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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 8, 2006

SUBJECT: New Lease Agreement – Riverside County Fire Department/Market Street Corporate Center, LLC

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

BACKGROUND: On February 7, 2006, the Board of Supervisors approved a request from Riverside County Fire Department authorizing the Department of Facilities Management to locate suitable office space in the city of Riverside to relieve overcrowded conditions on the second floor of the County Administrative Center. Through the Request for Proposal process, suitable space was located at 2300 Market Street. This location will provide beneficial proximity for staff and enable constituents who visit the office to utilize improved services provided by the Fire Prevention section in this well planned environment.

(Continued on Page 2)



ROBERT FIELD, Director
Department of Facilities Management

RF:HHR:eo
10.176

FINANCIAL DATA	Current F.Y. Total Cost:	\$241,761	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: Plan Review and Inspection Fees	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature



AUG 15 2006

BY Gordon V. Ubo

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

Prev. Agn. Ref.: 2/07/06, #3.21

District: 2

Agenda Number:

3.36

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BOARD OF SUPERVISORS

Form 11: New Lease Agreement – Riverside County Fire Department/Market Street Corporate Center, LLC

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BACKGROUND: (Continued)

Location: 2300 Market Street, Suite 150
Riverside, California

Lessor: Market Street Corporate Center, LLC
101 Hodencamp Road, Suite 200
Thousand Oaks, California 91360

Size: Approximately 8,722 square feet.

Term: Five (5) Years.

Option to Extend: Two (2), three-year options.

Rent: \$ 2.20 per square foot, full service gross
\$ 19,298.40 per month.
\$231,580.80 per year.

Rental Adjustments: Three and one half percent (3.5%) annually.

Utilities: Included in rent.

Custodial Services: Included in rent.

Interior/Exterior Maintenance: Included in rent.

Tenant Improvements: Included in rent.

Option to Terminate: For funding with sixty (60) days' notice and reimbursement of unamortized tenant improvements.

Data/Communication Costs: \$81,199.00.

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

3403 Tenth Street, Riverside	\$2.10 per square foot F.S.G.
3850 Vine Street, Riverside	\$1.95 per square foot F.S.G.
3801 University, Riverside	\$2.15 per square foot F.S.G.

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