

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

384



FROM: Riverside University Health System – Care Clinics

SUBMITTAL DATE:

June 18, 2015

SUBJECT: In-Principle approval for lease of a new medical office space for Riverside University Health System – Care Clinics. [Districts: All]

RECOMMENDED MOTION: That the Board of Supervisors: authorize the Real Estate Division of the Economic Development Agency to identify suitable space to support the Riverside University Health System – Care Clinics

BACKGROUND:

Summary

The Riverside University Health System (RUHS) - Care Clinics is seeking medical office space for lease to support the relocation of existing Community Health Centers. In order to improve client care and provide adequate staff space, medical office space for Community Health Centers is being sought to relocate four existing centers; Jurupa Valley, Hemet, Moreno Valley Family Care Clinic, and Corona. In addition, medical office space is being sought to open a new Community Health Center in the City of Riverside..

A Community Health Center is a health care clinic providing primary care medical services to the communities in which they are located. The Riverside University Health System currently operates ten Community Health Centers which are designated as Federally Qualified Health Center-Look Alike (FQHC-LA) facilities. Three of the ten current facilities have been determined to no longer meet the needs of RUHS.

(Continued on Page 2)

[Signature]
Zareh Sarrafian
Assistant County Executive Officer
Health System

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	0 \$	\$ \$	0 Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	0 \$	0 \$	0 \$	0 <input type="checkbox"/>

SOURCE OF FUNDS:	Budget Adjustment: No
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: APPROVE
BY: *[Signature]*
County Executive Office Signature Christopher M. Hans

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

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

FORM 11: In-Principle approval for lease of office space for Riverside University Community Health Centers of Riverside County. [Districts: All]

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BACKGROUND:

Summary(Continued)

In addition, RUHS is seeking to relocate the Family Care Clinic located on the campus of RUHS Medical Center to another location outside of the RUHS Medical Center in order to accommodate additional Specialty care services.

A relocation of the patient accounts department from the Campus Professional Center (CPC) located on the RUHS Medical Center campus is also needed in order to create additional Family Care Center space within the CPC. Any new Community Health Center will be in close proximity to public transportation so that clients receiving health care can easily access services.

The current Community Health Center locations that require replacement locations are described below:

Family Care Clinics – RCRMC - replacement location
26520 Cactus Avenue
Moreno Valley, CA. 92555

Jurupa Community Health Clinic - replacement location
9415 Mission Blvd.
Riverside, CA. 92509

Corona Community Health Center - replacement location
505 S. Buena Vista
Corona, CA. 92882

Hemet Community Health Center - replacement location
880 N. State Street
Hemet, CA 92543

The current Patient Account Department location that requires re-location is described below:

Patient Accounts Department – replacement location
Campus Professional Center
14375 Nason Street
Moreno Valley, CA. 92555

An additional Community Health Center site is to be determined within the Riverside City limits.

The approximate square footage required for each location is listed below:

Family Care Clinic - Moreno Valley Clinic site to be determined depending on services provided,
15,000 – 25,000 square feet
Jurupa Valley Clinic site approximately 15,000 square feet
Corona Clinic site approximately 15,000 square feet
Hemet Clinic site approximately 15,000 square feet
Patient Accounts Department approximately 10,000 – 12,000 square feet
Riverside City Limits Clinic site to be approximately 15,000 square feet

The Community Health Centers will vary in square footage based upon the services offered at the site. Size will be dependent upon Community Health Center needs, but will also be impacted by possible partnership space utilization by other county departments as determined in the development phase of the projects. Certain

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county services could exist within the same location and enhance the services provided by one another; these partnerships will be explored during the development review for the project. The size range for the Community Health Centers will range from 15,000 to 25,000 square feet of space but could be increased if shared use is chosen as an option. The noted square footage would accommodate 20-40 staff members, plus 100-150 patients daily, including 15-30 daily walk in patients. Below is a brief description of the services that will be provided at the Community Health Centers.

- Family Medicine and Primary Care:
- Cancer Screening
- Family Planning Program
- Teen Clinic
- HIV / AIDS
- Immunizations
- Nutrition
- Pregnancy Care & Counseling
- Sexually Transmitted Infections/Testing
- Tuberculosis Skin Testing
- Senior Services
- Behavioral Health Integrated Services

The Patient Accounts/Revenue Cycle Department is responsible for the financial viability of the RUHS Medical Center and care clinics by: properly registering patients to capture all pertinent patient, financial, and insurance data as well as obtaining any applicable authorization when applicable. The Patient Accounts department is responsible for all billing and follow up to all government, state, and commercial insurance carriers, as well as payment posting, charge reconciliation, and CDM maintenance and screening uninsured patients for Medi-Cal, MISP, and Charity when applicable.

Impact on Citizens and Businesses

These projects will provide an appropriately located facility that serves the Family Medicine and Primary Health Care needs of the residents of Riverside County. The Community Health Centers will be conveniently located close to public transportation for ease of access.

SUPPLEMENTAL:

Additional Fiscal Information

No County General Funds will be required. In order to position ourselves to utilize funding in upcoming fiscal years, it is recommended that a search for potential sites be initiated at this time. There will be no new requests for lease/purchase submitted to the Board for approval unless sufficient funding is identified to support the relocation and ongoing cost for operations.

ATTACHMENTS:

Endorsement from EDA/Facilities Management



ENDORSEMENT

Riverside University Community Health Centers of Riverside County Leased Space in the County of Riverside for the following locations: Riverside, Jurupa Valley, Hemet, Corona, Moreno Valley,

Economic Development Agency concurs with this request from Riverside University Community Health Centers of Riverside County to procure approximately 15,000 to 25,000 square feet for each Health Center, or more if square footage with shared use with other Departments becomes an option. There is no County owned space available to meet this requirement. 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:	15,000 to 25,000, or more square feet, depending upon option to partner and share space with other County departments
Term:	A minimum of Five (5) Years
Lease rate:	To be negotiated
Utilities:	To be determined
Custodial:	To be negotiated
Interior/Exterior Maintenance:	Provided by Landlord
Tenant Improvements:	To be negotiated
Voice/Data:	To be determined

By: 
Robert Field,
Assistant County Executive Officer/EDA

CC:ra/042315/17.534