

Deed
Reviewed by
CIP TEAM

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

916



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 4, 2004

SUBJECT: NEW LEASE AGREEMENT, COMMUNITY HEALTH AGENCY, 10370 HEMET STREET, SUITE 100, RIVERSIDE, DOLPHIN PARTNERS INC., LESSOR

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

BACKGROUND: Community Health Agency Disease Control currently occupies 4,155 square feet in Suites 150 and 300 at 10370 Hemet Street, Riverside. Space has become available in Suite 100 that would provide an additional 1,274 square feet of space and would enable the department to consolidate all Disease Control staff in one location for better staff efficiency and service to the community. The Lessor has agreed to provide and pay for all tenant improvements.

Departmental Concurrence

Susan D. Harrington

MJS:TW:sh
9.057

for T.L. Miller
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 87,066	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 32,998	Budget Adjustment:	No
	Annual Net County Cost:	\$ 41,481	For Fiscal Year:	04/05

SOURCE OF FUNDS: 48.3% Prop 10 Fund, 37.9% County, 13.8% State IZ Grant

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

[Signature]

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

3.11

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT, COMMUNITY HEALTH AGENCY, 10370 HEMET STREET,
SUITE 100, RIVERSIDE, DOLPHIN PARTNERS INC., LESSOR

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BACKGROUND: (Continued)

Lessor: Tyler Plaza, L.P.
c/o Dolphin Partners, Inc.
18818 Teller Avenue, #200
Irvine, California 92618

Premises Location: 10370 Hemet Street, Suite 100
Riverside, California

Size: 5,429 square feet.

Term: Five (5) Years Two (2) months, (62 months)

Rent: From: \$1.74 per sq. ft. f.s.g.
\$7,555.55 per mo.
\$87,066.40 per year
To: \$1.68 per sq. ft. f.s.g.
\$9,120.72 per mo.
\$109,448.64 per year
(Months 61 & 62 free rent)

Rent Adjustments: 3% annually on each anniversary date of the Lease Agreement.

Custodial Service: Provided by Lessor.

Utilities: County pays for telephone, Lessor pays all others.

Interior/Exterior Maintenance: Paid by Lessor.

Improvements: Provided and paid for by Lessor.

Option to Terminate: For loss of funding, ninety (90) day written notice to Lessor.

Information Technology Cost: \$50,614.95 IT costs for Disease Control.

Parking: In common with other tenants, sufficient to meet County needs.

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BACKGROUND: (Continued)

Market Rates: Facilities Management has researched rental rates for competitive rates in the area and located the following comparable properties:

9041 Magnolia, Riverside \$1.50 triple net, \$.35 common area expenses, \$.20 utilities, \$.12 custodial = \$2.17 per sq. ft. f.s.g.

10683 Magnolia, Riverside \$1.25 NNN, \$.27 common area expenses, \$.20 utilities, \$.12 custodial = \$1.84 per sq. ft. f.s.g.

3687 Adams, Riverside \$1.85 f.s.g.

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