

82
027

849



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
February 20, 2007

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

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

BACKGROUND: On April 17, 2001, the Board of Supervisors entered into a Lease for 63,920 square feet of warehouse and office space at 731 Palmyrita Avenue in Riverside, California which is scheduled to expire on May 31, 2007. The facility is occupied by the Department of Public Social Services, Logistics, and continues to meet the needs of the department. This Option Letter gives notice to renew the lease one year beginning June 1, 2007.
(Continued on Page 2)

RF:HR:ss
10.725

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 38,101	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 1,105	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 13,259	For Fiscal Year:	06/07

SOURCE OF FUNDS: Federal 59.2%; State 33.3%; County 2.9%; Realignment 4.5%; Other .1%

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

MAR 19 2007

BY Robert V. Abo

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 3/14/06, #3.6;
8/29/00, #3.22; 4/17/01, #3.11;
7/24/01, #3.14

District: 1

Agenda Number:

BACKGROUND: (Continued)

Lessor: Koch Investments, LP
P.O. Box 21185
Los Angeles, California 90021

Premises Location: 731 Palmyrita, Riverside

Size: Approximately 63,920 square feet

Option Period: Commencing June 1, 2007 and expiring May 31, 2008.

Rent: \$.58 per square foot, modified gross
\$ 36,635.44 per month.
\$439,625.28 per year.

Rental Adjustments: Three (3%) percent at the commencement of the option period.

Utilities: Paid by County of Riverside

Custodial Services: Provided by Lessor.

Maintenance: Provided by Lessor.

Improvements: None

RCIT Costs: None

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

Option Penalty: None

Parking: Sufficient to meet County requirements

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

14539 Innovation Dr., Riverside	\$.52 psf NNN
871 Marlborough Ave., Riverside	\$.50 psf NNN

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