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



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 18, 2005

SUBJECT: NEW LEASE AGREEMENT - DISTRICT ATTORNEY/SCOTT VIVIAN AND PAULA VIVIAN, 4101 Almond Street, Riverside

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

BACKGROUND: As approved in principle on September 28, 2004, Minute Order 3.15, the Department of Facilities Management Real Estate Division was requested to locate suitable office space for the District Attorney to operate a Family Justice Center in the downtown Riverside area. The attached lease represents a facility that meets the operational requirements of the Family Justice Agency with the location, layout, and welcoming interior design where key partners will provide a compliment of services in one location to victims of crime. They include Riverside County District Attorney, Riverside Police Department, Alternatives to Domestic Violence, Safe (Continued on Page 2)

MJS:HHR:db
9.316

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$60,848	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: Family Justice Partners - \$50,000, DPSS and Verizon Foundation - \$11,250	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

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

Prev. Agn. Ref.: M.O. 3.15, 9/28/04 | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.45

Gary Christman
Reviewed by
CIP TEAM

[Signature]
Departmental Concurrence

BOARD OF SUPERVISORS

Form 11: NEW LEASE AGREEMENT - DISTRICT ATTORNEY/SCOTT VIVIAN AND PAULA VIVIAN,
4101 Almond Street, Riverside

January 18, 2005

Page 2

BACKGROUND: (Continued)

Alternatives for Everyone, Shelter From the Storm, Riverside Area Rape Crisis Center, Inland Counties Legal Services, Department of Public Social Services, Probation Department, and Sheriff's Department.

The partners have generated funding to assist with operational and direct client services.

The lease is summarized below:

Location:	4101 Almond Street Riverside, California
Lessor:	Scott and Paula Vivian
Lessor Address:	2402 Cross Street Riverside, California 92503
Size:	Approximately 5,795 square feet.
Term:	Five (5) Years.
Option to Extend:	Two (2), one (1) year options.
Rent:	\$ 1.75 per square foot, modified gross. \$ 10,141.25 per month. \$121,695.00 per year.
Rental Adjustments:	Three percent (3%) annually.
Utilities:	To be paid by County.
Custodial Services:	Provided by Lessor.
Interior/Exterior Maintenance:	Provided by Lessor
Tenant Improvements:	Included in rent.
Data Communication Costs:	\$11,102.00

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: NEW LEASE AGREEMENT - DISTRICT ATTORNEY/SCOTT VIVIAN AND PAULA VIVIAN,
4101 Almond Street, Riverside

January 18, 2005

Page 3

BACKGROUND: (Continued)

Option to Terminate: With sixty (60) days notice for funding, or if County determines the space is no longer suitable for its use.

Termination Fee: \$30,423.75, plus the remaining balance of unamortized tenant improvements.

Market Data:	3880 Lemon Street, Riverside	\$1.95 per square foot.
	3610 Central Avenue, Riverside	\$1.75 per square foot.
	3600 Lime Street, Riverside	\$1.80 per square foot.

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