

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



FROM: Marion Ashley, 5th District Supervisor/Chairman, and John Tavaglione, 2nd District Supervisor

SUBMITTAL DATE:
May 20, 2015

SUBJECT: Direction to Begin Negotiations for the Development of Healthcare Related Facilities at the Riverside University Health System Medical Center


RECOMMENDED MOTION: That the Board of Supervisors:

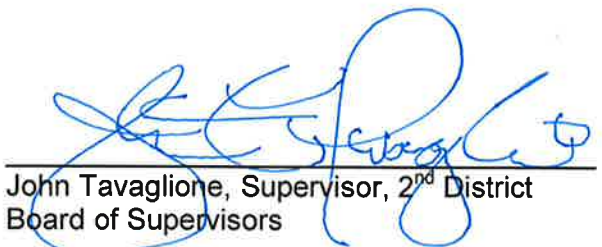
1. Designate the Trammell Crow Company as the selected Master Planner for the development of healthcare related facilities at Riverside University Medical Center; and
2. Direct Economic Development Agency and Riverside University Health System representatives to negotiate development agreements with the Trammell Crow Company and the Morongo Band of Mission Indians and return to the Board for approval of agreements to develop healthcare-related facilities at the Riverside University Medical Center campus.

BACKGROUND:

Acting on the Board's behalf, in July 2014 the Real Estate Division of the Economic Development Agency (EDA) issued a Request for Proposal for developers and healthcare providers to propose, plan, and develop new healthcare facilities as part of the Riverside University Health System (RUHS) Medical Center campus development project. The project is intended to help meet the demand for enhanced healthcare services in close proximity to the Medical Center, which is located in Moreno Valley.

(Continued)


Marion Ashley, Chairman, 5th District
Board of Supervisors


John Tavaglione, Supervisor, 2nd District
Board of Supervisors

Marion Ashley, 5th District Supervisor/Chairman

John Tavaglione, 2nd District Supervisor

In Principle approval to select Developers and begin negotiations for the development of healthcare related facilities at the Riverside University Medical Center, District 2/District 5

May 20, 2015

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BACKGROUND: (Continued)

The deadline for responses to the Request for Proposal was February 17, 2015 and seven proposals were received. The proposals were evaluated by staff and by an ad hoc selection committee, and a separate panel interview was conducted with each of the seven respondents on April 29th and 30th, 2015. Based on subsequent evaluation, the selection committee recommends that staff negotiate a Master Plan Agreement with the Trammell Crow Company, to be followed by the negotiation of appropriate forms of agreement with the Trammell Crow Company and Morongo Band of Mission Indians for the development of healthcare related facilities.

An important objective of the project is to diversify services to the public through a public/private partnership. The availability of additional healthcare related services next to RUHS's Medical Center would provide a convenient option for RUHS patients, who currently have limited alternatives for finding expanded and related healthcare services in the area. An increase in the number and variety of partners and companies offering outpatient care in close proximity to the Medical Center should increase the availability of quality healthcare services to the entire region.

The County is the owner of the existing RUHS Campus and 32 vacant acres of contiguous land to the west of the Medical Center. The available County-owned land is of sufficient size to accommodate a variety of projects and facilities. The vacant property is bounded on the east by the Medical Center, on the north by Brodiaea Avenue, on the west by privately owned land, and on the south by Cactus Avenue.

If approved by the balance of the Board, by this action the Board is directing staff to work closely with the Trammell Crow Company, the Morongo Band of Mission Indians, and other related and interested parties, including the City of Moreno Valley, to ensure the goals for the project are fully realized. The project will commence with the completion and approval of a site master plan, which will then be presented to the Board for review and approval. Staff will subsequently return to the Board with project-specific agreements that will describe each specific proposed facility and define actual costs and obligations associated with each transaction contemplated by the Master Plan.