



West County  
Health Centers

*Caring for our Communities*

a california *health* center

UPDATE: September 5, 2017

## **The New Russian River Health & Wellness Center Building - Frequently Asked Questions**

### **When will the new facility open?**

Groundbreaking is planned for Spring 2018 with an expected 12-15 month construction period and a grand opening scheduled for Summer 2019.

### **How was the First Street property chosen for the new building site?**

The WCHC building design committee began site selection after the fire and they went through a process of assessing various available properties including our own. The committee considered the various pros and cons of each property including purchase cost, timeliness to get back to delivering healthcare services, both short term and long term, and permitting and financing considerations. Out of four properties considered, the First Street property satisfied WCHC priorities above the other available properties. The parcel was offered to WCHC by the property owner who had been a former patient and felt a strong connection to his medical provider at the Russian River Health Center. The WCHC Board of Directors made the final selection. Everyone involved in the selection process felt that the property offered a healthier and more healing space for our patients and staff because of the natural environment and the proximity to the Russian River.

### **What will happen to Food for Humans?**

Currently, the West County Health Centers building design has Food for Humans staying at its current location. Ultimately, the owner of Food for Humans will make a business decision regarding their lease. West County Health Centers supports access to healthy food and values Food for Humans as a tenant, their contributions to our community and their loyal customers.

**Who came up with the design for the exterior of the building?** - WCHC has a building design committee comprised of patients, staff, and WCHC board members from the community who have been meeting regularly since the fire with local architects who have many successful projects in our area and a consultant who specializes in medical facility design. This process included a survey of other buildings and architectural styles which are prevalent throughout the lower Russian River and considered aesthetically pleasing.



## **The New Russian River Health & Wellness Center Building - Frequently Asked Questions (Page 2)**

### **Why is the new health center so much bigger?**

West County Health Centers serves 3,000 medical patients, 1,500 dental patients, and employs 60 full time professional staff at the Russian River Health Center, Dental Clinic, and Administrative Offices in Guerneville. The new building will meet the increasing need for medical, dental, and behavioral health services and fulfill requirements for new construction of medical facilities including ADA standards. An increase in square footage of this magnitude is necessary to continue providing a minimum of 9,805 medical visits, 5,175 dental visits, and 2,353 behavioral health visits per year at the Russian River location.

### **Will the new building be LEED Certified?**

NO. It will be built to LEED Standards to reduce our carbon footprint and incorporates solar panels and other energy efficient and environmentally friendly building practices. However, it is not our intention to spend limited resources and time on silver, gold, or platinum certification at this time.

### **Is the new building design earthquake proof?**

YES. New medical facilities in California including Community Health Centers are required to be built to an OSHPD 3 construction standards which include earthquake safety as well as many other medical facility improvements.

### **Will the new health center building flood?**

NO. The new Russian River Health Center building plans exceed the minimum elevation above the 100 year flood plane per FEMA Standard requirements. The property elevation is 47ft and plans for the new structure include first floor parking and the 2<sup>nd</sup> and 3<sup>rd</sup> floors will be the medical and dental offices.

### **Will the riparian area of the property along the River be protected and maintained?**

YES. The West County Health Centers building design committee has also been working with a landscape architect to protect the environmentally sensitive area of our property while providing access to views and other natural healing elements for our patients.

### **Where will people park?**

The first floor of the main medical facility will be parking, with enough spaces available for patients with appointments. The front of the new building and entrance has been designed to encourage pedestrian and bicycle access.



West County  
Health Centers

*Caring for our Communities*

a california *health* center

UPDATE: September 5, 2017

## **The New Russian River Health & Wellness Center Building - Frequently Asked Questions (Page 3)**

### **Was the arsonist who burned down the original RRHC building ever apprehended?**

No, not to our knowledge. A number of security measures have been put in place and continued to protect the health and safety of our patients, staff, or anyone occupying our facilities and to deter any type of vandalism or destruction of property.

### **What will happen to the WCHC properties on Mill Street once the new RRHC is open?**

At this time, the WCHC Board of Directors does not have plans to divest of any real estate. In the future, WCHC will consider other uses for the properties depending on the needs of our patients and our community. Leasing to other collaborative non-profits in need of space, development options with partners who build low income and work force housing, parking, or other future opportunities that support the health and wellbeing for all people may be considered.

### **Does WCHC need help paying for this new \$10.5 million dollar state of the art medical facility?**

YES. Currently, the WCHC fundraising goal is \$4.2 million dollars. We invite everyone to join us and help build the New Russian River Health & Wellness Center by making a donation at <http://www.wchealth.org/news/capital-campaign> . So far WCHC has raised \$1.85 million dollars (44% of goal) from private contributions. Other financing for the project will include in a \$5 million dollar USDA backed loan and \$1.25 million from the insurance payment from the fire.

### **Is West County Health Centers funded or managed by the County of Sonoma?**

No, WCHC is a private non profit federally qualified health center governed by a Board of Directors who are local community members and most of whom are patients. West County Health Centers has been awarded grants through the County of Sonoma to provide various health and medical services such as HIV Testing and health screenings. WCHC continues to have a collaborative relationship with the Department of Health Services and participates in a variety of health focused initiatives and campaigns coordinated by the County of Sonoma.

### **How many West County Health Centers patients are homeless?**

Less than 5% of WCHC's 15,000 patients are considered chronically unhoused. West County Health Centers has established a Healthcare for the Homeless program which will continue as a stand-alone site and will not be part of the new building. Please see our Homeless FAQ located here: <http://www.wchealth.org/service/homeless-healthcare-services>

Administrative Office • P.O. Box 1449, Guerneville, CA 95446 • phone (707) 869-5977 • fax (707) 869-5983 • [www.wchealth.org](http://www.wchealth.org)

*Russian River Health Center • Occidental Area Health Center • Sebastopol Community Health Center • Gravenstein Community Health Center • Forestville Teen Clinic • Russian River Dental Clinic • Mental Health Services • Forestville Wellness Center*