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#005

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

245



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
January 11, 2007

**SUBJECT:** New Lease – Department of Public Social Services, Riverside, California

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

**BACKGROUND:** On August 29, 2006, the Board of Supervisors approved a request from the Department of Public Social Services, authorizing the Department of Facilities Management to locate additional office space in Riverside, for the Child Protective Services program. Through the Request for Proposal process, suitable office space was located at 11070 Magnolia Avenue. This new office will combine staff from two different locations as well as provide additional space for new staff to better serve the community.

(Continued on page 2)

RF:HR:cm  
10.614

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 1,967,737	<b>In Current Year Budget:</b>	Y
	<b>Current F.Y. Net County Cost:</b>	\$ 45,258	<b>Budget Adjustment:</b>	N
	<b>Annual Net County Cost: 07/08</b>	\$ 53,894	<b>For Fiscal Year:</b>	06/07

**SOURCE OF FUNDS:** Federal, 53%; State, 32.3%; County, 2.3%; Realignment, 12.1%; Other, 0.3%

<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

JAN 22 2007

BY Gordon V. Ab

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

Prev. Agn. Ref.: 8/29/06, #3.61

District: 1

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

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**BACKGROUND: (Continued)**

Location: 11070 Magnolia Avenue  
Riverside, California

Lessor: Grae La Sierra, L.L.C.  
1801 Century Park East, Suite 1080  
Los Angeles, California 90067

Size: Approximately 52,498 square feet

Term: Ten (10) years

Rent: \$ 1.50 per square foot, modified gross  
\$ 78,747.00 per month  
\$944,964.00 per year

Rent Adjustments: Three (3%) percent annually

Utilities: To be paid by County

Custodial Services: Provided by Lessor

Interior/Exterior  
Maintenance: Provided by Lessor

Tenant Improvements: Not to exceed \$3,924,346.00. To be reimbursed in three  
(3) payments plus ten (10%) percent interest over three (3)  
consecutive fiscal years.

Option to Terminate: For funding with sixty (60) days notice and reimbursement  
of unamortized tenant improvements and ten (10%)  
percent of the remaining rent balance.

Data/Communication  
Costs: \$525,400.00

Market Data: 9707 Magnolia \$1.48 per square foot  
3900 Sherman \$1.86 per square foot

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