

022

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

306



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 22, 2007

SUBJECT: New Lease – County Fire Department, 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 space needs in the CAC.

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Departmental Concurrence

RF:HR:ss
10.739

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$138,478	In Current Year Budget:	Y
	Current F.Y. Net County Cost:	\$ 34,619	Budget Adjustment:	N
	Annual Net County Cost: 07/08	\$ 92,034	For Fiscal Year:	06/07

SOURCE OF FUNDS: 75% Plan review and inspection fees;
25% 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

APR 10 2007

County Executive Office Signature

Policy

Consent

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.13

BACKGROUND: (Continued)

County Fire, located on the 2nd floor and part of the TLMA Permit Center, along with the Permit Center, will relocate under separate leases. The attached lease agreement for County Fire provides for a new office in Palm Desert adjacent to the proposed Permit Center. This new location will also give County Fire additional office space resulting in improved functionality and services to the community.

Lessor:	DBP Investments, L.L.C., a Washington Limited Liability Company
Premises Location:	77-933 Las Montanas Road Palm Desert, California
Size:	Approximately 9,338 square feet.
Term:	Five (5) years.
Rent:	\$ 3.16 per square foot, modified gross. \$ 29,498.00 per month. \$353,977.00 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:	Included in rent.
RCIT Costs:	\$107,800.00
Option to Terminate:	For loss of funding with 180 days' written notice.
Option Penalty:	Payment of remaining balance of unamortized tenant improvement costs, plus six month's 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 Dr., Palm Desert \$2.20 psf NNN
35-900 Bob Hope Dr., Rancho Mirage \$2.50 psf NNN
554 Paseo Dorotea, Palm Springs \$2.25 psf NNN

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