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

504



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 8, 2006

SUBJECT: Lease – Microwave Communication Site, North Mountain

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

BACKGROUND: Riverside County Information Technology (RCIT) operates several mission critical networks, including the 800 MHz Public Safety Radio System. The County microwave communication site at North Mountain is an essential site for all current networks. However, the current site suffers from numerous problems; in addition to high rent, the site operator provides limited security and poor maintenance standards. As such, RCIT requested that Facilities Management look for another location to provide these communication services.
(Continued)

Departmental Concurrence

RF:JRF:dl
10.329

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 89,350	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	No
	Annual Net County Cost:	\$	For Fiscal Year:	06/07

SOURCE OF FUNDS: RCIT ISF Rates for Lease Payments and Capital Improvement Funds for Site Improvements and Real Estate Transaction Costs	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

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BACKGROUND: (Continued)

The proposed new site at North Mountain has been identified as a suitable location to continue to provide essential microwave network connectivity as well as potential radio coverage improvements to the Hemet and San Jacinto communities. It is RCIT's desire to refurbish an existing communications facility on the proposed site to continue to provide critical communication services for routine County functions.

The Department of Facilities Management has negotiated a ten year lease term with options to extend the tenancy for three additional five year terms. Annual rent for the first year will be \$18,000. Rent will increase four percent each anniversary thereafter. CIP funds were approved for the site development costs (1/31/06 M.O. 3.28 Table B). The Lessor shall deliver the premises in turnkey condition based on specification developed by RCIT and Facilities Management

For comparison, the current leased space costs \$ 4,983.57 per month. After the improvements have been fully amortized, the County will realize annual savings of approximately \$42,000 per year.

The Lease is summarized below:

Lessor:	Surgery Associates Medical Group Pension Plan and Profit Sharing c/o Longyear, O'Dea & Lavra, LLP 3620 American River Drive, Suite 230 Sacramento, CA 95864
Premises Location:	40480 Soboba Road San Bernardino National Forest North Mountain
Term:	Ten years commencing October 1, 2006.
Rent:	\$1,500.00 per Month, 1 st year Four percent annual increase each anniversary thereafter.
Improvements:	Estimated at \$116,325.00. Not to exceed \$130,000.00.
RE Transaction Costs:	Estimated at \$50,000.00.
Utilities:	Electricity only, paid by County directly.

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