

**ORIGINAL**

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

921



**FROM:** Community Health Agency,  
Department of Public Health

**SUBMITTAL DATE:**  
June 16, 2008

**SUBJECT:** In-Principle Approval to seek build-to-suit or leased space in the Jurupa Area for Department of Public Health Family Care Center.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) Authorize the Department of Facilities Management to seek build-to-suit or leased space in the Jurupa area.

**BACKGROUND:** The Community Health Agency, Department of Public Health requires approximately 12,000-15,000 square feet of space in the Jurupa area for the provision of medical care and public health services. Replacing the existing 7,872 square foot Jurupa Family Care Center and 1,728 square foot WIC/Nutrition Program site is a high priority driven by increasing service demands for health care and other public health services for this growing region. The current lease expires in October, 2008.

(Continued)

SH:dp

*Susan D. Harrington*  
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 Susan Harrington, Director Department of Public Health

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 0	<b>In Current Year Budget:</b>	YES
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	NO
	<b>Annual Net County Cost:</b>	\$ 93,500	<b>For Fiscal Year:</b>	08/09

<b>SOURCE OF FUNDS:</b> Clinic space: 60% revenue and 40% Net County Cost. WIC Program: 95% Federal Grant Revenue and 5% Net County Cost	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**APPROVE**

**C.E.O. RECOMMENDATION:**

BY: *Debra Cournoyer*  
 Debra Cournoyer

**County Executive Office Signature**

Consent  
 Policy  
  
 Consent  
 Policy

Prev. Agn. Ref.:

District: 2

Agenda Number:

**3.16**

**ORIGINAL**

Form 11

Subject: In-Principle Approval to seek build-to-suit or leased space in the Jurupa area.

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The Jurupa Family Care Center (FCC) and WIC/Nutrition Program provides services at the property located at 9415 Mission Blvd., Riverside, Ca. 92509. The current 7,872 square foot facility has operated at capacity for several years and the facility has undergone numerous remodels. The Jurupa Family Care Center has experienced a 56% increase in patient visits since the year 2000 from over 8,500 visits to 13,400 visits in 2007. The current Clinic has an insufficient number of exam rooms, restrooms and office space to keep pace with expanding service demands.

The WIC/Nutrition Program currently serves over 3,500 participants per month in a 1,728 square foot space located within the same strip mall.

Based on the fact that the Department is currently making lease payments in Jurupa and that revenues are expected to increase with additional space capacity, it is likely that sufficient funds will be available with no need for additional general fund support once staff moves into the new building.

This project was assigned as priority #2 in the Community Health Agency Capital Improvement Project Plan (CIP) for Fiscal Year 08/09.



## ENDORSEMENT

### Department of Public Health, Community Health Agency Leased Space in Riverside

The Department of Facilities Management concurs with this request from the Department of Public Health to procure leased space in the city of Riverside, for approximately 12,000 - 15,000 square feet of space, in the Jurupa area. There is no County owned space available. This request meets County space standards.

The information listed below was used as an estimate in determining this Endorsement:

Lead Time:	Six (6) months
Size:	12,000 – 15,000 square feet
Term:	A minimum of five (5) years
Lease Cost:	To be determined
Communication/ Data Cost:	\$81,000.00
Services:	County to pay electrical. Lessor to provide and pay for all other services.

By:   
Robert Field, Director  
Department of Facilities Management

CC:pa  
6/23/08  
11.908