

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM  
3.51  
(ID # 3571)**

**MEETING DATE:**

Tuesday, March 7, 2017

**FROM :** HUMAN RESOURCES AND ECONOMIC DEVELOPMENT AGENCY :

**SUBJECT:** HUMAN RESOURCES AND ECONOMIC DEVELOPMENT AGENCY: In-Principle approval for lease of new office space for the Exclusive Care Center for Optimal Health, Rubidoux Pharmacy, and Wellness and Nutrition Center, District - 2. [\$0]

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

1. Authorize in-principle, the Real Estate Division of the Economic Development Agency (EDA) to seek office space of approximately 7,200 square feet for the consolidation and relocation of Exclusive Care's clinical and wellness facilities.

**ACTION: (Policy)**

  
Michael Stock, Assistant CEO/ Director of Human Resources

2/10/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Washington and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** March 7, 2017  
**xc:** HR, EDA

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: Exclusive Care member premiums</b> |                             |                          | <b>Budget Adjustment:</b> | No                  |
|  |                             |                          | <b>For Fiscal Year:</b>   | 16/17               |

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

**BACKGROUND:**

**Summary**

Exclusive Care developed and operates the Center for Optimal Health (COH) in the city of Jurupa Valley as a sublease in the Don Schroeder Health Center. Medical services include full service primary care, diabetes and other endocrine disorders care, same day appointments, and nutritional and bariatric treatment programs at no cost to Exclusive Care members.

Exclusive Care also developed and operates the Rubidoux Pharmacy in another area of the Don Schroeder building to provide members with convenient cost effective access for all pharmaceutical needs.

Additionally, Exclusive Care offers a comprehensive Wellness Program to all members at this location as well as additional lease space in downtown Riverside. The program is conducted by two wellness educators and a program coordinator.

The proposed consolidated healthcare and wellness facility will be staffed by our current clinical and professional staff and serve as a same day on site healthcare and wellness facility for Exclusive Care members initially, with potential future access for other County employees. The facility location will increase the value of services to Exclusive Care members.

The facility will need approximately 7,200 square feet of space to support the relocation and consolidation of the three aforementioned facilities and services. The noted square footage would also accommodate approximately sixteen (16) licensed professional, paraprofessional, and administrative staff.

**Impact on Residents and Businesses**

This project will have no direct impact on the residents and businesses of Riverside County. However, it will improve the operations of both the Center for Optimal Health and the Rubidoux Pharmacy. It may allow management to offer services to other county employees.

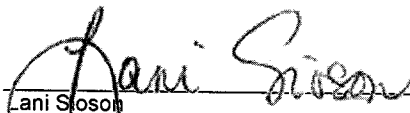
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Additional Fiscal Information

No county general funds will be required. This facility will be wholly (100%) funded by Exclusive Care member premiums.

**ATTACHMENT:**

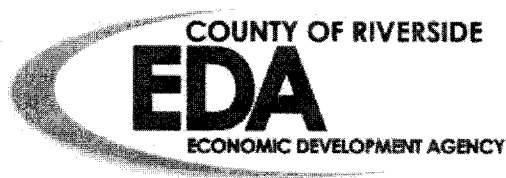
A. Endorsement of EDA

  
\_\_\_\_\_  
Dani Sison

2/27/2017

  
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Gregory L. Priamos, Director County Counsel

2/10/2017



## ENDORSEMENT

### Human Resources Leased Space in Riverside

Economic Development Agency concurs with this request from the Human Resources Department for approximately 7,200 square feet for leased office space in the Riverside area. There is no County owned space available meeting this requirement. The request meets County space Standards.

The information listed below summarizes the requirements provided by the Human Resources Department.

|                      |  |
|----------------------|--|
| Lead Time:           | Six (6) Months   |
| Square Footage:      | approximately 7,200 Square Feet  |
| Term:                | Five Years   |
| Utilities:           | Provided by Landlord   |
| Custodial:           | Provided by Landlord   |
| Maintenance:         | Provided by Landlord   |
| Tenant Improvements: | Cost to be determined and negotiated   |
| RCIT Costs:          | Cost to be determined  |
| Services:            | County pays for electric and telephone service,<br>Lessor to provide all other services. |

By: \_\_\_\_\_

*Robert Field*  
Robert Field  
Assistant County Executive Officer/EDA

MH:ra/020917/18.657