

2007-06-107

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



SUBMITTAL DATE:
June 6, 2007

FROM: Department of Facilities Management

SUBJECT: Lease Agreement, Probation Department, Riverside

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 January 23, 2007, the Board of Supervisors approved a request authorizing the Department of Facilities Management to locate 18,000 square feet of office space in downtown Riverside for the Probation Department. Through the Request for Proposal process, suitable space was located in the Metro Centre, 3801 University Avenue, Riverside. Estimated timeframe for occupancy is September 2007.

(Continued on page 2)

RF:SE:pa
10.985

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$1,297,929	For Fiscal Year:	06/07

SOURCE OF FUNDS: Probation Department: County 95%, Federal 2%, State 3%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY:
Jennifer L. Sargent
County Executive Office Signature

Review by
GIP TEAM
 C.M. Hans
 Departmental Concurrence
 Edward Croger
 Julian M. Crogan
 Chief Probation Officer
 Policy Policy
 Consent Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 01/23/07 3.24 | District: 2 | Agenda Number:

BACKGROUND: (continued)

Lessor: Chippewa Enterprises
13245 Riverside Drive, 6th Floor
Sherman Oaks, CA 91423

Premises Location: Metro Centre
3801 University Avenue
Riverside, CA

Size: 18,463 square feet

Term: Sixty (60) months

Rent: \$ 2.31 per square foot (includes 21 parking spaces)
\$ 42,691.75 per month.
\$512,301.00 per year

Rental Adjustments: Four percent (4%)

Utilities: Landlord pays all utilities.

Custodial Services: Landlord provides.

Maintenance: Landlord provides.

Improvement Costs: \$664,668.00 @10% interest

RCIT Costs: \$228,700.00

Option to Terminate: After year three with 120 days' written notice

Option Penalty: Fifty percent (50%) of the monthly rent for the remaining term.

Parking: Sufficient to meet County requirements.

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

1. 2300 Market St., Riverside \$2.21 FSG
2. 3403 Tenth St., Riverside \$2.11 FSG
3. 3737 Main St., Riverside \$2.23 FSG

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

FINANCIAL DATA: All associated costs for this Lease Agreement will be fully funded through the Probation Department's General Fund Contribution as well as federal and state revenues . The Probation Department has budgeted for these costs in FY 07/08