

713

438

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 21, 2004

SUBJECT: LEASE AGREEMENT – DEPARTMENT OF PUBLIC SOCIAL SERVICES/D.D. BAINBRIDGE, LLC, 541 SAN JACINTO STREET, HEMET

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: The Department of Public Social Services has operated its Self Sufficiency Division at 541 San Jacinto Street in Hemet since 1999. Due to substantial client growth in the region, additional receptionist seating in the lobby area is required, as well as additional client interview booths. The tenant improvements will enable the Division to expand the existing lobby area, and relocate a portion of the staff to the adjacent available leased premises, under the authority of a new lease. The landlord has agreed to absorb the cost of improvements, subject to approval by the Board of Supervisors of a lease extension agreement on the existing office space. Facilities Management is concurrently submitting an additional Form 11 to provide the authority for the County to execute a new lease on office space adjacent to the existing facility to provide for the relocation of staff as stated above.

Mary Christmas
Reviewed by
CIP TEAM

Departmental Concurrence

(Continued on Page 2)

MJS:SG:db
9.050

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$364,572	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 10,937	Budget Adjustment:	No
	Annual Net County Cost:	\$22,312	For Fiscal Year:	04/05
SOURCE OF FUNDS: Federal 57.1%, State 38.2%, County 3.0%, Realign 1.7%				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

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

SOUP TH ST BWIS: PP
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.: | District: 3 | Agenda Number:

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

3.19

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT – DEPARTMENT OF PUBLIC SOCIAL SERVICES/D.D.
BAINBRIDGE, LLC, 541 SAN JACINTO STREET, HEMET

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BACKGROUND: (Continued)

The attached Lease Agreement is summarized below:

Lessor:	D.D. Bainbridge, LLC 11150 Olympic Blvd., Suite 840 Los Angeles, California
Premises Location:	541 San Jacinto Street, Hemet, California
Size:	52, 252 sq. ft.
Term:	Ten (10) years, commencing upon completion of tenant improvements.
Rent:	\$1.12 per square foot modified gross \$60,762 per month \$729,144 per year
Rent Adjustments:	4% 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:	Sufficient to meet County requirements.
Improvements:	Full lobby and reception tenant improvement build-out including interview rooms, offices, group room, and open workstation area.
Cost of Improvements:	Included in the monthly rent.
Option to Terminate:	Option to terminate after two years with 180 days advanced notice to Lessor. County to pay for any unamortized costs.
Information Technology Cost:	\$46,300.

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BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT – DEPARTMENT OF PUBLIC SOCIAL SERVICES/D.D.
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BACKGROUND: (Continued)

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

1005 N. State Street, Hemet	\$1.25 per square foot modified gross.
Florida Ave. West of Crawston	\$1.80 per square foot modified gross.

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