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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 11, 2004

SUBJECT: NEW LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/MISSOURI PLAZA, LLC, A MISSOURI LIMITED LIABILITY COMPANY - 2055 N. PERRIS BLVD., SUITES A-10 AND A-11, PERRIS, CALIFORNIA

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

BACKGROUND: In March 2004, The Department of Public Social Services contacted the Department of Facilities Management, Real Estate Division, to request that the Real Estate Division negotiate a lease of additional office space for their facility located in Perris. The Department of Public Social Services operates its Temporary Assistance MediCal Division at this location. The purpose of the lease is to relocate staff from the existing facility to the newly leased space adjacent to the existing facility, which will allow the Department to expand the existing lobby area. The Real Estate Division contacted the landlord and negotiated a new thirty month lease and tenant improvements to accommodate the requirements of the Department. The Department is concurrently submitting an additional Form 11 to provide the authority to improve the existing facility lobby area.

(Continued on Page 2)

Departmental Concurrence

MJS:SG:db
9.012

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$31,746	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	No
	Annual Net County Cost:	\$-0-	For Fiscal Year:	03/04

SOURCE OF FUNDS: 50% Federal; 50% State	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandt

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: | **District:** 5 | **Agenda Number:**

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

3.15

BOARD OF SUPERVISORS

Form 11: NEW LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/MISSOURI PLAZA, LLC, A MISSOURI LIMITED LIABILITY COMPANY - 2055 N. PERRIS BLVD., SUITES A-10 AND A-11, PERRIS, CALIFORNIA

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BACKGROUND: (Continued)

The attached Lease Agreement is summarized below:

Lessor: Missouri Plaza, LLC
14181 Harvest Valley Avenue
Corona, California 92880

Premises Location: 2055 N. Perris Blvd., Perris, California

Size: 1,880 Square Feet.

Term: Thirty (30) months, expiring December 31, 2006.

Rent: \$1.45 Per Square Foot.
\$2,726.00 Per Month.
\$32,712 Per Year.

Rent Adjustments: 2.75% per year, during the lease term.

Utilities: County pays utilities and telephone services.

Custodial Services: Lessor responsible for Custodial Services.

Interior/Exterior Maintenance: Lessor responsible for Interior/Exterior Maintenance.

Parking: Adequate for County needs.

Improvements: Tenant Improvements include open workstation areas, interview room, office, data/phone room, restroom, and data/phone connection to existing facility.

Cost of Improvements: County to pay the cost of improvements in the amount of \$95,236.62 including a ten percent contingency, in three equal installments of \$31,754.54 during the lease term. First payment to be made on or before June 30, 2004.

Option to Terminate: Option to terminate with 90 days advanced notice to Lessor.

Information Technology Cost: \$36,880.92.

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BOARD OF SUPERVISORS

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BACKGROUND: (Continued)

Market Data: Facilities Management has researched rental rates for competitive space in the Perris area and located the following competitive properties:

1688 N. Perris Blvd., Perris	\$1.60 Per Sq. Ft. + Custodial
2550 N. Perris Blvd., Perris	\$1.50 Per Sq. Ft. + \$.35 NNN + Custodial
SWC Perris/Nuevo, Perris	\$1.71 Per Sq. Ft. + Custodial
85 E. Ramona Expressway	\$1.30 Per Sq. Ft. + \$.30 NNN + Custodial

The attached Lease Agreement was approved as to form by County Counsel.