



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Public Health Dept  
Department No.: 041  
For Agenda Of: 9/4/07  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Elliot Schulman, MD, MPH, Director of Public Health  
Director(s)  
Contact Info: Anne Fearon, Deputy Director of Administration (681-5171)  
Jane Overbaugh, Deputy Director of Primary Care & Family Health  
(681-5173)  
**SUBJECT: Franklin Clinic Remodel**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

- A. Approve and execute a ten-year lease agreement with one ten-year option between the County of Santa Barbara and the City of Santa Barbara for the Franklin Center located at 1136 E. Montecito Street in the amount of \$7,259.20 per month for the period July 1, 2007 to June 30, 2016 for a total amount of \$87,110.40 for the first year and an approximate total contract amount of \$1,025,000. Annual increases are based upon the Community Center Non-Profit lease rate set by the Council of the City of Santa Barbara and have historically been in the 3-4% range.
- B. Approve and execute a Construction Agreement between the County of Santa Barbara and the City of Santa Barbara for common area facility improvements which will be completed as part of the County's \$1.1 Million renovation.
- C. Adopt a Personnel Resolution effective September 10, 2007, in budget unit 5210 to allow the following:  
Add: One (1.0 FTE) Staff Physician I/II (007102/007103), Range 7456-E/Range 7556-E, (\$12,205/mo & \$12,829/mo)  
One (1.0 FTE) Medical Assistant (005123), Range 4756, (\$2,601-\$3,175/mo.)  
One (1.0 FTE) Departmental Assistant (002165), Range 5316 (\$3,438-\$4198/mo.)

**Summary Text:**

Approving the ten-year lease agreement with the City of Santa Barbara for the Franklin Clinic will provide a continuation of and improvement in patient services for the residents of that community. There

has been a steady increase in services over the years which have resulted in overcrowding and Health Insurance Portability and Accountability Act (HIPAA) compliance issues. The Public Health Department plans to expand into space vacated by Alcohol, Drug, and Mental Health Services (ADMHS) and renovate the clinic area and common areas shared with the City of Santa Barbara. The renovation project is approximately \$1.1 million. The construction agreement addresses the common area improvements; the City is contributing \$200,000 towards those construction costs. The ten-year lease is advantageous because of the improvements that the Department is undertaking.

An increase in patient visits as well as an expansion in the types of services provided has resulted in the need for additional staff. A Staff Physician and two support staff, a Medical Assistant and a Departmental Assistant, are needed to meet the demand for patient services.

This project is consistent with Public Health's recent expansions of patient services for the residents of Lompoc, Santa Maria, and Carpinteria.

We are requesting that your Board approve the new ten-year lease agreement and the construction agreement for the common area facility improvements with the City of Santa Barbara and approve the positions necessary to provide expanded services.

**Background:** The Public Health Department has a long standing relationship with the City of Santa Barbara dating back to 1974 when both parties agreed to build the Franklin Neighborhood Center, allowing the clinic to relocate from a temporary trailer. In 2002, an extensive study to consolidate services was performed and, based on patient origin, accessibility, transportation and type of services offered, the Department decided to remain at the Franklin location to serve the residents of that community. Over the past seven years, the Department has considered various alternatives to expand the size of the Franklin clinic to meet the growing demand for both pediatric and adult care at that site. Additional square footage has been gained by the relocation of ADMHS to their south county CARES site. These expansion plans have been included in the Capital Improvement Plan each year.

On March 27, 2007, your Board approved the plans and specifications for the Franklin Clinic Remodel project and authorized the General Services Department to advertise the project for public bidding. The remodel will improve the patient reception lobby, waiting room, and upgrade restrooms to meet ADA requirements. Four additional exam rooms, an efficient nursing station, and provider offices will be added. Compliance issues with HIPAA will be addressed. The Santa Barbara City Council approved the proposed ten-year lease and construction agreements on June 26, 2007. The City agreed to fund \$200,000 of the estimated \$302,000 cost for common area improvements, with funding up to an additional \$90,000 if the costs exceed the preliminary estimate. General Services opened the bidding process on July 29, 2007 with a closing date of August 28, 2007.

The Franklin Clinic is ideally located to deliver adult and pediatric primary care services, well child exams and women's health care. For many years, with only three exam rooms, the existing space has been inadequate to efficiently deliver patient care or meet the growing demands. In spite of that, we have continued to add services to meet the local needs. Since ADMHS vacated their space in 2006, we have been able to convert an additional exam room and relieve some of the stress related to operating in cramped conditions. However its design as office space has not allowed us to fully utilize it to deliver patient care.

With the expansion, the number of exam rooms will be increased from the current 4 to 8 and improving the flow of patients which will provide many opportunities to improve efficiencies and insure access to care. Since FY 04/05, our annual visits have grown at Franklin by 14%, from 9,451 to 10,770 for FY

06/07. That increase has, in part, been due to our efforts to continue to add services to meet growing demands in spite of not having adequate space to operate. However, the impact on staff has been very difficult and this expansion is necessary in part to relieve this overcrowding and provide the staffing to support the increased services.

In order to maximize the value of our investment in this expanded and renovated clinic site, we plan to increase the level of services we are offering to the public. In order for that to occur, it is necessary for us to add positions to support the additional workload. After years of starts and stops with this expansion and the uncertainty of the timeline for executing the current plan, we did not include these positions in our budget requests for FY 07/08. Instead, we elected to bring them to your Board when our plans were more concrete.

With our planned expansion, our goal is to increase the hours of adult and pediatric medicine by twelve per week, finally permitting us to have these services available eight hours per day Monday through Friday. In addition, we propose adding an additional four hours per week of Well Child (Child Health and Disability Prevention - CHDP) clinic to help address the current wait time of six weeks. We anticipate that these expanded hours will result in an increase in visits of approximately 10%. Once the clinic expansion is complete and we have had the opportunity to determine if we have the capacity to add more services we will also be looking at adding hours to our Women's Health clinics. However, we do not want to over extend our space at the onset by adding more services than the space will effectively allow.

We are requesting that 1.0 FTE Staff Physician II be added and hired now and that the Medical Assistant and the Departmental Assistant to support existing and expanded services be added and hired when the project is nearing completion. Over the past year, we have added 24 hours of adult medicine and pediatric hours, employing a series of contract providers to deliver these services. We intend to eliminate those contract positions, combine those hours with the sixteen hours we are adding and create a full time position with benefits. We have historically had difficulty recruiting physicians to work in our clinics and currently have a uniquely qualified physician who is interested and currently working as a contractor. The unavoidable delays in the construction project and his need for regular employment make it important that we be able to offer this position now.

**Performance Measure:** Reduce the wait time for adult and pediatric medicine visits from 5 days to 3. Reduce the wait time for Well Child visits from 6 weeks to 2 weeks. Increase the number of visits by ten percent to 11,847 per year.

**Fiscal and Facilities Impacts:**

Budgeted: Select\_Budgeted

**Fiscal Analysis:**

Narrative:

- A. The annual lease amount of \$87,110.40 has been budgeted as part of the Public Health Department's adopted FY 07-08 budget and can be found in the County's FY 07-08 Operating Plan on page D-182 in the Carpinteria/Franklin Clinics cost center. These lease expenditures are funded by patient service revenues; primarily Medi-Cal, Medicare, and other public medical service programs.
- B. Of the estimated \$1.1 Million renovation project that is slated for the Franklin Center, approximately \$302,000 is the cost for common area improvements. The City of Santa Barbara has agreed to fund \$200,000 of the common area improvements costs, with funding up to an

additional \$90,000 if the costs exceed the preliminary estimate. The additional \$798,000 will be funded through the use of designated Public Health Department special revenue funds.

- C. The increased total annual salaries and benefits cost for the Staff Physician II, Medical Assistant, and Departmental Assistant is estimated at \$264,000. The expansion will solidify the use of a ordinance Staff Physician II and still use limited contract providers to enhance our service mix and increase billable visits and revenue. Therefore, an approximate cost of \$124,000 represents the additional Staff Physician II salaries and benefits. The Medical Assistant and Departmental Assistant will have an approximate fully-burdened annual cost of \$65,000 and \$75,000, respectively. This additional cost has not been budgeted and, if approved by your board, a budget revision request will follow to amend the Public Health Department budget for these costs, which will be funded by new patient service revenues generated from increased patient visits; primarily from Medi-Cal, Medicare, and other public medical service programs.

**Staffing Impacts:**

**Legal Positions:**

3.0

**FTEs:**

3.0

**Special Instructions:**

Please send two fully-executed original Leases AND two fully-executed original Construction Agreements AND one copy of the Minute Order to PHD Contracts Unit, 300 N. San Antonio Road, Bldg. 8; ATTN: Margaret Granger. Please send a signed copy of the Personnel Resolution to Susan Kean in CEO/Human Resources.

**Attachments:**

**Authored by:**

**cc:**