

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 5, 2007

SUBJECT: Lease Agreement - Fire Department, Communication Unit, Perris

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 January 9, 2007, the Board of Supervisors approved Agenda Item #3.26 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Fire Department, Communication Unit. 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
11.154

BY: Susana Garcia-Bocanegra 11/21/07
SUSANA GARCIA-BOCANEGRA

Lisa Brandl FOR Lisa Brandl
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 291,856	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 88,319	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: Structural Fire Taxes (52%), General Fund (30%) and Contract City revenue (18%)	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
County Executive Office Signature

2007
 Reviewed by
 CIP TEAM
 C.M. Hensley
 Deputy
 Howard Windsor
 Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 9/19/07
 DATE
 GORDON V. WOO

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

Prev. Agn. Ref.: 1/9/07,3.26 | District: 5 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.16

BACKGROUND: (Continued)

The 12,822 square foot facility located at 88 E. Ryder Street, Perris, meets the needs and requirements of the department. Anticipated date for occupancy is February, 2008. (See Exhibit "A" for further details)

The Lease is summarized below:

Lessor:	EEL Property One 3140 Mission Inn Avenue Riverside, California 92571
Premises Location:	88 E. Ryder Street Perris, California 92571
Size:	Approximately 12,822 square feet
Term:	Five (5) years
Rent:	\$ 2.89 per square foot \$ 37,115.92 per month \$445,391.04 per year
Rental Adjustments:	Four (4%) percent
Utilities:	County pays telephone and electricity. Lessor shall provide and pay for all other utility services.
Custodial Services:	Landlord provides.
Maintenance:	Landlord provides.
Improvements:	\$743,676.00 included in the rent.
RCIT Costs:	\$90,769.90
Parking:	Sufficient to meet County requirements.
Market Data:	Facilities Management has researched rental rates for competitive rates in the area and located the following: <ol style="list-style-type: none">1. 1327 Nandina Street, Perris \$1.27 MG2. Corner of Illinois and Ethanac, Perris \$1.25 NNN

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

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FINANCIAL DATA: All associated costs for this Lease Agreement will be fully funded through the Fire Department, Mitigation (DIF) funds. The Fire Department 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 transaction 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 Fire Department will reimburse Facilities Management for all associated lease costs, tenant improvements costs as well as utility costs related to this property.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$284,163
10000-7200600000-529540 – Utilities	\$7,693
10000-7200400000-572500 Intra-Leases	(\$284,163)
10000-7200600000-573800 - Intra-Utilities	(\$7,693)

**Lease, Fire Department, Perris
88 East Ryder Street, Perris**

Current Square Feet Occupied:

Office: - SQFT

Proposed:

Office: 12,822 SQFT

Total Proposed Square Footage to be Leased:

Total Square Footage: 12,822 SQFT

Cost per Square Foot: \$ 2.89

Lease Cost per Month (February 2008 - June 30, 2008) \$ 37,116

Estimated Lease Cost (February 2008 - June 30, 2008) \$ 185,580

Total Estimated Lease Cost for FY 2007/08 \$ 185,580

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs (February 2008 - June 30, 2008) \$ 7,693

Total Estimated Utility Cost for FY 2007/08 \$ 7,693

Tenant Improvement Costs for Expansion Space:

RCIT Improvements: \$ 90,770

FM Lease Management Fee (Based @ 4.21%) \$ 7,813

Total Estimated Lease Cost FY 2007/08: \$ 291,856

EXHIBIT "A"