

8/2/06

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

241



**FROM:** Department of Public Social Services

**SUBMITTAL DATE:**  
August 2, 2006

**SUBJECT:** APPROVAL IN PRINCIPLE FOR VARIOUS SITES FOR THE  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

**RECOMMENDED MOTION:** That the Department of Facilities Management be authorized to locate adequate sites in various cities of Riverside County for the Department of Public Social Services (DPSS).

**BACKGROUND:** Child Protective Services and Self-Sufficiency staff are currently located in a variety of locations throughout the County. The Department has determined that in order to meet rapidly growing community needs, larger offices must be established in various cities to provide proper services to the public.

As the Department continues to grow and current leases for facilities located in Norco, Perris, Lake Elsinore, Banning and Riverside expire, we will seek locations which enable us to consolidate facilities into full service sites. This will provide improved one-stop services to the communities.

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Cynthia J. Hinckley, Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$	In Current Year Budget:
	Current F.Y. Net County Cost:	\$	Budget Adjustment:
	Annual Net County Cost:	\$	For Fiscal Year:

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

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

*Ana Brandt*

**County Executive Office Signature**

- Dept's Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

**SUBJECT:** APPROVAL IN PRINCIPLE FOR VARIOUS SITES FOR THE  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

**BACKGROUND:** (continued)

The current square footage, cost per square foot, and lease expiration for Norco, Perris, Lake Elsinore, Banning and Riverside are as follows:

Perris TAMD 18,130 square feet (sf) at \$1.75 per sf.  
Lease Expiration 12/31/06

Perris GAIN 14,250 sf at \$1.49 per sf.  
Lease Expiration 4/30/07

Norco 18,885 sf at \$1.85 per sf.  
Lease Expiration 2/28/07

Lake Elsinore 25,353 sf at \$1.86 per sf.  
Lease Expiration 6/30/07

Banning CPS, 10,131 sf at 1.29 sf  
Lease Expiration 1/31/08

Riverside Hole Ave CPS, 30,188 sf at \$1.05 per sf  
Lease Expiration 1/18/07

Riverside Iowa St. DCA, 9,485 sf at \$1.08 per sf  
Lease Expiration 4/30/07

To further this approach, it is recommended that approximately 105,379 square feet of office space, with necessary parking, be provided. This amount represents an additional 33,041 square feet above the current occupied space within these communities.

Due to a scarcity of offices, we anticipate build-to-suit situations in these communities. The proposed square footage and cost per square foot for Norco/Corona, Perris Self-Sufficiency, Lake Elsinore are as follows:

Norco/Corona 32,706 square feet at \$1.81 per sq. ft.  
Projected budget \$4 million

Perris Self-Sufficiency 36,725 square feet at \$1.70 per sq. ft.  
Projected budget \$3.3 million

Lake Elsinore 35,000 square feet at \$1.79 per sq. ft.  
Projected budget \$3 million

Banning CPS, 6,764 sf at \$1.30 per sf  
Projected budget \$960,000

Riverside Hole Ave CPS, 61,750 sf at \$2.00 per sf  
Projected budget \$5.6 million

Riverside Iowa St. DCA, 10,433 sf at \$1.50 per sf  
Projected budget \$491,714

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**SUBJECT:** APPROVAL IN PRINCIPLE FOR VARIOUS SITES FOR THE  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

**BACKGROUND:** (continued)

Once the Department selects appropriate sites, a lease agreement for each site will be submitted for Board approval. Sufficient funds have been allocated by the State to cover lease payments, communications equipment, systems furniture, moving costs, telephone and data wiring, data processing equipment, and State Data systems (C-IV) wiring equipment. No additional County funds are requested beyond the 2% in the Department's Budget.