

6/18/03

358

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

634



FROM: Department of Facilities Management **SUBMITTAL DATE:** June 12, 2003

SUBJECT: LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES / BLYTHE VILLAGE CENTER LP

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

BACKGROUND: The Department of Public Social Services (DPSS) currently occupies 10,000 square feet of office space located at 1225 West Hobsonway, Blythe. An Approval in Principle for an additional 8,000 square feet was submitted and approved by the Board of Supervisors on June 25, 2002. This new lease represents an expansion of the existing space for a total area of 16,100 square feet. Additionally, a reduced rate was negotiated from \$1.30 to \$1.15 per square foot, including a substantial tenant improvement allowance for the expansion area. The current lease will terminate upon completion and occupancy of the expansion area.

(Continued on Page 2)

MJS:LGH:sh
8.212

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA: Lease Costs \$205,585

CURRENT YEAR COST: IT Costs \$106,495

NET COUNTY COST : \$6,242 (2%)

ANNUAL COST: \$222,180 (Plus annual increase)

IN CURRENT YEAR BUDGET: Yes

BUDGET ADJUSTMENT: No FOR FY:03/04

SOURCE OF FUNDS: 50% Federal; 48% State, 2% General Funds

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

County Executive Officer Signature *[Signature]*

OK. R. Tam
6-19-03

Reviewed by
CIP TEAM

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

TO: HMA - 3 JUL 11: 03
COUNTY OF RIVERSIDE
315: MA - 3 JUL 11: 03

Prev. Agn. ref.

Dist. 4

AGENDA NO.

3.23

BOARD OF SUPERVISORS

Form 11: LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES / BLYTHE VILLAGE CENTER LP

June 12, 2003

Page 2

BACKGROUND: (Continued)

The provisions of this Lease are summarized as follows:

The tenant improvements to this facility include framing and drywall for interior partitions, carpet, paint, ceiling realignment, electrical work and plumbing. These improvements are included in the rental rate.

Lessor:	Blythe Village Center, LP	
Location:	1225 West Hobsonway	
	<u>Current</u>	<u>Proposed</u>
Size:	10,000 square feet	16,100 square feet
Rent:	\$1.30 per square foot \$12,983.41 per month \$155,800.92 per year	\$1.15 per square foot \$18,515 per month \$222,180 per year
Commencement Date:	Upon completion/acceptance of new space estimated to be October 1, 2003.	
Expiration Date:	June 30, 2008	
Annual Increases:	Three percent (3%)	
Utilities:	County pays electric and telephone Lessor pays all others.	
Tenant Improvements:	At no additional cost.	
Options to Extend:	Three one-year options to extend, with sixty (60) days written notice.	
Option to Terminate:	If funding is eliminated with sixty (60) days written notice to Lessor.	
Termination Penalty:	Pay Lessor 10% of the monthly rent for the remainder of the term.	
Parking:	20 reserved parking spaces, sufficient for County needs	
Communications Data Cost:	DPSS IT \$93,869.83; COUNTY IT \$12,625.00.	

This Lease Agreement has been approved as to form by County Counsel.