



**Office of
Mental Health**

Office of Mental Health (OMH) Capital Budget

Capital Budget Hearing

October 16, 2023

OMH Capital Program – Overview

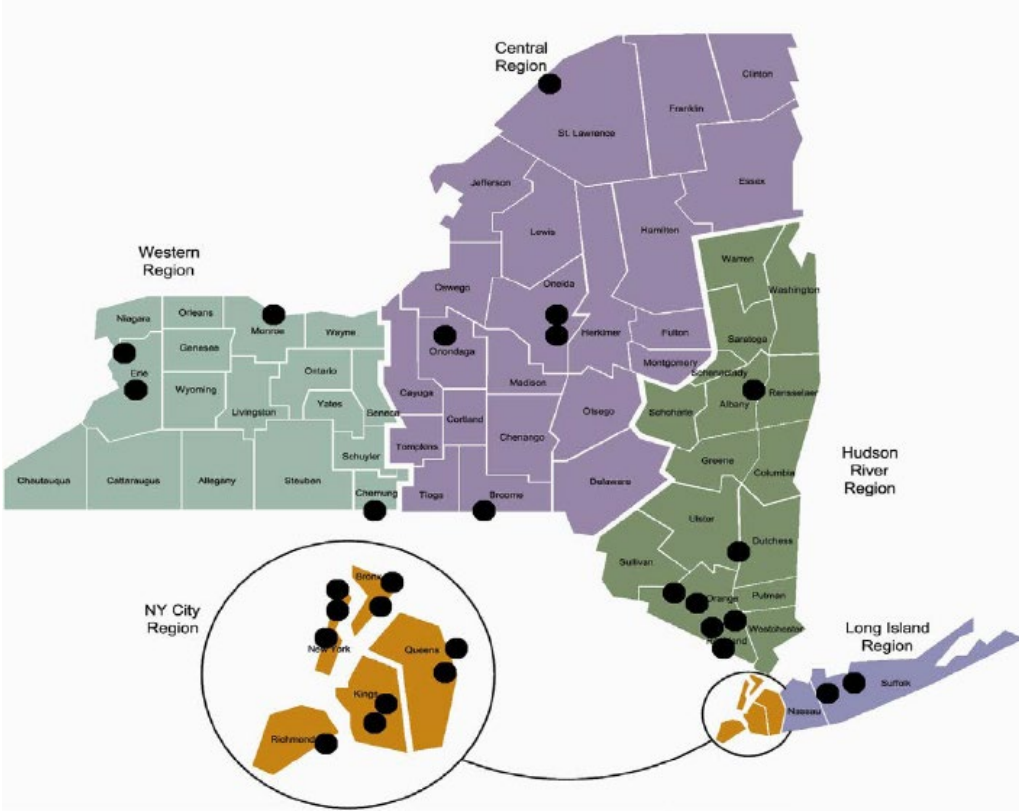
- OMH operates 22 State psychiatric centers, 2 Secure Treatment and Rehab Centers and 2 State Research Institutes with 540 active buildings and over 2,300 total acres of property.
- OMH also funds and/or licenses more than 4,500 community mental health programs operated by local government and nonprofit agencies, including over 48,000 housing units.
- In total, the OMH Capital Program received \$1.46B in the FY 2024 Enacted Budget:
 - State Operations Capital - \$404M
 - Community Budget Capital - \$1.056B

OMH State-Operated Capital – Overview

OMH facilities operate a wide cross-section of services statewide:

- 14 provide Adult inpatient and outpatient services
- 9 provide Children and Youth inpatient and outpatient services
- 4 serve a Forensic population
- 2 operate Secure Treatment and Rehabilitation Center (STARCC) programs
- 2 are Research Institutes

State-Operated Capital – Campus Overview



State-Operated Capital – Overview

OMH establishes priorities for capital projects at the State hospitals using the following key criteria:

1. Necessity to achieve compliance with life safety codes and therapeutic environmental standards developed by the Joint Commission.
2. Necessity to preserve health and safety for patients, staff and the public.
3. Requirements to preserve and protect the physical plant infrastructure of ongoing operations.
4. Necessity to comply with energy conservation and environmental protection standards.

State-Operated Capital – Overview

The FY 2024 Enacted Budget provided \$404M for the State-operated capital program. Funding was used to:

- Initiate projects to maintain compliance with the Joint Commission and federal CMS accreditation requirements for hospitals.
- Make strategic investments in the physical plant infrastructure for the Adult, Children's, Forensic, STARC and Research programs located on OMH campuses.
- Fulfill the Governor's \$1B plan to overhaul New York State's continuum of mental health care.
 - \$18M – Expansion of 150 new beds in OMH State-operated psychiatric hospitals to increase psychiatric treatment capacity.
 - \$14M – New investments in building demolition and environmental remediation on OMH campuses.

Capital Program – Highlights

The OMH Capital Program makes strategic investments to support State-operated capital projects for:

- Inpatient Care – As part of the FY 2024 Enacted Budget, OMH’s inpatient bed capacity of 3,866 requires capital investments for Inpatient buildings to provide a safe, compliant and therapeutic environment for patient care.
- Transitional Living Residence – For patients who cannot make the transition directly from the hospital to a community residence, this program provides an interim, 24-hour staff supervised residence located on OMH campuses.
- Adult Crisis Residence – For those in mental health treatment, but temporarily without housing, this residence provides short-term housing while the client and treatment team attempt to secure more permanent housing accommodations.
- Children’s Crisis Residence – Provides 24/7 monitoring and supervision as well as intensive crisis treatment for up to 21 days.

State-Operated Capital – Noteworthy Projects

In recent years, OMH has invested capital resources to protect health and safety, preserve important building assets, consolidate inefficient programs, conserve energy, and remediate environmental issues. Noteworthy projects include:

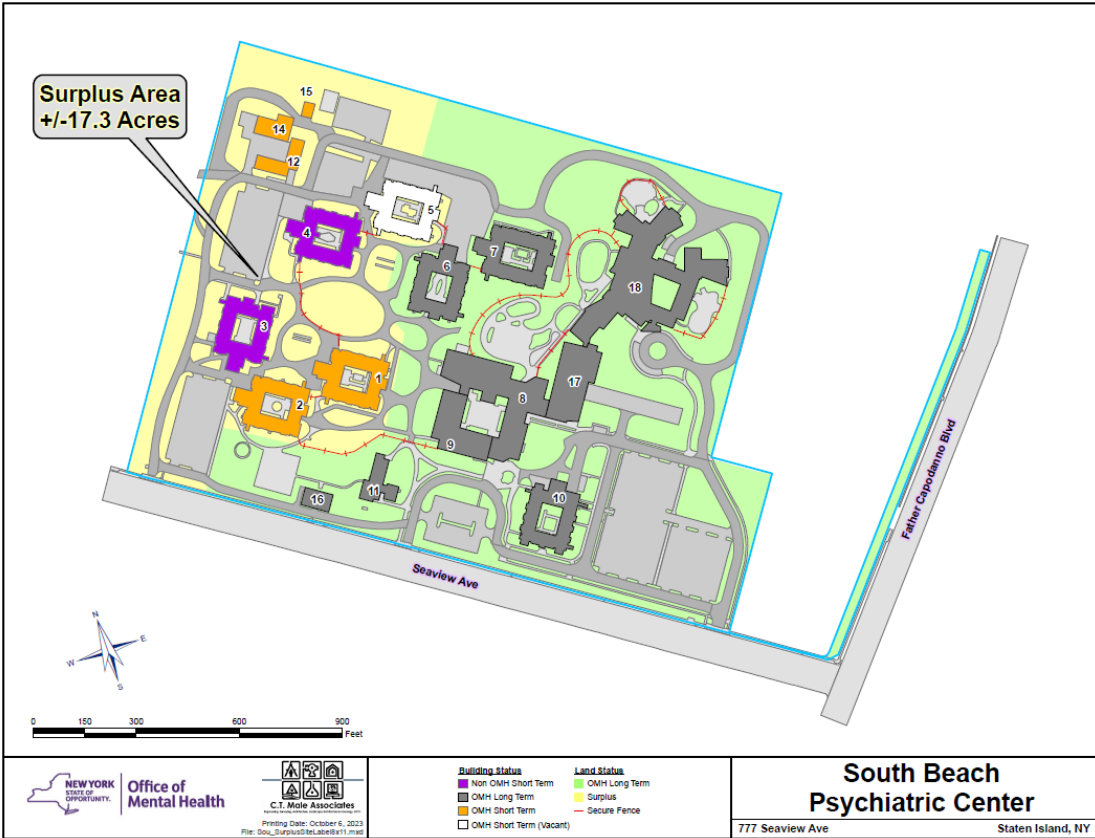
- South Beach PC – New Inpatient Building
- Kirby/Manhattan PC – Dunlap Building major renovation
- Mid-Hudson Forensic PC – New Patient Services building
- Western NY Children’s – Major Building addition
- Central NY Forensic – Gut/renovation of Building 39 and 77
- Nurses’ Station Rehabilitations – Various facilities

South Beach PC – New Inpatient Building

OMH recently completed construction of the new inpatient building at South Beach. This strategic investment focused on:

- ✓ Consolidation of all inpatient living and program space into a new 5-story building constructed 21 feet above sea level.
- ✓ Allowing OMH to fully vacate 8 separate buildings of old and outdated infrastructure.
- ✓ Providing storm and weather resiliency for a campus that was destroyed during Superstorm Sandy.
- ✓ Avoiding costly updates to old buildings and allows OMH to redevelop roughly 17 acres of property.

South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building



South Beach PC – New Inpatient Building

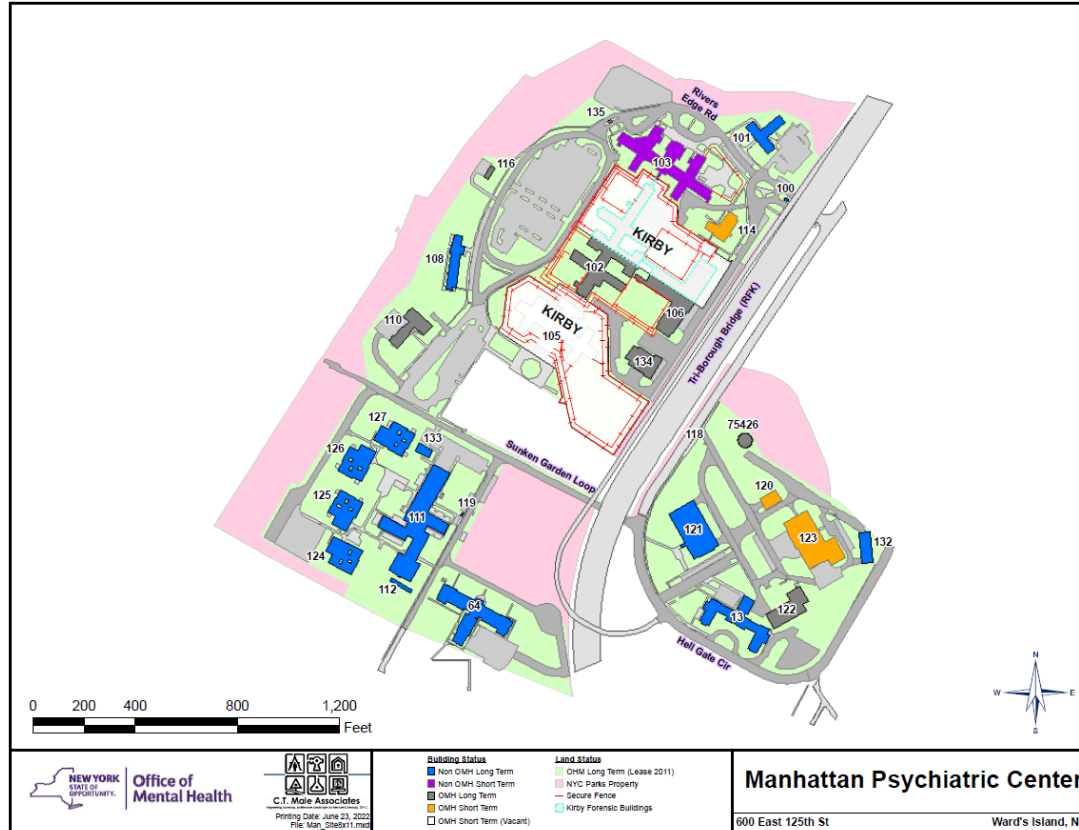


Kirby/Manhattan PC – Dunlap Building Renovation

Prior to 2020, Kirby and Manhattan PCs operated in 3 separate buildings constructed in 1950s and 1960s on Ward's Island. These buildings were outdated, energy inefficient, and did not align with patient and staff needs. To address this issue, the OMH Capital Budget:

- ✓ Invested \$225M to consolidate all staff and patient services in the newly renovated, state-of-the-art Dunlap building.
- ✓ Allowed OMH to vacate nearly 800,000 GSF of outdated space, fully decommission the old Kirby building, and partially decommission the Meyer building, which is slated for demolition in the upcoming year.
- ✓ Renovations provide the newest safety, security, and behavioral health standards and care to the patient and staff environment.
- ✓ Co-located programs for economies of scale and operational efficiencies.

Kirby/Manhattan PC – Dunlap Building Renovation



Office of Mental Health



Printing Date: June 23, 2022
File: Man_Steep1.mxd

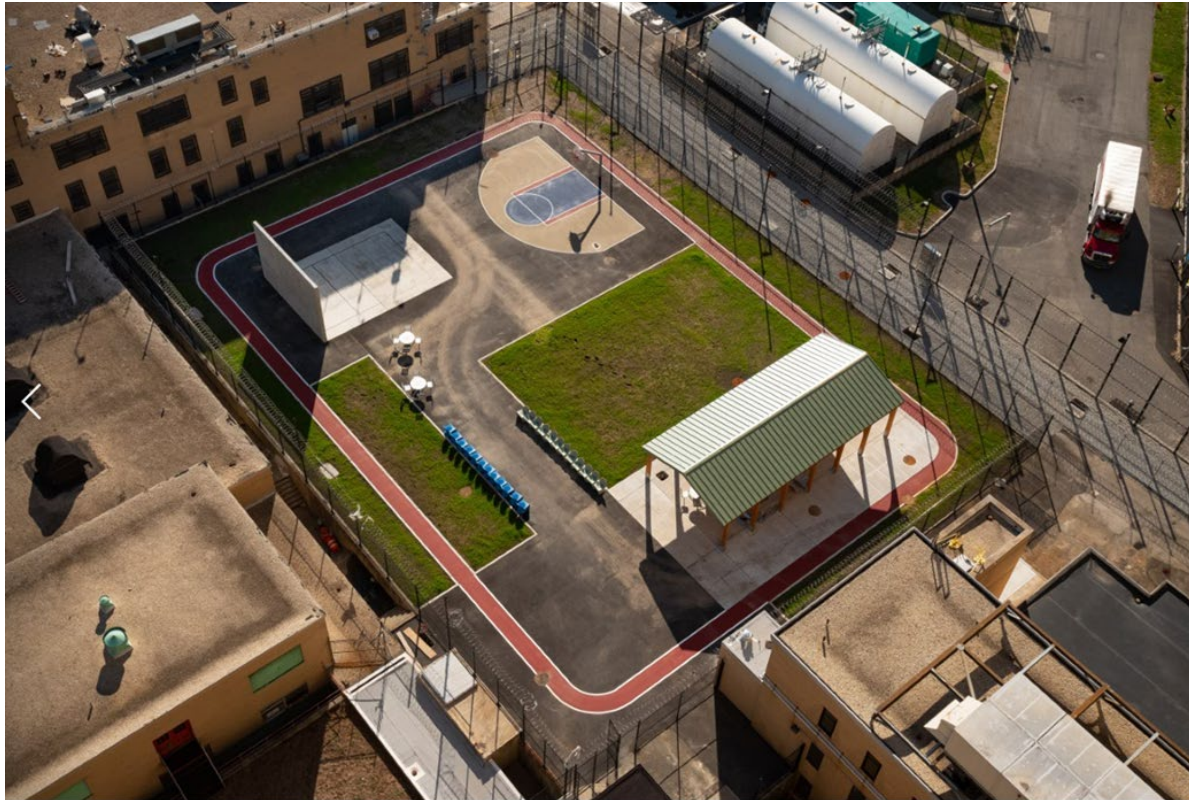


Office of Mental Health

Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Kirby/Manhattan PC – Dunlap Building Renovation



Mid-Hudson Forensic PC – New Building

Mid-Hudson Forensic PC, located in Orange County, was constructed roughly 100 years ago and is well beyond its useful life. The OMH Capital Budget dedicated new appropriation authority to support the cost of rebuilding the hospital. This project will:

- ✓ Include 300 inpatient forensic beds, aligned to the latest architectural standards for behavioral health.
- ✓ Invest in a new Central Services Building to support the boiler, chiller and other support functions.
- ✓ Allow Mid-Hudson PC to continue serving the large number of patients admitted from the Riker's Island Correctional Facility and other populations that need: restoration to fitness to stand trial; defendants found not responsible for criminal conduct due to mental disease or defect; and county jail inmates in need of acute inpatient psychiatric stabilization.

Mid-Hudson Forensic PC – New Building



Mid-Hudson Forensic PC – New Building



Western NY Children's – New Addition

Western NY Children's PC, located in West Seneca, received \$55M to upgrade the facility into a state-of-the-art center for children and adolescents. This project will:

- ✓ Add roughly 50,000 GSF of new residential and clinical support space, and update educational, administrative and recreational therapy spaces.
- ✓ Create modern, functional, and safe space with youths' needs in mind.
- ✓ Preserve the current capacity of 46 beds, while remediating existing life safety code deficiencies to ensure a safe environment for youth and their families to receive services, staff to work in, and visitors to support youth in care.
- ✓ Construction began in the summer of 2022 and is projected for completion in late 2024.

Western NY Children's – New Addition



Western NY Children's – New Addition



Western NY Children's – New Addition



Western NY Children's – New Addition



Western NY Children's – New Addition



Central NY Forensic – Building 39 & 77 Rehab

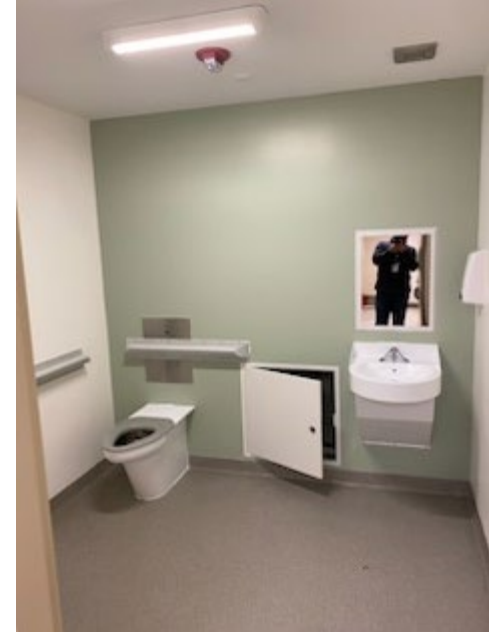
Central NY PC, located in Oneida County, is undergoing a major renovation spanning roughly 300,000 GSF. The initial phase of construction includes:

- ✓ \$40M to start a modernization project focused on the Forensic program and Secure Treatment and Rehabilitation Center (STARARC).
- ✓ Renovations to the medical suite, campus pharmacy, kitchen, recreational spaces and the central services building.
- ✓ Upgrades to the electrical, lighting, data, security systems, HVAC replacement, selective demolition and asbestos and PCB abatement, as well as new boilers, chillers, pumps and a new chilled water and heating water distribution system.
- ✓ The buildings are remaining occupied during construction to avoid major impacts on census.

Central NY Forensic – Building 39 & 77 Rehab



Central NY Forensic – Building 39 & 77 Rehab



Nurses' Station Rehabilitation – Various Facilities

OMH dedicated capital resources for renovations throughout the State hospital system to improve patient and staff environments. The nurses' station is often the central point on a living unit, where patients and staff interact and the newly renovated settings are designed to have good lighting, support patient engagement and satisfy the latest up-to-date behavioral health standards.

Currently, nurses' station upgrades are underway at the following facilities:

- ✓ Creedmoor
- ✓ Kingsboro
- ✓ Capital District PC
- ✓ Rockland
- ✓ Pilgrim
- ✓ St. Lawrence
- ✓ Buffalo

Nurses' Station Rehabilitation – Various Facilities



Nurses' Station Rehabilitation – Various Facilities

Before



After



Community Capital – Overview

OMH's FY 2024 Enacted Budget included \$1.05 Billion for Community Mental Health Programs. The funding includes:

- \$65M in annual funding to preserve existing mental health housing and other community mental health facilities
- \$60M in one-time funding to support the development of 12 new Comprehensive Psychiatric Emergency Programs (CPEP) statewide
- \$915M in one-time funding to support the construction of 2,150 new units of mental health housing

Community Capital – Overview

OMH's recent Local Capital funding has supported the development and preservation of:

- **Community Residences:** licensed, transitional rehabilitative programs that teach skills, offer support, and help individuals achieve the highest level of independence possible
- **Community Residence/Single Room Occupancy (CR-SRO):** licensed extended stay housing for with services for individuals with limited independent living skills.
- **Supportive Single Room Occupancy (SP-SRO):** permanent housing with supports to aid individuals in establishing and maintaining housing stability
- **Residential Treatment Facilities:** fully-integrated mental health treatment services for seriously emotionally disturbed children and youth.
- **Crisis Residences (children/adults):** therapeutic settings designed to ameliorate behavioral health crises and avoid unnecessary hospitalization.
- **Crisis Stabilization Centers (Supportive/Intensive):** settings that provide urgent support and treatment to individuals experiencing an acute crisis.
- **Children's Mental Health Clinics:** provide treatment services to children with emotional disturbances
- **Short-Term Transitional Residences:** Four-month housing program that provides intensive supports through periods of transition, such as step-down from hospitalization.

Community Capital – Overview

OMH's FY 2024 Budget provides funding for the development of 3,500 new units of mental health housing statewide, including 2,150 beds requiring capital.

\$915M in capital funding will be devoted to constructing the following:

- 750 SP-SRO units
- 500 CR-SRO units
- 900 Short-Term Transitional Units

Local Capital - Noteworthy Projects

OMH has invested significant capital resources to develop new residential capacity for the seriously mentally ill in the community.

Some noteworthy projects include:

- MHA Fulton Montgomery- Holland Circle
- Lakeview Health Services- West End Heights
- St. Joseph's- School Street

MHA Fulton Montgomery- Holland Circle

This newly constructed 48-unit mixed-use housing program, including 22 licensed apartments, opened in the spring of 2023.

- ✓ Project redesigns an outdated model of housing and allows recipients to live in a more integrated setting while preserving the important resource of licensed mental health housing.
- ✓ Avoids costly updates to the outdated previous site while allowing service recipients to reside in a modern, safe environment.
- ✓ Adds 5 units of supportive housing (SP-SRO) and 21 units of affordable housing for Amsterdam residents.
- ✓ The project is strategically located near behavioral and physical health providers, transportation, community resources, retail, pharmacy, and grocery stores, as well as employment opportunities.

MHA Fulton Montgomery- Holland Circle



Lakeview Health Services- West End Heights

Construction of a new 60-unit mixed-use housing program, was completed in the fall of 2021.

- ✓ OMH capital investment supports rent stabilization costs over the next 30 years.
- ✓ Project allows the city of Ithaca to preserve the important resource of 20 units of licensed mental health housing.
- ✓ Avoids costly updates to the outdated previous site while allowing service recipients to reside in a modern, safe environment.
- ✓ Adds 18 units of supportive housing (ESSHI) and 22 units of affordable housing for Ithaca residents.
- ✓ A LEED Gold Certified project which exceeds the original Bronze Certification application.
- ✓ Won a US Green Building Counsel LEED for Homes Award in the Outstanding Affordable Project Category.
- ✓ All electric except for the hot water system.

Lakeview Health Services- West End Heights



St. Joseph's- Landy Court

Construction of an 80-unit mixed-use housing program, including 48 units for homeless individuals with a diagnoses of SMI and 32-units for income eligible unit for individuals and families earning less than 60% of AMI. Landy Court opened in July of 2022.

- ✓ The project has 50 studios, 10-one bedroom and 20-two-bedroom apartments.
- ✓ Amenities include a community room, staff office, excise room, library, laundry facility, landscaped outdoor yard and 34 off-street parking for residents and staff.
- ✓ Project location is central to numerous food outlets, retail stores, bus lines, park, municipal services and St. Joseph's main hospital campus.
- ✓ There is easy access to the Metro North Rail Station and highways.

St. Joseph's- Landy Court

