

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



604

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 7, 2008

SUBJECT: First Amendment to Lease – Economic Development Agency, Murrieta

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached First Amendment to Lease 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 Department of Facilities Management's FY 2008/09 budget as set out on Schedule A.

BACKGROUND: The Community Service Division of the Economic Development Agency (EDA), Maintenance and Recreation Department have occupied 980 square feet at 24885 Whitewood Road, Suite 105, in Murrieta, since September 26, 2006. During the last two years, field office and maintenance staff has grown from five employees to fifteen. The landlord has agreed to relocate the department to an adjacent suite comprised of 2,450 square feet at a reduced rate. The relocation will occur as soon as feasible.

(Continued)
FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY: Susana Garcia-Bocanegra 12/8/08
SUSANA GARCIA-BOCANEGRA

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$36,054	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: County Services Area 143	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

EDA Concurrence
 FORM APPROVED COUNTY COUNSEL
 BY: Heanna Lorson 11/10/08
 GORDON V. WOO
 DATE
 Departmental Concurrence
 By: Heanna Lorson
 Managing Director
 Policy Consent
 Policy Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

(Continued)

BACKGROUND:

Lessor: Schiffler Enterprises
24885 Whitewood Road, Suite 102
Murrieta, California 92563

Premises Location: 24885 Whitewood Road, Suite 105
Murrieta, California

Size: 2,450 square feet

Term: Terminates September 25, 2011.

Rent:

	Old	New
	\$ 2.33 per sq. ft.	\$ 1.65 per sq. ft.
	\$ 2,278.93 per month	\$ 4,042.50 per month
	\$27,347.16 per year	\$48,510.00 per year

Rental Adjustments: None

Utilities: County pays electricity and telephone. Lessor pays all others.

Custodial Services: Provided by Lessor.

Maintenance: Provided by Lessor

Parking: Sufficient to meet County needs.

Market Data:

30111 Technology, Murrieta	\$2.03 per sq. ft.
25109 Jefferson, Murrieta	\$2.05 per sq. ft.
38975 Sky Canyon, Murrieta	\$2.00 per sq. ft.

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

FINANCIAL DATA:

All associated costs for this First Amendment to Lease will be fully funded through EDA's budget. EDA has budgeted these costs in FY 2008/09; however, the Department of Facilities Management (DOFM) requires a budget adjustment to its FY 2008/09 budget to cover related transactional costs with the property owners. While DOFM will front the costs for this First Amendment with the property owner, EDA will reimburse DOFM for all associated lease costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 - Rent/Lease Buildings	\$32,340
10000-7200600000-529540 – Utilities	\$ 2,352
10000-7200400000-572500 - Intra – Leases	(\$32,340)
10000-7200600000-573800 – Intra - Utilities	(\$ 2,352)

Exhibit A

EDA Lease Cost Analysis for FY 2008/09 24885 Whitewood Road, Suite 102, Murrieta, California

Current Square Feet Occupied:

Office: 2,450 SQFT
Cost per Square Foot: \$ 1.65

Lease Cost per Month (November 1, 2008 - June 30, 2009) \$ 32,340
Total Estimated Lease Cost for FY 2008/09 \$ 32,340

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs (November 1, 2008 - June 30, 2009) \$ 2,352

Total Estimated Utility Cost for FY 2008/09 \$ 2,352

Tenant Improvement Costs for Expansion Space: \$ -

RCIT Improvements: \$ -

FM Lease Management Fee (Based @ 4.21%) \$ 1,362

Total Estimated Lease Cost FY 2008/09: \$ 36,054