



# DEVELOPMENT ADVISORS

Commercial Real Estate Development Services

## Aurora Mental Health Center Potomac Care Campus Acute Care Facility Operations Plan

June 16, 2022

Hours of Operation. The Acute Care facility will operate 24/7.

Occupancy at Peak. The following are the estimated the number of people that could be on-site at peak times.

Program	Expected Max Staff	Expected Max Client
CSU	8	16* - 5 new per day in/out
WIC	5	4 - Variable, 10-12 per day
Detox	8	40* - 30 new per day in/out
MAT	3	9 ±9 per hour
C2C	9	10 ±5 per hour
<b>Total</b>	<b>33</b>	<b>79</b>

\*Most clients noted will be dropped off and not require parking

Staffing. 33 staff but 30 are rotating; 16 occupants at 25%; 14 staff of which 90% need; Walk-In Clinic (WIC) sealed off. [See above](#)

Patients.

- *Emergency Drop-Offs.* Estimate the number of EMT deliveries each day. Describe the typical stay for an ambulance or police car. We estimate that there will be 15-20 patients per day dropped off by law enforcement.
- *Volunteer Check-Ins.* We estimate that there will be very few driving themselves requiring a parking space.

Visitors. We estimate that there will only be up to 5 persons arriving each day to visit patients.

Parking. See Parking Study.

Loading. This will be no loading requirements for this facility.

Facility Services. AuMHC will provide the following services in this Acute Care facility:

- **Our Walk-In Crisis Center (WIC)**, currently contracted to be open 7 am – 11 pm; we will review resuming 24/hour operations after moving to Potomac. We serve all ages for self-defined crisis.

- **Our Connect2Care site (C2C)**, walk-in access for any need for all ages. We do screening, assessment, unscheduled therapy, case management, etc. at this location. Should be a nice way to create easy access for your clients.
- **Our 16-bed Crisis Stabilization Unit**: Adults with stays up to 5 days, typically referred from our WIC or from state-contracted mobile crisis.
- **East Metro Detox and Recovery**: Currently at 30 beds, planned for 45 beds after renovation or move. Currently has a separate entrance which we would need to maintain as frequent drop-off from law enforcement or EMS occurs.
- **Medication Assisted Treatment**: We plan to integrate at the detox site for easy access post discharge.
- **Crisis respite for adults**: We maintain 4 beds for stays up to 2 weeks following a crisis referral. Potential Growth. Nazan says that “we hope to incorporate additional bed-based space for potential growth either in SUD residential or mental health hospital diversion/step down. We will need to manage licensing which can be restrictive and may dictate what we are able to include alongside our CSU.”



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### **Future Community Health Care Provider Medical Clinic Operation Plan**

*June 24, 2022*

Medical Clinic. 25,000-30,000 sf

Proposed Clinical Services. Family Practice, Pediatrics, Obstetrics, Ryan White HIV Program, Dental Services, Convenient Care, Pharmacy, Diabetes & Health Education, Care Coordination Services, Patient Navigation, Bridges to Care, Outreach and Enrollment.

Proposed Hours of Operation. Mon-Fri 7:00am-5:30pm; Sat 8:00am-1:30pm; offering Dental services every other Saturday from 8:00am-12:00pm

Patient Load. There will be ±52 exam rooms (4 pods - 40 exam rooms, 4 consult rooms, 8 dental operatories) at 1.25 patients equals 65 patients at peak.

Staffing. Up to 74 administrative staff persons.

Building Occupancy at Peak. The maximum load would be 139 persons.

Parking. See Parking Study. 75 spaces would be sufficient considering cross-easement parking opportunities and multi-modal transport opportunities. The current site plan shows up to 88 parking spaces for this operation.

Loading Requirements. Equipment and supplies only. Don't need dock. Rarely get emergency vehicles and only when summoned. No emergency access required.



## **Housing Authority of the City of Aurora**

### **Permanent Supportive Housing (PSH) Operation Plan**

June 10, 2022

This building will be designed using trauma-informed care principals and provide up to 40 units of housing for individuals experiencing homelessness. These individuals will also receive services from Aurora Mental Health Corporation for underlying issues of mental health and substance abuse. The Housing First model would help residents stabilize in a safe and affordable home.

As a residential building, the hours of operation will be 24-7, but the hours of staffing will be primarily M-F, 8 am to 5 pm.

#### **Staffing** of the PSH will include:

- 1.0 FTE Site Manager (8 am – 5 pm, Mon – Fri)
- 1.0 FTE Maintenance Technician (8 am – 5 pm, Mon – Fri)
- 1.0 FTE ECHO Case Management/Housing Stability (8 am – 5 pm, Mon – Fri)

#### **Contracted Services:**

On site security after business hours and during weekends. (one person)

Contracted cleaning services three times per week (one person) during regular business hours.

#### **Housing Stability Services:**

Commodities deliveries. Once per month depending on need – coordinated by ECHO staff.

Events and Supports. Once per quarter depending on resident demand. Can include community BBQ, Holiday party, Resource fairs, etc.

#### **Parking for Residents and Visitors:**

Based on parking data collected for another PSH in Aurora (PATH), we would anticipate that **four** spaces would be used for staff parking, and **ten** spaces would be used for residents. This leaves approximately 16 spaces for guest and service parking.

*(Parking & Affordable Housing. 2020/2021 Report. Shopworks Architecture and Fox Tuttle)*