



SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH  
SYSTEM MEDICAL CENTER GOVERNING BOARD  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

 **Riverside  
University  
HEALTH SYSTEM  
Medical Center**

ITEM  
3.27  
(ID # 6970)

**MEETING DATE:**

Tuesday, May 22, 2018

**FROM :** RIVERSIDE UNIVERSITY HEALTH SYSTEM (RUHS):

**SUBJECT:** RIVERSIDE UNIVERSITY HEALTH SYSTEM-CARE CLINICS: In-Principle, approval for lease of a new medical office space for Riverside University Health System-Care Clinic in Palm Springs area; District 4; [\$0].

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

1. Authorize the Real Estate Division of the Economic Development Agency (EDA) to identify suitable space to support the Riverside University Health System-Care Clinic in the Palm Springs area.

**ACTION:** 4/5 Vote Required, Policy


  
Jennifer Cruikshank Chief Executive Officer - Health System 5/2/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: May 22, 2018  
xc: RUHS-Care Clinic

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 17/18</b>	

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

**BACKGROUND:**

**Summary**

The Riverside University Health System-Care Clinic (RUHS-CC) in Palm Springs 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 the Palm Springs Clinic.

A Community Health Clinic is a health care clinic providing primary care medical services to the communities in which they are located. RUHS currently operates ten Community Health Centers which are designated as Federally Qualified Health Centers (FQHC) facilities. The current Palms Springs facility has been determined to no longer meet the needs of RUHS.

Any new Community Health Center will be in close proximity to public transportation so that patients receiving health care can easily access services. The Community Health Center that requires a replacement location is located at:

Palm Springs Family Care Center  
1515 N. Sunrise Way  
Palm Springs, CA

The approximate square footage required for this location site is approximately 15,000 – 20,000 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 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 used 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 could be provided at the Community Health Centers.

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- 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
- WIC
- Behavioral Health Integrated Services

**Impact on Citizens and Businesses**

This project 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 costs for operations.

**ATTACHMENT:**

Endorsement from EDA/Facilities Management



**ENDORSEMENT**  
**Riverside University Health System – Care Clinics**  
**Leased Space in Palm Springs**

Economic Development Agency concurs with this request from Riverside University Health System – Care Clinics, to procure approximately 15,000 to 25,000 square feet of leased space in Palm Springs. 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;	6-18 months
Size:	Approximately 15,000 to 25,000 square feet
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