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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
October 17, 2006

**SUBJECT:** Lease - Community Health Agency / Department of Public Health, Cathedral City / T.W. Investments, Lessor

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

**BACKGROUND:** On January 10, 2006, the Board of Supervisors approved Agenda Item #3.4 authorizing the Department of Facilities Management, Real Estate Division, to locate a new facility to accommodate the continuing growth of the Community Health Agency, Department of Public Health, Women, Infant and Children (WIC) Program. The WIC program is currently located in a 1,176 square foot facility. This program provides individual education/counseling to participants with children.

(Continued on Page 2)

Departmental Concurrence

RF:LGH:ss  
10.162

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 94,452	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07

<b>SOURCE OF FUNDS:</b> 100% WIC Federal funding	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

NOV 06 2006

BY Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 3.4, 1/10/06

District: 4

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 11

William Lawrence for S.H.

Department of Facilities Management

Form 11: Lease - Community Health Agency / Department of Public Health,  
Cathedral City / T.W. Investments, Lessor

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**BACKGROUND:** (Continued)

The Department of Facilities Management located 3,000 square feet of office space meeting the needs and requirements of the Community Health Agency at 68-615 B Perez Road, Suite 17, Cathedral City. Estimated date of occupancy is February 2007.

The Lease is summarized below.

Lessor: T.W. Investments  
c/o Capri Realty  
44-650 Village Court, Suite 200  
Palm Desert, California 92260

Location: 68-615 B Perez Road, Suite 17  
Cathedral City

Size 3,000 Square Feet

Term: Five (5) years

Rent: \$ 1.75 per square foot (includes tenant improvements)  
\$ 5,250.00 per month  
\$ 63,000.00 per year

T.I. Rent: \$ 1,701.15 per month.

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 others.

Maintenance: Provided by Lessor.

Improvements: \$81,000.00 Amortized with interest over term.

RCIT: \$58,646.37

Option to Terminate: For loss of funding with one hundred twenty days notice.

Parking: Sufficient for County needs.

Market Data: 2500 N. Palm Canyon, Palm Springs \$1.79 FSG  
997 E. Tahquitz Cyn. Way, Palm Springs \$2.00 FSG  
68625 Perez Road, Cathedral City \$2.01 FSG

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