

635

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



ms

FROM: Department of Facilities Management

SUBMITTAL DATE:
February 3, 2004

SUBJECT: NEW LEASE, COMMUNITY HEALTH AGENCY, RIVERSIDE/DG&D CALIFORNIA
PROPERTIES, LESSOR

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

BACKGROUND: On July 1, 2003, (M.O. 3.4) and July 15, 2003, (M.O. 3.17) the Board of Supervisors approved requests from the Community Health Agency to locate office space in Riverside to accommodate the Agency's HIV/AIDS and Nutrition Services staff currently housed in the Agency's West Annex Building at 10769 Hole Avenue, Riverside. Relocation of these two programs is necessary to provide additional room for the Agency's California Children's Services (CCS) also housed at the West Annex site. The Department of Facilities Management/Real Estate Division initiated and completed a "Request for Proposal" receiving property information from various interested building owners. The facility located at 6370 Magnolia Avenue, Riverside, was identified as the location meeting each programs' location and space requirements.

(Continued of Page 2)

MJS:SE:sh
8.862

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 32,049	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 8,012	Budget Adjustment:	No
	Annual Net County Cost: 04/05	\$ 48,142	For Fiscal Year:	03/04

SOURCE OF FUNDS: 75% Federal, State, & Local Grant Funding; 25% County General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

Terrence J. ...

- Consent
- Policy
- Consent
- Policy

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 7/1/03 3.4; 7/15/03 District: 2
3.17

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.11

Reviewed by
CIP TEAM

Departmental Concurrence

Susan D. Harrington

COUNTY OF RIVERSIDE
FEB 11 AM 8:33
CLERK OF THE BOARD

Board of Supervisors

Form 11: Lease, Community Health Agency, Riverside
DG&D California Properties, Lessor

January 26, 2004

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BACKGROUND: (continued)

The Department of Facilities Management negotiated terms and conditions as stated in the attached Lease. The Lease has been approved as to form by County Counsel. The Lease is summarized below:

Lessor's Address	DG&D California Properties 6529 Riverside Avenue, Suite 100, Riverside
Location:	6370 Magnolia Avenue, Suite 200, Riverside
Size:	9,665 square feet
Term:	Five years (estimated occupancy, May 2004)
Rent:	\$ 1.66 per square foot (Full Service) \$ 16,047.25 per month \$192,567.00 per year
Annual Rental Adjustments:	Four (4%) Percent
Lessor Improvement Costs:	\$100,000
Community Health Agency Data/Communication Costs:	\$159,878.75 Wiring 83 locations; telecom room build-out; circuits, labor to install
Information Technology Data/Communication Costs:	\$68,700.00 Purchase of new telephone system & telephone instruments.
Option to Extend:	Five year option
Option to Terminate:	For loss of funding with 120 days' notice
County's Termination Penalty:	Five year schedule related to termination date
Support Services:	Lessor provides maintenance and custodial
Market Data:	Facilities Management has researched rental rates for Class A office buildings in Riverside. They range from \$1.95, excluding tenant improvements, to \$1.65, excluding tenant improvements. This Lease was negotiated to include all requested improvements at \$1.66 per square foot.