

780

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

931



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 12, 2005

SUBJECT: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES / B.H. CENTRAL, L.L.C.

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

Departmental Concurrence

BACKGROUND: On December 21, 1999 (M.O. 3.11) the Board entered into a Lease for 15,835 square feet of office space for the Department of Public Social Services at 3610 Central, Suites 500 & 600, Riverside, California, and amended May 21, 2001 (M.O. 3.15) to add Suite 300 comprising of 7,808 square feet, a total of 23,643 square feet, which is due to expire February 28, 2005. Approval of this Form 11 will give the Real Estate Division the authority to exercise the one-year option, extending the lease to February 28, 2006. The rent will be increased from \$35,459.88 per month to \$36,523.68 per month effective March 1, 2005. All other terms and conditions of the Lease shall remain the same.

(Continued Page 2)

MJS:LGH:ss
9.321

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$429,774	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$24,497	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$24,497	For Fiscal Year:	05/06

SOURCE OF FUNDS: 52.2% Federal, 33.1% State, 5.7% County, 9.0% Realignment

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

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:
12/21/99,#3.11,5/1/2001,#3.15

District: 2

Agenda Number:

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

3.11

COUNTY OF RIVERSIDE
RECEIVED... OFFICE

BOARD OF SUPERVISORS

Form 11: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES /
B.H. PROPERTIES, L.L.C.

January 12, 2005

Page 2

BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	B.H. Central, L.L.C. 11611 San Vicente, #1010 Los Angeles, California 90049		
Location:	3610 Central, Suite 300, 500 & 600 Riverside, California		
Size:	23,643 square feet		
	<u>Current:</u>	<u>New:</u>	
Rent:	\$1.50 per sf \$35,459.88 per month \$425,518.56 per year	\$1.54 per sf \$36,523.68 per month \$438,284.12 per year	
Term:	Expiration February 28, 2005		
Custodial Services:	Provided by Lessor		
Utilities:	County pays electricity, Lessor pays all others		
Interior/Exterior Maintenance:	Provided by Lessor		
Option to Terminate:	Yes, if funding lost		
Improvement Costs:	None		
Market Rents:	N/A		

This attached exercise of Option to Extend Letter is approved as to form by County Counsel.