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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 8 2006

SUBJECT: NEW LEASE, COMMUNITY HEALTH AGENCY, RIVERSIDE-SEAPORT PROPERTIES, INC, LESSOR

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

BACKGROUND: On August 9, 2005, the Board of Supervisors approved item 3.14 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Community Health Agency, Department of Public Health, Women, Infant and Children (WIC) Supplemental Nutrition Program, in the Riverside area of the County. WIC's current location, which includes office and warehouse space, on Chicago Avenue no longer meets the space or safety requirements of the program due to the warehouse operation being transferred to another location and heavy traffic along the main driveway leading to the facility.
(Continued on Page 2)

Departmental Concurrence

Reviewed by
GIP TEAM


MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:SE:eo
9.914

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,632	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

SOURCE OF FUNDS: 100% Federal Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 08/09/05 3.14 | District: 1 | Agenda Number:

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

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BOARD OF SUPERVISORS

Form 11: NEW LEASE, COMMUNITY HEALTH AGENCY, RIVERSIDE-SEAPORT
PROPERTIES, INC, LESSOR

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BACKGROUND: (Continued)

The Real Estate Division issued a "Request for Proposal" and received submittals from area landlords. Approximately 3,173 square feet of office space meeting the WIC requirements was located at 1485 Spruce Street, Riverside, California.

Lessor: Seaport Properties, Inc.
9651 Business Center Dr., Suite 17
Rancho Cucamonga, CA 91730

Premises Location: 1485 Spruce St., Riverside, California

Size: Approximately 3,173 square feet.

Term: Five (5) years (estimated occupancy 06/01/06)

Rent: \$ 1.46 per square foot, modified gross
\$ 4,632.58 per month
\$55,590.96 per year

Rental Adjustments: Four Percent (4%).

Utilities: County pays electric, gas, and telephone.
Landlord pays all other services.

Custodial Services: Landlord provides.

Maintenance: Landlord provides.

Improvements: Included in monthly rent.

RCIT Costs: \$20,000.00

Option to Terminate: For loss of funding with sixty (60) days' written notice.

Parking: Sufficient to meet County requirements.

Market Data: Facilities Management has researched rental rates for competitive rates in the area and located the following:

891 Iowa Ave	\$1.40 maintenance & custodial not included.
1885 Chicago Ave.	\$1.57 modified gross
3600 Lime St.	\$1.68 full services gross

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