

406

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

957



FROM: Department of Facilities Management

SUBMITTAL DATE: May 12, 2003

SUBJECT: LEASE OPTION, DEPARTMENT OF PUBLIC SOCIAL SERVICES –
CHRIS AND MARIA BONORRIS – 3178 HAMNER BOULEVARD, NORCO

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Exercise of Lease Option Letter and authorize the Chairman of the Board to execute same on behalf of the County.

BACKGROUND: On May 21, 1996, the County entered into a lease for 18,885 square feet of office space for the Department of Public Social Services at 3178 Hamner Boulevard, Norco, which is due to expire on July 31, 2003. Currently, the Real Estate Division is negotiating a three-year lease extension with the landlord, however, lease negotiations have not yet concluded. Approval by the Board of this Form 11 will give the Real Estate Division the authority to exercise the thirteen-month option, which expires on June 1, 2003. In the event lease negotiations have not yet concluded, the thirteen-month extension will avoid the lease converting to a month-to-month tenancy. The current base rent of \$23,883.00 (\$1.27/sq.ft.) shall be increased to \$24,599.00, (\$1.30/sq.ft.) effective August 1, 2003, per the original agreement.

(Continued on Page 2)

MJS:SG:sh
8.304


MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 286,596

ANNUAL COST \$ 295,188

NET COUNTY COST \$ 7,452 (2.6%)

IN CURRENT YEAR BUDGET: Yes

BUDGET ADJUSTMENT: No **FOR FY:** 03/04

SOURCE OF FUNDS: 59.2% Federal, 37.7% State, .5% Realignment and 2.6% County (DPSS Operating Budget) General Fund.

C.E.O. RECOMMENDATION: **APPROVE.**

County Executive Officer Signature 

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist. 2

AGENDA NO.

ATTACHMENTS FILED

3.24

BOARD OF SUPERVISORS

Form 11: LEASE OPTION, DEPARTMENT OF PUBLIC SOCIAL SERVICES –
CHRIS AND MARIA BONORRIS – 3178 HAMNER BOULEVARD, NORCO

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BACKGROUND: (Continued)

The lease is summarized as follows:

Location:	3178 Hamner Boulevard, Norco
Size:	18,885 square feet.
Term:	To expire August 31, 2004.
Rent:	\$24,599.00 per month \$1.30 per square feet
Custodial:	Provided by Lessor.
Maintenance:	Provided by Lessor.
Utilities:	County pays electric and telephone. Lessor provides all others.
Termination:	90 days notice, due to loss of County funding.

This Lease Option has been approved as to form by County Counsel. The Real Estate Division will return to the Board with the three-year lease arrangement upon conclusion of the negotiations.