

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

638



**FROM:** Riverside University Health System – Care Clinics

**SUBMITTAL DATE:**  
January 21, 2016

**SUBJECT:** In-principle approval for lease of new medical office space for Riverside University Health System – Care Clinics. [District: 5]

**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 department is seeking medical office space for lease to support the relocation of one existing Community Health Center. In order to improve client care and provide adequate staff space, medical office space for Community Health Centers is being sought to relocate the Banning center. On June 30, 2015 the Board approved similar relocations for several other clinics.

A Community Health Center is a health care clinic providing primary care medical services to the communities in which it is located. The Riverside University Health System currently operates ten Community Health Centers which are designated as Federally Qualified Health Center (FQHC) facilities.

(Continued on Page 2)

  
Zareh Sarrafian  
Assistant CEO - Health System

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b>				<b>Budget Adjustment:</b> Yes	
				For Fiscal Year: 15/16	

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

APPROVE

BY:



County Executive Office Signature

Christopher M. Hans

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 3-54 6/30/15

District: 5

Agenda Number:

3-21

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

**FORM 11:** In-principle approval for lease of new medical office space for Riverside University Health System – Care Clinics. [District: 5]

**DATE:** January 21, 2016

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (Continued)**

Four of these ten facilities have been determined to no longer meet the needs of RUHS. The Board previously approved, in principle, the relocation of the Jurupa, Corona, and Hemet clinics. Today's action would approve the move of the Banning clinic. The Community Health Center location that requires replacement locations are described below. The approximate square footage required for the Banning Clinic site is approximately 20,000 square feet

Banning Community Health Clinic - replacement location  
3055 W. Ramsey  
Banning, CA. 92220

The size of the Community Health Centers varies in square footage based upon the services offered at the site. Size is 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 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. Clinics are designed to 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

**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 Health System – Care Clinics**  
**Leased Space in the City of Banning**

Economic Development Agency concurs with this request from Riverside University Health System – Care Clinics, to procure approximately 20,000 square feet of leased space in the City of Banning. 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 months
Size:	Approximately 20,000 square feet, depending upon option to partner and share space with other County departments
Term:	A minimum of Five 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:   
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Robert Field,  
Assistant County Executive Officer/EDA

MH:tg/012216/006MC/18.068