

10/26/6
1104

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

202



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 18, 2006

SUBJECT: Lease Option – Department of Public Social Services / B.H. Properties, L.L.C.

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

BACKGROUND: The County of Riverside entered into a Lease for 30,188 square feet of office space at 10769 Hole Avenue, Riverside, which is scheduled to expire on January 18, 2007. The facility is occupied by the Department of Public Social Services, Child Protective Services program and continues to meet the needs of the Department. The lease agreement includes an option to extend the lease term for one year and approval of the attached letter by the Board of Supervisors will extend the lease term through January 18, 2008.
(Continued on Page 2)

Departmental Concurrence

RF:HR:ss
10.341

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$201,178	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 6,237	Budget Adjustment:	No
	Annual Net County Cost:	\$ 12,473	For Fiscal Year:	06/07

SOURCE OF FUNDS: Federal 52.0%; State 39.3%; County 3.1%; Realignment 5.5%; Other 0.1%

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

OCT 24 2006

BY: Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 8/15/00, #3.25;
11/8/05, #3.8; 1/31/06, #3.13; 5/23/06,
#3.21

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BOARD OF SUPERVISORS

Form 11: Lease Option – Department of Public Social Services / B.H. Properties,
L.L.C.

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BACKGROUND: (Continued)

The rent shall be increased from \$31,301.08 per month to \$32,240.12 per month, effective January 19, 2007. All other terms and conditions of the lease shall remain the same.

Location: 10769 Hole Avenue, Riverside

Lessor: B.H. Properties, L.L.C.
11111 Santa Monica Blvd., Suite 1800
Los Angeles, California 90025

Size: Approximately 30,188 square feet.

Term: Option to renew commencing January 19, 2007, and expiring January 18, 2008.

Rent:	Current Rent:	New Rent:
	\$ 1.04	\$ 1.07
	\$ 31,301.08	\$ 32,240.12
	\$375,612.96	\$386,881.44

Rent Adjustment: Three (3%) percent.

Utilities: County pays electric. Lessor pays all other utilities.

Interior/Exterior Maintenance: Provided by Lessor.

Market Data: Facilities Management has researched rental rates for comparable space and located the following properties:

11060 Magnolia Avenue, Riverside	\$1.70 modified gross.
10370 Hemet Street, Riverside	\$1.85 modified gross.

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