorize the President of the Board to execute a Funding Agreement with Buckelew Programs for site development and the purchase of a new modular building to house a community detoxification facility of up to \$2.7 million.
3. Authorize the Department of Finance to make the budget adjustments to HHS budget as detailed in staff report.

SUMMARY: The current community detoxification facility is run by Buckelew Programs, called The Vine Recovery Center (The Vine), and is housed in a building on property owned by the Silveira family adjacent to McInnis Park just north of Smith Ranch Road in unincorporated San Rafael. Buckelew's current lease for the building expires March 31, 2017.

Buckelew must relocate the program to a new facility approximately 300 feet south of its current location. Buckelew has signed a new lease with the Silveiras for part of the 1.3 acre vacant site with a term and extension options allowing Buckelew the use of the property for up to 25 years. They are coordinating their move to provide a continuity of services and vacate the current location, which has been leased to WildCare, by March 31, 2017. The updated Buckelew facility will be for the same capacity that exists now. The Vine program has been operating at the Silveria property since July 1999.

The Vine facility is an important facility to all of the local Marin communities, providing welcoming, recovery-oriented detoxification services to individuals with alcohol and drug addiction issues. It is a licensed 26-bed co-ed residential social model detoxification program and provides the opportunity for individuals with drug and alcohol problems to begin their recovery. In addition to detoxification services

individuals are provided support, acceptance and hope through individualized programs including counseling, education about alcohol and drug addiction, 12-step meetings, medical services, wellness and life care tools, relapse prevention and community mentors. The County is required pursuant to state contracts to provide services that include, but are not limited to, a full continuum of substance use services. The County contracts with Buckelew to provide these services through the Vine Program. Both HHS and the Probation Department provide funding for 14 of the 26 beds through an annual contracting process. Therefore, it is in the general public's best interest to assist Buckelew in ensuring that the Vine Program remains in operation without a gap in services.

County staff from HHS, Public Works and the Administrator's office has been working with Buckelew and its consultants to confirm the feasibility of constructing the new Helen Vine program at this site. To meet the deadline to open the new facility, Buckelew will manage the project that includes site planning, development approvals, design, and construction processes. The plan is to have a new, manufactured building constructed off-site and brought on to the site when the site work and utility connections are ready. This is similar to the process that the Marin County Free Library recently implemented through its partnership with the Novato Unified School District for the new South Novato Library. The planning entitlements, approval and construction of the site work, and the modular building are estimated to cost up to \$2.8 million (which includes \$250,000 of design and construction contingency). The Funding Agreement between Buckelew and the County provides the process for how HHS and CAO staff will work with Buckelew on the project.

Staff from County Counsel and the County Administrator has reviewed the lease for the new site. The Silveiras have agreed in the lease with Buckelew to also give the County written notice should Buckelew default on the lease, and would allow the County to take over the lease from Buckelew. If that were to happen, HHS would find another operator for the community detoxification program. At the end of the lease term, including extensions for a total of up to 25 years, the entire facility would revert to the Silveiras if a lease extension could not be negotiated at that time. In addition, the property owner has granted to Buckelew, and through Buckelew to the County, the first right of refusal to purchase the site should the owner decide to sell the property in the future.

The Director of Health and Human Services, the Chief of Probation, and the County Administrator all recommend your Board's approval of this proposal.

FISCAL IMPACT: Your Board set aside \$1 million in the approved 2015-16 Fiscal Year General Fund for a new community detox facility. These funds as well as \$1 million in HHS expenditure savings would be used for completion of the site approvals and site work construction by Buckelew. County staff will work with Buckelew to identify other potential sources of funding such as a fundraising campaign, donations, and federal Medi-Cal revenue to offset the remaining balance of project costs.

Please let me know if you have any questions or concerns.

REVIEWED BY:

<input checked="" type="checkbox"/> County Administrator	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Department of Finance	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully submitted,

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Director

Matthew H. Hymel
County Administrator