

428

**SUBMITTAL TO THE IN HOME SUPPORTIVE SERVICES
PUBLIC AUTHORITY BOARD,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 5, 2005

SUBJECT: LEASE AGREEMENT, DEPARTMENT OF PUBLIC SOCIAL SERVICES, 12125 DAY STREET, SUITE S101, MORENO VALLEY, CANYON SPRINGS INVESTMENT TRUST, LESSOR

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: On December 23, 2002, the Board of Supervisors approved Item No. 7.1, authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Department of Public Social Services, In-Home Supportive Services (IHSS) Public Authority Program, in the Moreno Valley area. The Real Estate Division issued a "Request For Proposal" and received ten (10) submittals from area landlords. Site inspections were completed and 12125 Day Street, Suite S101, Moreno Valley was selected (Continued on Page 2)

MJS:HHR:TW:db
9.450

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 128,980	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 31,110	Budget Adjustment:	No
	Annual Net County Cost:	\$ 88,883	For Fiscal Year:	04/05

SOURCE OF FUNDS: 37.3% Federal, 38.58 % State, 24.12% County.	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Loa Brandl

County Executive Office Signature

Sandy M. Christie
Reviewed by
CIP TEAM

Departmental Concurrence

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

Prev. Agn. Ref.: 12/23/02, 7.1 | District: 5 | Agenda Number:

7.1

IN HOME SUPPORTIVE SERVICES PUBLIC AUTHORITY BOARD
Form 11: LEASE AGREEMENT, DEPARTMENT OF PUBLIC SOCIAL SERVICES,
12125 DAY STREET, SUITE S101, MORENO VALLEY, CANYON
SPRINGS INVESTMENT TRUST, LESSOR

May 5, 2005

Page 2

BACKGROUND: (Continued)

as the location that met the Department's space requirements. The Department of Facilities Management negotiated terms and conditions as stated in the attached Lease. This Form 11 was approved by the Board of Supervisors pursuant to Agenda Item #3.42 on May 3, 2005

The Lease is summarized below:

Lessor:	Canyon Springs Investment Trust 26371 Avery Parkway, Suite B Mission Viejo, California
Premises Location:	12125 Day Street, Suite S101 Moreno Valley, California
Size:	Approximately 8,143 square feet.
Term:	Five (5) years, upon completion of tenant improvements, estimated to be July 1, 2005.
Rent:	\$ 1.75 Per Square Foot \$ 14,250.25 Per Month \$171,003.00 Per Year
Rent Adjustment:	Five percent (5%) annually.
Custodial Service:	Provided by Lessor.
Utilities:	County pays for telephone and electrical. Lessor pays all other utilities.
Interior/Exterior Maintenance:	Provided by Lessor.
Improvements:	Full tenant improvement build-out including lobby, interview rooms, offices, conference/training rooms, open workstation areas, computer/data room and restrooms.
Cost of Improvements:	County to pay the cost of improvements, not to exceed \$500,000.00 payable in three (3) annual installments over three (3) years during the term of the lease. First payment in the amount of \$128,980 to be paid on or before 6/30/05.

(Continued on Page 3)

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Page 3

BACKGROUND: (Continued)

Information Technology

Costs: \$83,922.

Option to

Terminate: For loss of funding with ninety (90) days written notice.

Parking:

Sufficient to meet County needs.

Market Data:

24318 Hemlock Ave., Moreno Valley	\$1.65 per sq. ft. FSG
24525 Alessandro Blvd., Moreno Valley	\$1.85 per sq. ft. FSG
13027 Perris Blvd., Moreno Valley	\$1.75 per sq. ft. FSG

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