

2007-05-99

523

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 6, 2007

SUBJECT: Lease Agreement, Law Offices of the Public Defender, Murrieta

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

BACKGROUND: On December 19, 2006, the Board of Supervisors approved Agenda Item#3.37 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Law Offices of the Public Defender. The Real Estate Division issued a Request for Proposal and received submittals from area landlords. The 2,493 square foot facility located at 30111 Technology Drive, Murrieta, meets the needs and requirements of the department.

(Continued on Page 2)

Gary Windom
Gary Windom, Public Defender
Departmental Concurrence

RF:MH:pa
10.987

Robert Field

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 72,828	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 63,224	For Fiscal Year:	2007/08

SOURCE OF FUNDS: Public Defender 100% County General Fund

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
Jennifer L. Sargent
BY: Jennifer L. Sargent

FORM APPROVED
COUNTY COUNSEL
JUN 19 2007

County Executive Office Signature

BY: *Gordon V. Woo*
GORDON V. WOO

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

BACKGROUND: (Continued)

The Lease is summarized below:

Lessor: RCI Silverhawk 13, LLC
One BetterWorld Circle, Suite 300
Temecula, California 92590

Premises Location: 30111 Technology Dr.
Murrieta, California

Size: Approximately 2,493 square feet

Term: Effective as of July 1, 2007 and terminating June 30, 2010

Rent: \$ 1.95 per square foot.
\$ 4,861.35 per month.
\$58,336.20 per year.

Rental Adjustments: Four (4%) percent annual increase

Utilities: County pays for electrical and telephone services and Lessor shall provide and pay for all other utility services.

Custodial Services: Landlord provides

Maintenance: Landlord provides

RCIT Costs: \$12,035.73

Option to Terminate: For loss of funding with ninety (90) days' written notice

Option Penalty: Ten (10%) percent of the monthly rent.

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. 25109 Jefferson Avenue, Murrieta \$2.25 MG
2. 38987 Sky Canyon Drive, Murrieta \$2.45 MG
3. 25220 Hancock Avenue, Murrieta \$2.50 MG

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

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All associated costs for this Lease will be fully funded thru the Law Offices of the Public Defender General Fund contribution and are not anticipated to be incurred prior to FY 07/08.