

1153

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

123



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 28, 2006

SUBJECT: In-Principle Approval for Leased Space in Downtown Riverside

RECOMMENDED MOTION: That the Board of Supervisors authorize the Department of Facilities Management to locate approximately 18,000 square feet of office space in downtown Riverside and negotiate a full service, five (5) year lease.

BACKGROUND: The Department of Facilities Management requests that the Board of Supervisors approve, In-Principle, the authority for the Department of Facilities Management, Real Estate Division, to locate suitable office space of 18,000 square feet in the downtown office market to support County growth. The current market rental rates for the downtown area are in the \$2.10 to \$2.25 range with parking at an additional \$50.00 per parking space.
(Continued on page 2)

Departmental Concurrence

RF:SE:cm
10.592

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	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: General Fund	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

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

Prev. Agn. Ref.:

District: 1 or 2

Agenda Number:

3 . 24

Review by CIP TEAM

BACKGROUND: (Continued)

This request addresses the department's immediate space needs. However, the relocation is temporary in nature until such time as county space becomes available near the criminal justice departments, particularly the court facilities, after five (5) years. The purchase of furniture for the leased facility will be structured to permit use in county owned space.

This Form 11 has been reviewed and approved by County Counsel.



COUNTY OF RIVERSIDE

Department of Facilities Management

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Robert D. Field
Director


Timothy L. Miller
Assistant Director

ENDORSEMENT

Department of Facilities Management
Leased Space in Downtown Riverside

The Department of Facilities Management concurs with this request to procure leased space in downtown Riverside. The information summarized below is used as an estimate in determining this Endorsement.

Lead Time:	Four to Five Months
Square Footage:	18,000 square feet
Term:	Five (5) years
Lease Rate:	To be negotiated
Utilities:	Provided by landlord
Custodial:	Provided by landlord
Maintenance:	Provided by landlord
Tenant Improvements:	Cost to be determined and negotiated
RCIT Cost:	Estimated cost is \$202,000



Robert Field, Director
Department of Facilities Management