

1025

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

109



FROM: Department of Facilities Management

SUBMITTAL DATE:  
April 26, 2006

SUBJECT: LEASE OPTION-DEPARTMENT OF PUBLIC SOCIAL SERVICES/PERRIS UNION HIGH SCHOOL DISTRICT, 1151 NORTH "A" STREET, PERRIS, CALIFORNIA

Departmental Concurrence

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

BACKGROUND: On May 19, 1998, the County entered into a lease for the facility located at 1151 North "A" Street, Perris, California for office space. The Lease is scheduled to expire on June 30, 2006. This facility is occupied by the Department of Social Services (DPSS), Child Protective Services, and continues to meet the needs of the department.  
(Continued on Page 2)

ROBERT D. FIELD, Director  
Department of Facilities Management

RDF:MH:eo  
9.983

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Y
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N
	Annual Net County Cost: 06/07	\$ 7,347	For Fiscal Year:	05/06

SOURCE OF FUNDS: 50.8% Federal; 33.9% State; 5.1% County General Fund; 10.0% Realignment; 0.2% Other	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

MAY 11 2006

BY:

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

Prev. Agn. Ref.: 5/19/98, Item #3.9; 6/9/98, Item #3.8; 6/23/98; Item 3.24; 5/19/99, Item #3.9, 10/21/03; Item 3.24	District: 5	Agenda Number:
---	-------------	----------------

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 21

BOARD OF SUPERVISORS  
Form 11: LEASE OPTION-DEPARTMENT OF PUBLIC SOCIAL SERVICES/PERRIS  
UNION HIGH SCHOOL DISTRICT 1151 North "A" STREET, PERRIS,  
CALIFORNIA

April 26, 2006  
Page 2

**BACKGROUND:**

The Lease includes an option to extend the lease term for one (1) year. Approval of the attached letter by the Board of Supervisors will extend the lease term through June 30, 2007. The current rent is \$1.18 per square foot and will be increased by two percent (2%) effective as of July 1, 2006, through the extended term. All other terms and conditions of the Lease shall remain the same.

The Lease Option is summarized below:

Location: 1151 "A" Street, Perris, California

Lessor: Perris Union High School  
155 E. Fourth Street  
Perris, California

Size: 9,938 Square Feet

Option Period: Effective as of July 1, 2006 and expiring June 30, 2007.

Rent:

	<u>Current</u>		<u>New</u>	
\$	1.18	per square foot	\$	1.21 per square foot
\$	11,769.89	per month	\$	12,005.29 per month
\$	140,722.08	per year	\$	144,063.48 per year

Rent Adjustment: Two percent (2%) effective as of July 1, 2006.

Utilities: County pays electrical and telephone service.

Custodial Services: Included in the monthly rent.

Interior/Exterior Maintenance: Included in the monthly rent.

Improvements: None.

Market Data

2560 N. Perris Blvd.	\$2.05 MG
85 E. Ramona Expressway	\$2.50 MG

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