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



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 18, 2004

SUBJECT: RESOLUTION 2004-493 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY - (FORMER BLM BUILDING) APN. 291-070-035

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve Resolution No. 2004-493 Notice of Intention to Purchase Real Property known as 6221 Box Springs Boulevard, Riverside, APN 291-070-035 also known as the former BLM Building consisting of approximately 30,000 square feet of office space and 125 parking spaces on 2.79 acres, at a purchase price not to exceed \$2,700,000, plus approximately \$18,000 to cover title insurance, escrow charges and ancillary miscellaneous studies, from the Dermody Glendale Ltd. Partnership.
- 2) Authorize the Clerk of the Board to advertise pursuant to Section 6063 of the Government Code.

BACKGROUND: The Assessor-County Clerk-Recorder Department (ACR) requires space to accommodate approximately 97 full-time positions under one roof in Western Riverside County. (Continued on Page 2)

MJS:JMP:db
9.243

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,718,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$ -0-	For Fiscal Year:	04/05

SOURCE OF FUNDS: Recorder Modernization Funds.	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

Lisa Brandl

County Executive Office Signature

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

3.27

Bany M. Christmas
Reviewed by
CIP TEAM

Departmental Concurrence

BOARD OF SUPERVISORS

Form 11: RESOLUTION 2004-493

NOTICE OF INTENTION TO PURCHASE REAL PROPERTY –
(FORMER BLM BUILDING) APN. 291-070-035

October 18, 2004

Page 2

BACKGROUND: (Continued)

Assessor-County Clerk-Recorder faces demand for consolidated space created by remodeling at the Riverside CAC, loss of space in Perris due to a land exchange and reallocation of their leased space at Rivercrest. The Board of Supervisors approved Minute Order 3.90 on August 10, 2004 which allowed for the search of adequate space to fill the needs of Assessor-County Clerk-Recorder.

The Department of Facilities Management completed a search for space and determined that it is more prudent to purchase a building, rather than to lease additional office space.

A single story building near the 60/215 Interchange located at 6221 Box Springs Boulevard in the City of Riverside will permit the Assessor-County Clerk-Recorder to consolidate their operations and meet space demand in the coming years. This building may be purchased at a price not to exceed \$2,700,000 plus approximately \$18,000 to cover title insurance, escrow charges and ancillary miscellaneous studies from the Dermody Glendale Ltd. Partnership.

Previously occupied by the U.S. Bureau of Land Management, the site offers a central Riverside County location with abundant parking for employees and public visitors and allows the Assessor-County Clerk-Recorder to consolidate their operations and meet space demand for the coming years. The purchase also eliminates future rental increases over time. Purchase and modernization of this building offers a significant time and construction cost savings over new construction.

The Department of Facilities Management has inspected the building and finds it to be in good condition, however, significant alterations of the building to accommodate the Assessor-County Clerk-Recorder's use will be required. The purchase and building modernization will be funded by rent savings and by user fees collected by the Assessor-County Clerk-Recorder. Prior to contracting for these alterations, the Assessor-County Clerk-Recorder will seek the necessary Board approvals. No general fund support is required.

Resolution No. 2004-493, Authorization to Purchase Real Property will be submitted to the Board for approval on November 23, 2004.

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3 RESOLUTION NO. 2004-493
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
5 (FORMER BLM BUILDING)
6 APN 291-070-035

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors
8 of the County of Riverside in regular session assembled on October 26, 2004, and
9 NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that
10 this Board intends to purchase at or after 9:30 A.M. on November 23, 2004 from
11 Delmody Glendale Ltd. Partnership, certain real property in the City of Riverside,
12 County of Riverside, State of California, known as 6221 Box Springs Boulevard,
13 Riverside, more particularly described in Exhibit "A" attached hereto and made a part
14 hereof, consisting of approximately thirty thousand square feet (30,000 sq. ft.) of office
15 space and one hundred twenty five (125) parking spaces on 2.79 acres, at a purchase
16 price of not to exceed two million seven hundred thousand dollars (\$2,700,000), plus
17 approximately eighteen thousand dollars (\$18,000) to cover title insurance, escrow
18 charges and ancillary miscellaneous studies.
19

20
21 BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors is
22 directed to give notice hereof as provided in Section 6063 of the Government Code.
23

JMP:db
10/18/04
120FM
9.246

24 FORM APPROVED
COUNTY COUNSEL

25 OCT 18 2004

26 BY 
27 ASSISTANT COUNTY COUNSEL
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