

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

820



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 25, 2007

SUBJECT: Lease Agreement - Law Offices of the Public Defender, Banning

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County; and
2. Authorize the Auditor-Controller to adjust the FY 2007/08 budget for Facilities Management's Real Property (10000-7200400000) and energy (10000-7200600000) as set out on Schedule "A".

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.

(Continued on Page 2)

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER

RF:MH:pa
11.206

BY: *Susana Garcia-Bocanegra* 1/17/07
SUSANA GARCIA-BOCANEGRA

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$76,159	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$76,159	Budget Adjustment:	Yes
	Annual Net County Cost:	\$40,622	For Fiscal Year:	07/08

SOURCE OF FUNDS: 100% County General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

FORM APPROVED COUNTY COUNSEL
 BY: *Gordon V. Woo*
 GORDON V. WOO
 DATE: 10/17/07
 Departmental Concurrence
 Public Defender

BACKGROUND: (Continued)

The 1,725 square foot facility located at 235 North Murray Street, Banning, meets the needs and requirements of the department. Anticipated date for occupancy is November 2007.

The Lease is summarized below:

Lessor:	Jose L. Perez and Rafaela C. Perez 6158 Balboa Court Rancho Cucamonga, California 91701
Premises Location:	235 North Murray Street Banning, California 92220
Size:	Approximately 1,725 square feet
Term:	Five (5) years
Rent:	\$ 1.70 per square foot \$ 2,932.50 per month \$35,190.00 per year
Rental Adjustments:	Four (4%) percent
Utilities:	County pays telephone, electricity, internet and alarm monitoring. Lessor shall provide and pay for all other utility services.
Custodial Services:	Landlord provides.
Maintenance:	Landlord provides.
Improvements:	Landlord shall pay for tenant improvements.
RCIT Costs:	\$50,055.49
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. 31-330 Reserve Drive, 1000 Palms \$2.20 MG 2. 72-440 Ramon Road, 1000 Palms \$2.30 MG

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The attached Lease 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 Law Offices of Public Defender's General Fund. The Law Offices of the Public Defender has budgeted these costs in FY 2007/08; however, Facilities Management requires a budget adjustment to its FY 2007/08 Real Property (100000-7200400000) and Energy (10000-7200600000) budgets to cover related transactional costs with the property owner, as well as ongoing utility costs. While Facilities Management will front the costs for this lease with the property owner, the Law Offices of the Public Defender will reimburse Facilities Management for all associated lease costs and utility costs related to this property.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$74,503
10000-7200600000-529540 – Utilities	\$1,656
10000-7200400000-572500 - Intra-Leases	(\$74,503)
10000-7200600000-573800 - Intra-Utilities	(\$1,656)