

1065

413

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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 14, 2006

**SUBJECT:** Lease-Oasis Project Team/Mission Grove Office Park 1, L.P., Lessor, 7898 Mission Grove Parkway, Suite 200, Riverside, California

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

**BACKGROUND:** On November 1, 2005, the Board of Supervisors approved Agenda item #3.13 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the OASIS Project Team in Riverside, California. The Real Estate Division issued a Request For Proposal and received submittals from area landlords. The Department of Facilities Management located 23,153 square feet of office space meeting the needs and requirements of the department located at 7898 Mission Grove Parkway.

(Continued on Page 2)

*Mab*  
Director, OASIS

*Chick*  
Reviewed by  
**CIP TEAM**

*Robert Field*

ROBERT FIELD, Director  
Department of Facilities Management

RF:TW:eo  
10.082

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

**SOURCE OF FUNDS:** 100% Internal Services Fund

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

*Joseph P. Bufano*

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.: 11/1/05, #3.13

District: 1

Agenda Number:

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

**3 . 22**

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: Lease-Oasis Project Team/Mission Grove Office Park 1, L.P., Lessor,  
7898 Mission Grove Parkway, Suite 200, Riverside, California

June 14, 2006

Page 2

**BACKGROUND:** (Continued)

The lease is summarized below:

Lessor: Mission Grove Office Park 1, L.P.  
1875 Century Park East, Suite 1350  
Los Angeles, California

Premises Location: 7898 Mission Grove Parkway, Suite 200  
Riverside, California

Size: 23,153 square feet.  
Term: Five years commencing upon completion and acceptance  
of tenant improvements.

Rent: \$ 1.78 per square foot  
\$ 41,234.54 per month  
\$ 494,814.48 per year

Rent Adjustments: Four percent (4%) annually on each anniversary date of  
the lease.

Custodial Service: Provided by Lessor.

Utilities: County pays electric and telephone. Lessor pays all other.

Maintenance: Provided by Lessor.

Improvements: Not to exceed \$366,972.50

I.T. Costs: \$415,995.04

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

Parking: Sufficient to meet County needs.

Facilities Management has researched rental rates for competitive sites in the area and located the following comparable properties.

1845 Chicago Avenue	\$1.90 F.S.G.
The Grove	\$1.95 F.S.G.
Canyon Crossing	\$1.95 F.S.G.

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