

FR

632

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 14, 2004

SUBJECT: LEASE AGREEMENT - HUMAN RESOURCES/DANIEL C. BURKE, MICHAEL P. BURKE, ADRIENNE C. BURKE AND ELAINE ORTUNO, LESSOR 1111 SPRUCE ST. RIVERSIDE

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: The Career Development Division and Temporary Assistant Pool (TAP) of the Human Resources Department have occupied approximately 16,235 square feet of office space within the EDA Workforce Development Center at 1111 Spruce Street pursuant to a Memorandum of Understanding for approximately one year. With the expiration of the master lease and the space reduction of the Workforce Development Center, a new and separate lease has been negotiated by the Department of Facilities Management Real Estate Division with Dan Burke, et. al., for Human Resources to remain in the building for a term of three (3) years commencing November 1, 2004.

(Continued on Page 2)

MJS:TW:ss
9.299

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 222,208	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	04/05

SOURCE OF FUNDS: 100% Fees (TAP)	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

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

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

3.18

COMM. OF RIVERSIDE
DEC 14 2004 10:32
OFFICE

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT - HUMAN RESOURCES/DANIEL C. BURKE, MICHAEL P. BURKE, ADRIENNE C. BURKE AND ELAINE ORTUNO, LESSOR 1111 SPRUCE ST. RIVERSIDE

December 14, 2004

Page 2

BACKGROUND: (Continued)

Lessor: Daniel C. Burke, Michael P. Burke, Adrienne C. Burke, Elaine Ortuno
28 Hammond, Suite F
Irvine, California 92618

Premises Location: 1111 Spruce Street
Riverside, California

Size: 16, 235 square feet

Term: Three (3) years commencing
November 1, 2004

Rent: \$ 1.09 per sq. ft.
\$17,696.15 per month
\$212,353.80 per year

Rent Adjustment: Three and one half percent (3.5%) on each anniversary date.

Custodial Service: Provided by Lessor

Utilities: County pays for telephone service and will reimburse for electrical usage based on 31.22% of overall building square footage. Lessor to pay for water, gas, refuse collection and sewer services.

Interior/Exterior Maintenance: Provided by Lessor

Improvements: Touch up paint, repair broken door locks.

Information Technology Costs: N/A

Option to Terminate: For loss of funding with ninety (90) days written Notice.

Parking: Sufficient to meet County needs

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT - HUMAN RESOURCES/DANIEL C. BURKE, MICHAEL
P. BURKE, ADRIENNE C. BURKE AND ELAINE ORTUNO, LESSOR 1111
SPRUCE ST. RIVERSIDE

December 14, 2004

Page 3

BACKGROUND: (Continued)

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

3880 Lemon Street, Riverside	\$1.95 per square foot
3610 Central Avenue, Riverside	\$1.75 per square foot
11161 Magnolia, Riverside	\$1.95 square foot

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