

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

912



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 7, 2008

SUBJECT: Revenue Lease Agreement – Western Riverside County Regional Conservation Authority, Riverside

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

BACKGROUND: The Western Riverside County Regional Conversation Authority (RCA) currently shares office space with TLMA on the 12th Floor of the Riverside County Administrative Center. RCA's leased space is needed to accommodate growth in TLMA's staff. The Department of Facilities Management, Real Estate Division, has located office space in Riverside Centre, 3403 Tenth Street, Suite 320, Riverside meeting the needs and requirements of the authority.

(Continued on Page 2)

Robert Field

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	N/A

SOURCE OF FUNDS:	RCA Funds	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

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 4/18/08
DATE
GORDON V. WOO

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.29

BACKGROUND: (Continued)

Estimated date of occupancy is July, 2008.

This Revenue Lease Agreement is summarized below:

Lessor: County of Riverside
c/o Department of Facilities Management
3133 Mission Inn Avenue
Riverside, California 92507

Premises Location: Riverside Centre
3403 Tenth Street, Suite 320
Riverside, California 92501

Size: 6,299 sq. ft.

Term: Ten (10) years.

Rent: \$ 2.50 per sq. ft.
\$ 15,747.50 per month
\$188,970.00 per year

Rental Adjustments: Three (3%) percent annually.

Utilities: Lessee to pay for telephones, all other utilities provided by
County.

Custodial Services: Provided by County.

Maintenance: Provided by County.

Improvements: \$83,027.00 to be paid by WRCA upon completion.

RCIT Costs: \$48,400.00 (paid by WRCA).

Parking: To be paid monthly on an individual basis.

Market Data: 3801 University Street, Riverside \$2.30 per sq. ft.
2280 Market Street, Riverside \$2.30 per sq. ft.
3850 Vine Street, Riverside \$2.00 per sq. ft.

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