

2007.10.208

504



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
December 6, 2007

SUBJECT: Lease Agreement - District Attorney, Murrieta

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Lease Agreement and authorize the Chairman of the Board to execute same on behalf of the County; and
2. Authorize the Auditor-Controller to adjust the FY 07/08 budget for Facilities Management's Real Property (10000-7200400000) and Energy (10000-7200-600000) as set out on Schedule "A".

BACKGROUND: (Commences on Page 2)

RF:TW:pa
11.270

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 216,319	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 216,319	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 156,890	For Fiscal Year:	07/08
SOURCE OF FUNDS: District Attorney Budget			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: Serena Chow
Serena Chow

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 11/27/07
DATE
GORDON V. WOO
Departmental Concurrence

Kelly P. Keenan 12/12/07
DATE
KELLY P. KEENAN
Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.3

BACKGROUND: On April 10, 2007 the Board of Supervisors approved a request from the Office of the District Attorney authorizing the Department of Facilities Management to locate office space in Murrieta for a new District Attorney's office for the Victim Services Division. Through the Request for Proposal process, suitable space was located at 30123 Technology Drive, Murrieta. (See Exhibit "A" for further details).

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

Premises Location: 30123 Technology Drive
Murrieta, California

Size: 5,854 square feet

Term: Three (3) years.

Rent: \$ 1.95 per sq. ft.
\$ 11,415.30 per month
\$136,983.60 per year

Rental Adjustments: Four (4%) percent annually.

Utilities: County pays for electrical and telephone services, Lessor to provide all other utilities.

Custodial Services: Provided by Lessor.

Maintenance: Provided by Lessor.

Improvements: Not to exceed \$50,000.00.

RCIT Costs: \$101,222.11
\$ 79,822.11 paid by District Attorney
\$ 21,400.00 paid by RCIT

Parking: Sufficient to meet County requirements.

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

25220 Hancock Avenue, Murrieta	\$2.50 per sq. ft. MG
25109 Jefferson Avenue, Murrieta	\$2.25 per sq. ft. MG
38987 Sky Canyon Drive, Murrieta	\$2.45 per sq. ft. MG

Department of Facilities Management
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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 District Attorney's general fund. District Attorney has budgeted these costs in FY 2007/08; however, Facilities Management requires a budget adjustment to its FY 2007/08 Real Property budgets to cover related transactional costs with the property owners as well as ongoing utility costs. While Facilities Management will front the costs for the Lease Agreement with the property owner, the District Attorney will reimburse Facilities Management for all associated lease costs as well as utility costs related to this property.

SCHEDULE A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$ 212,807
10000-7200600000-529540 – Utilities	\$ 3,512
10000-7200400000-572500 – Intra – Leases	(\$ 212,807)
10000-7200600000-573800 – Intra Utilities	(\$ 3,512)

**Lease, District Attorney
30123 Technology, Murrieta, CA**

Current Square Feet Occupied:

Office: - SQFT

Proposed:

Office: 5,854 SQFT

Total Proposed Square Footage to be Leased:

Total Square Footage:	5,854	SQFT		
Cost per Square Foot:	\$	1.95		
Lease Cost per Month (February 2008 - June 30, 2008)	\$		11,415	
Estimated Lease Cost (February 2008 - June 30, 2008)	\$		57,077	
Total Estimated Lease Cost for FY 2007/08			\$	57,077
<u>Estimated Utility Costs:</u>				
Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs (January 2008 - June 30, 2008)	\$		3,512	
Total Estimated Utility Cost for FY 2007/08			\$	3,512
Tenant Improvement Costs for Expansion Space:			\$	50,000
RCIT Improvements:			\$	101,222
FM Lease Management Fee (Based @ 4.21%)			\$	4,508
Total Estimated Lease Cost FY 2007/08:			\$	216,319

EXHIBIT "A"

**Lease, District Attorney
30123 Technology, Murrieta, CA**

Total Estimated Square Footage to be Leased:

Office:		5,854	SQFT		
Cost per Square Foot:	\$	1.95	¹		
Estimated Lease Cost Per Month (July 1, 2008 - June 30, 2009)	\$			11,415	
Estimated Lease Cost (July 1, 2008 - June 30, 2009)					\$ 136,984
4% annual increase					\$ 5,479

Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12			
Estimated Utility Costs (July 1, 2008 - June 30, 2009)				\$ 8,430	
FM Lease Management Fee (Based @ 4.21%)				\$ 5,998	
Total Estimated Lease Cost FY 2008/09:				\$ 156,890	

Notes:

1. The cost per square foot increases annually by 4% under the terms of the current lease agreement. Thus, the cost per square foot is increasing in FY 2008/09 from \$1.95 to \$2.02.

EXHIBIT "A"