

#1037

197



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
May 30, 2006

SUBJECT: RESOLUTION NO. 2006-174, NOTICE OF INTENTION TO PURCHASE REAL
PROPERTY - APN: 211-031-001

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No 2006-174, Notice of Intention to Purchase Real Property known as Assessor's Parcel Number (APN) 211-031-001;
2. Authorize the Department of Facilities Management to expend CIP funds for due diligence on the property, including title review, hazardous materials survey, building condition audit, and appraisal; and
3. Authorize opening of escrow, including payment of a non-refundable deposit of \$50,000.

(Continued on Page 2)

Reviewed by
CIP TEAM

Departmental Concurrence

Robert Field

ROBERT FIELD, Director
Department of Facilities Management

RF:JKH:eo
10.025

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,430,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost 05/06	\$ -0-	For Fiscal Year:	06/07

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

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

County Executive Office Signature

James R. Buehler

FORM APPROVED
COUNTY COUNSEL

MAY 31 2006

BY *Robert Field*

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 1

Agenda Number:

3.22

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2006-174, NOTICE OF INTENTION TO PURCHASE
REAL PROPERTY – APN: 211-031-001

May 17, 2006

Page 2

BACKGROUND: Facilities Management proposes to purchase the parcel (commonly know as 2486 Third Street, Riverside) for an amount not to exceed \$1,400,000 from the seller, Richard Castillo, together with typical estimated transaction costs of approximately \$10,000 to cover escrow, title, and other associated transaction fees and \$20,000 to complete due diligence on the property (e.g. appraisal costs, hazardous materials survey, building condition audit, and miscellaneous studies). The transaction includes a non-refundable deposit of \$50,000, which will apply to the purchase price but will be forfeited should the County fail to successfully close escrow. The property consists of a single-tenant, low-rise industrial building totaling approximately 17,704 square feet of space, on 1.21 acres. The purchase price would be based on an appraisal which would be completed by June 15, 2006.

The initial use of the building would be to house Facilities Management's Maintenance Division. Facilities Management currently operates from a 25,400 square foot building at 3133 Mission Inn Avenue in Riverside, from which it maintains over 7,000,000 square feet of County owned and leased buildings. Continued growth in the County's real property inventory has created a severe space shortage at the Mission Inn Avenue location in terms of warehouse, office, and shop space.

The proposed purchase would allow Facilities Management to relocate its paint, plumbing, electrical and welding shops to the new quarters. The equipment, supplies, and materials warehouse and the custodial operation would also relocate, freeing much needed space at the Mission Inn Avenue location. The new location is four blocks from the Mission Inn Avenue building, permitting easy coordination and employee access to both locations.

The proposed purchase would also allow Facilities Management to continue to build toward a significant land endowment for future County functions; in other words, the site presents the County with an opportunity to expand its property inventory in the general downtown area. While Facilities Management's Maintenance Division would occupy the building initially, those operations could be relocated in the future and the site (combined with a number of other parcels that are being assembled in the immediate vicinity) would then be available for the development of new, larger County facilities as the need arises.

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3 RESOLUTION NO. 2006-174
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
5 IN THE CITY OF RIVERSIDE FOR FACILITIES MANAGEMENT
6 APN: 211-031-001

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8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside in regular session assembled on June 6, 2006, and NOTICE IS HEREBY
10 GIVEN, pursuant to Section 25350 of the Government Code, that this Board (at its public
11 meeting on July 11, 2006 at 9:00 a.m. in the meeting room of the Board of Supervisors
12 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
13 California intends to authorize a transaction in which the County of Riverside will purchase
14 (from Richard Castillo, et. al.) certain real properties known as 2486 3rd Street, located in the
15 City of Riverside, County of Riverside, State of California, identified by Riverside County
16 Assessor's Parcel Numbers 211-031-001, more particularly described in Exhibit "A" attached
17 hereto and thereby made a part hereof, consisting of one lot with a low-rise single tenant
18 industrial building of 17,704 square feet or 1.21 acres at a purchase price of one million, four
19 hundred thousand dollars (\$1,400,000.00), which will include a non-refundable deposit of fifty
20 thousand dollars (\$50,000.00)

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22 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased
23 is necessary for use by the County of Riverside on behalf of the Facilities Management
24 Department.

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26 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
27 Management is to expend approximately \$30,000 in Capital Improvement Project (CIP) funds
28 to complete due diligence on the property, consisting of title and escrow closing costs,
29 appraisal costs, a hazardous materials survey, and miscellaneous studies.

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31 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
32 Supervisors is directed to give notice hereof as provided in Section 6063 of the Government
33 Code.

1 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department
2 of Facilities Management, or his designee, is authorized to execute the necessary documents
3 to complete this purchase of real property.

JMP:eo
5/25/06
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FORM APPROVED
COUNTY COUNSEL

MAY 31 2006

BY 

