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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 7, 2006

SUBJECT: LEASE, SHERIFF-CORONER-PA, FIRE DEPARTMENT, RIVERSIDE COUNTY INFORMATION TECHNOLOGY, 1855 CHICAGO AVENUE, RIVERSIDE, CALIFORNIA, CHICAGO GATEWAY LLC, LESSOR

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

BACKGROUND: On September 27, 2005, the Board of Supervisors approved Agenda Item #3.44 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Sheriff-Coroner-PA, Fire Department and Riverside County Information Technology's Public Safety Enterprise Communication Project team (PSEC) in Riverside.
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Departmental Concurrence

FORM APPROVED
COUNTY COUNSEL

MAR 23 2006

Gordon V. Woo

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

MJS:SE:eo
9.903

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 29,655	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 29,655	Budget Adjustment:	No
	Annual Net County Cost: 06/07	\$ 355,860	For Fiscal Year:	05/06

SOURCE OF FUNDS: 10000 DEPTID: 7400300000, Account 526700	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE
Lisa Brandl
County Executive Office Signature

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

BOARD OF SUPERVISORS

Form 11: LEASE, SHERIFF-CORONER-PA-FIRE DEPARTMENT, RIVERSIDE
COUNTY INFORMATION TECHNOLOGY, 1855 CHICAGO AVENUE,
RIVERSIDE, CALIFORNIA, CHICAGO GATEWAY LLC, LESSOR

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BACKGROUND: (Continued)

This project will administer development of the new 800 megahertz public safety radio system and requires a mix of office and industrial space. The Real Estate Division issued a Request for Proposal and received submittals from area property owners. Site inspections were completed and 1855 Chicago Avenue, Riverside, best meets PSEC space requirements. The Department of Facilities Management, Real Estate Division, has negotiated terms and conditions as stated in the attached Lease. Estimated date for occupancy is June 2006.

The Lease is summarized below:

Lessor: Chicago Gateway

Premises Location: 1855 Chicago Avenue, Riverside

Size: 16,030 square feet.

Term: Three (3) years commencing upon completion and acceptance of tenant improvements.

Rent: \$ 1.85 per square foot
\$ 29,655.50 per month
\$355,866.00 per year

Rent Adjustments: Three (3%) percent.

Custodial: Provided by Landlord.

Utilities: County pays telephone and electric. Landlord provides and pays all other utility services.

Maintenance: Landlord provides.

Improvements: Landlord provides.

RCIT Costs: \$200,000.00

Option to Terminate: For loss of funding with sixty days written notice.

Parking: Sufficient for County needs.

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BOARD OF SUPERVISORS

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BACKGROUND: (Continued)

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

3801 University Avenue	\$2.15 per square foot full service gross
7898 Mission Grove Parkway	\$1.90 per square foot full service gross
1500 Iowa Avenue	\$2.05 per square foot full service gross

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