



**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: 1/8/08
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Elliot Schulman, MD, MPH, Director and Health Officer
Director
Contact Info: Jane Overbaugh, Deputy Director of Primary Care & Family Health
(681-5173)
SUBJECT: Santa Maria Women’s Center Expansion

County Counsel Concurrence

As to form: Yes No N/A

Auditor-Controller Concurrence

As to form: Yes No N/A

Other Concurrence: Risk Management

As to form: Yes No N/A

Recommended Actions:

That the Board of Supervisors:

Consider recommendations regarding the Santa Maria Women’s Center lease as follows:

- A. Approve and authorize the Chair to execute a five-year lease agreement between the County of Santa Barbara and Pacific Medical Buildings Santa Maria, LLC for the Santa Maria Women’s Center located at 116 South Palisades Drive in the amount of \$7,376.20 per month for the period March 1, 2008 to February 28, 2013 for a total amount of \$88,514.40 for the first year and an approximate total contract amount of \$442,572. Annual increases are based upon the Bureau of Labor Statistics Consumer Price Index and are anticipated to be in the 3-4% range;
- B. Approve and authorize the Chair to execute a License Agreement between the County of Santa Barbara and the Pacific Medical Buildings Santa Maria, LLC for lease of basement storage area at no additional charge.

Summary Text:

Approving the five-year lease agreement with the Pacific Medical Buildings (PMB) Santa Maria for the Santa Maria Women’s Center will provide a continuation of and improvement in patient services. The Public Health Department is the largest provider of women’s service for the Medi-Cal population in the community and this clinic represents a “Center of Excellence” because of its quality patient outcomes. Furthermore, this strategic move prepares us for the next 5 years as the community continues to grow. The new location not only provides additional patient education space and increases the number of exam

rooms from 6 to 16, but its cost per square footage is decreased from the current lease of \$1.97 to \$1.30. Therefore, the cost per exam room declines from its current \$15,772 to \$9,617.

The steady increase in services over the years has resulted in overcrowding. Since the program's opening, the number of medical practitioners has increased from 3.5 to 5.0. (4 are contractors and one is an employee) therefore, an increase of 10% in patient visits is planned. The expansion of space and exam rooms will allow the paraprofessional staff to prepare the patients so the medical providers can see more patients more efficiently. Additionally, the space will permit confidential discussions about the patient's medical care, diagnosis, and treatment plan. Simple procedures such as laboratory draws will be processed quickly in an environment where the patient can feel comfortable and the specimens can be labeled and stored in a safe manner.

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

On December 7, 2007 the Debt Advisory Committee (DAC) reviewed and approved the project.

We are requesting that your Board approve the new five-year lease agreement and license agreement necessary to provide expanded services.

Background:

In August of 2003, your Board approved the development and facility lease to open a new Women's Health Center in Santa Maria to serve the Obstetrics, Gynecologic and Family Planning needs of the women in that community. The Public Health Department responded to the community in a time of crisis and the Center has served many women since January 2004.

Performance Measure:

Provide an initial OB appointment within 7 days of the request.

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

Fiscal and Facilities Impacts:

Upon approval by your Board, the PHD will move forward with preparations for moving to the new location in anticipation of expanding the Santa Maria Women's Health Center effective on March 1, 2008. Based upon departmental projections, the costs for operating the new location are estimated to increase \$268,036 above the adopted FY 2007-08 budget for the four-month period ending June 30, 2008, including \$225,251 in one-time startup costs for equipment and supplies. On-going annual direct and indirect costs are projected to be approximately \$3,155,531 annually.

Because 3,216 rentable square feet is now inadequate space at the current Santa Maria Women's Health Clinic for any expansion of women's services, 5,674 rentable square feet of space has been found adjacent to CHW Marian Medical Center. Through a cooperative agreement, PHD will lease the space for \$1.30 per square foot as compared to \$1.96 per square foot in the current building. There will also be a \$5,447 estimated monthly operating cost for the new space. The total cost is approximately \$51,292 for FY 07-08 and is included in the cost figures previously mentioned.

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The department will use its special revenue funds designated for FQHC program expansion, to cover any costs necessary to get the center ready for program service provision. In addition, based upon current caseload for the target population in the Santa Maria region, the patient financial mix for services is currently at 92% Medi-Cal eligible and 8% uninsured and other insurances. Because of the high rate of Medi-Cal eligible patients, FQHC Medi-Cal reimbursement for the services provided at the center are projected to cover the on-going program costs.

Upon direction by your Board, PHD will return with a Budget Revision request to amend its Adopted FY 07-08 budget by \$268,036 to allow for the expenditures necessary to implement the plan for the new health center. This will have the effect of increasing the Santa Maria Women's Health cost center on page D-182 from \$2,913,967 to \$3,182,033.

Staffing Impacts:

Legal Positions:

0

FTEs:

0

Special Instructions:

Please send two fully-executed original Leases AND two fully-executed original License Agreements to PHD Contracts Unit, 300 N. San Antonio Road, Bldg. 8; ATTN: Margaret Granger. Also return an electronic copy of the Minute Order to the PHD Contracts Unit at PHDRES.ContractsUnit@sbcphd.org Please send a signed copy of the Personnel Resolution to Susan Kean in CEO/Human Resources.

Attachments:

Marian Hancock Medical Plaza Office Space Lease

License Agreement

Authored by:

Elizabeth Snyder, Assistant Deputy Director of Primary Care and Family Health (681-5252)