



AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

ITEM TITLE: Consider authorizing tenant improvements for a pediatric clinic at 2101 Courage Drive, Fairfield; Approving an Appropriation Transfer Request for \$719,004 to establish the project budget using Federal Qualified Health Center revenues of \$379,004 and \$340,000 of unanticipated one-time Employment and Eligibility 2008/09 redistribution revenues (4/5 vote required); and Delegating signing authority to the County Administrator to sign agreements, work orders, modifications and amendments to agreements for the project that fall within the established project budget		BOARD MEETING DATE June 14, 2011	AGENDA NUMBER 25
Dept: Contact: Phone:	Health and Social Services Stephan Betz, Assistant Director 784-8500	Supervisorial District Number All	
	Published Notice Required?	Yes: _____	No: <u> X </u>
	Public Hearing Required?	Yes: _____	No: <u> X </u>

DEPARTMENTAL RECOMMENDATION:

The Department of Health and Social Services (H&SS) recommends the Board of Supervisors:

1. Consider authorizing tenant improvements for a pediatric clinic at 2101 Courage Drive, Fairfield; and
2. Consider approving an Appropriation Transfer Request (ATR) in the amount of \$719,004 to establish the project budget using Federal Qualified Health Center revenues of \$379,004 and \$340,000 of unanticipated one-time Employment and Eligibility 2008/09 redistribution revenues (4/5 vote required); and
3. Consider authorizing the County Administrator to sign agreements, work orders, modifications and amendments to agreements that fall within the established project budget.

SUMMARY

As part of the Twin Campus project, the Department planned tenant improvements at 2101 Courage Drive for an Adult Mental Health Clinic funded by the Mental Health Services Act (MHSA). Subsequently, the State of California reduced MHSA funds, forcing the Department to discontinue plans for a MHSA adult clinic. In December 2010, the Department intended to establish a behavioral health federally qualified health center (FQHC) at the same location. However, the Department has determined that it is more feasible to keep the clinical staff in their current locations and utilize the available space at 2101 Courage Drive to establish a Pediatric clinic.

By establishing a pediatric clinic, the Department will be able to bill for services at its FQHC rate and earn revenues to offset the program expenditures, including the debt service. The need for pediatric services is high within the County; there is often a waiting list for children to be seen. Unlike adults, every child seen on their first visit is presumed to be eligible for Medi-Cal and therefore the services provided can be billed through FQHC, even if their eligibility is determined to be under a different program at a later time.

Tenant improvements for 2101 Courage Drive were originally budgeted at \$1,269,792. The May 10, 2011 Twin Campus budget adjustment re-allocated \$304,000 of the total amount to tenant improvements in the dental offices located in the same building and to unexpected expenditures at the 355 Tuolumne Street, Vallejo, office building. Anticipated tenant improvements to establish the pediatric clinic include new cabinetry, improved plumbing for sinks in the exam rooms, cabling for Electronic Health Records, and exam tables, totaling \$719,004. Of the total amount, \$435,114 is allocated for construction and \$283,890 for furniture, fixtures and equipment. The expenditures are fully offset by FQHC revenue in the amount of \$380,000 and a one-time State reimbursement for prior year Social Services earned revenue in the amount of \$339,004.

DISCUSSION:

With the establishment of a pediatric clinic, the Department is responding to emerging demands for children's services. The Fairfield clinic waiting list for children has increased to 4.5 weeks between the date of services requested and the next available appointment, compared to a 1 week waiting period in Vallejo. Upgrading the former family health clinic to a dedicated pediatric clinic with 12 additional exam rooms would allow the existing staff to better utilize their time with patients. The Department does not need to add staff to realize this plan, but a potential expansion of one pediatric provider is built into the facility plan for future use if needed and funding is available.

Locating the pediatric clinic at 2101 Courage Drive has several advantages including its co-location of services with the existing Women, Infants and Children program and Children's Dental Services. This model will increase accessibility to services and partner with these other programs to provide a comprehensive support system at the Fairfield campus. It also allows additional exam rooms to be available at the 2201 Courage Drive clinic to absorb the increased demand for adult primary care services in Fairfield due to changing the eligibility threshold for Medi-Cal from 100% Federal Poverty Level to 133% Federal Poverty Level under the 2010 Patient Protection and Affordable Care Act.

The design approach optimizes the established project budget by maximizing the existing components and infrastructure in the existing space and making only necessary improvements and alterations to meet architectural program and building code requirements necessary for functional operation of the pediatric clinic. The project budget was established based on delivering the proposed project through the County's Job Order Contract program.

ALTERNATIVES:

The Board may choose not to authorize the tenant improvements and approve the ATR. This is not recommended because the pediatric clinic will provide needed services in a timely manner for children and families. This is also an opportunity to deliver efficient services while taking full advantage of available funding.

OTHER AGENCY INVOLVEMENT:

Solano County Department of General Services, Department of Human Resources and the County Administrator's Office participated in the planning of this project. The Department of Resource Management, Building and Safety Division, was consulted to clarify permit requirements in relation to architectural program modifications from mental health clinic to pediatric clinic.

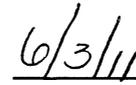
CAO RECOMMENDATION:

APPROVE DEPARTMENT
RECOMMENDATION

DEPARTMENT HEAD SIGNATURE:



Patrick O. Duterte, Director of Health and Social Services



Date