

003

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

307



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 21, 2007

SUBJECT: New Lease -- Transportation and Land Management Agency, Palm Desert, 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: As a result of the population growth in the desert over the last several years, the requirement for county services has increased dramatically. County staffing, therefore, has increased exponentially and the County Administrative Center (CAC) in the city of Indio no longer has adequate and appropriate office space available for existing and new staff positions. Upon analysis by the Department of Facilities Management, it has been determined certain departments must be relocated into leased facilities in order to accommodate critical criminal justice support space needs in the CAC.

(Continued on Page 2)

RF:HR:ss
10.738

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,224,973	In Current Year Budget:	Y
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	N
	Annual Net County Cost: 07/08	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: Deposit Based Fees	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

Jerry G. Jones APR 09 2007
BY: *Gordon V. Ubo*

OK
Reviewed by
CIP TEAM

Departmental Concurrence

H. Dufford
TLMA Admin Ser.

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.12

BACKGROUND: (Continued)

The TLMA Permit Center, located on the 2nd floor, is the most realistic to relocate based on operational and budgetary considerations. The attached lease agreement provides for a new office in Palm Desert. In addition, this new location will give the Permit Center increased office space resulting in improved functionality and services to the community. Deposit Based Fees (DBF) will pay the lease costs, including tenant improvements. It is estimated this will increase the DBF by 2.3% in fiscal year 07/08 and will be included in the fiscal year 07/08 budget.

Lessor: DBP Investments, L.L.C., a Washington Limited Liability Company

Premises Location: 38-686 El Cerrito Road
Palm Desert, California

Size: Approximately 21,372 square feet

Term: Five (5) years

Rent: \$ 2.27 per square foot, modified gross.
\$ 48,571.00 per month.
\$582,852.00 per year.

Rental Adjustments: Three (3%) percent annually.

Utilities: To be paid by County.

Custodial Services: To be provided by Lessor.

Maintenance: To be provided by Lessor.

Improvements: Not to exceed \$895,730.00. To be paid with DBF revenue upon completion.

RCIT Costs: \$242,900.00

Option to Terminate: For loss of funding with 180 days' written notice.

Option Penalty: Payment of six (6) months rent.

Parking: Sufficient to meet County requirements.

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BACKGROUND: (Continued)

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

73-650 Dinah Shore Drive, Palm Desert	\$2.20 psf NNN
35-900 Bob Hope Drive, Rancho Mirage	\$2.50 psf NNN
554 Paseo Dorotea, Palm Springs	\$2.25 psf NNN

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