

1146

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

126



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
December 14, 2006

**SUBJECT:** Lease, Sheriff's Department, Riverside, AMCJV, 3050 FTK LLC, Keikoi Spyglass, 3050 Chicago LLC, Chicago CABC II LLC, Landlord

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

**BACKGROUND:** On November 7, 2006, the Board of Supervisors approved Agenda Item #3.30 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Sheriff's Department Computer and Technology Crime High Tech and Response Team. The Real Estate Division issued a Request for Proposal and received submittals from area landlords. The 4,425 square foot facility located at 3050 Chicago Avenue, Riverside, meets the needs and requirements of the Team.

(Continued on Page 2)

Departmental Concurrence

RF:SE:ss  
10.569

Robert Field, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 107,516	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	06/07

**SOURCE OF FUNDS:** 100% General Fund

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

DEC 19 2006

BY Gordon V. Ubo

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

Prev. Agn. Ref.: 11/07/06 3.30; District: 1 Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 20

Department of Facilities Management

Form 11: Lease, Sheriff's Department, Riverside, AMCJV L.L.C., 3050 FTK L.L.C.,  
KEIKOI SPYGLASS, 3050 CHICAGO L.L.C., CHICAGO CABO II L.L.C.,  
Landlord

December 14, 2006

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**BACKGROUND:** (Continued)

The Lease is summarized below:

Lessor: AMCJV L.L.C., 3050 FTK L.L.C., KEIKOI SPYGLASS,  
3050 CHICAGO L.L.C., CHICAGO CABO II L.L.C.

Premises Location: 3050 Chicago Ave., Suite 170, Riverside

Size: Approximately 4,425 square feet

Term: Sixty (60) months

Rent: \$ 1.62 per sq. ft. modified gross  
\$ 7,168.50 per month.  
\$86,022.00 per year.

Annual Increase: Four percent (4%)

Utilities: County pays electrical.  
Landlord pays all other utility services.

Custodial Services: Landlord provides

Maintenance: Landlord provides

Improvements: Included in rent

RCIT Costs: \$70,240

Option to Terminate: For loss of funding with sixty (60) days' written notice

Option Penalty: Three (3) months rent

Parking: Sufficient to meet County requirements

Market Data: Facilities Management has researched rental rates for  
competitive rates in the area and located the following:

3801 University Ave.	\$2.15 per sq.ft. full service
7898 Mission Grove Pkwy	\$1.90 per sq.ft. full service
1500 Iowa Ave.	\$2.05 per sq.ft. modified gross

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