

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

530



FROM: Riverside County Information Technology

SUBMITTAL DATE:
January 28, 2009

SUBJECT: In-Principle approval to Authorize the Department of Facilities Management, Real Estate Division, to locate office space and negotiate a lease agreement for Riverside County Information Technology

RECOMMENDED MOTION: That the Board of Supervisors grants an In-Principle approval to the Department of Facilities Management, Real Estate Division, to seek an existing facility or the construction of a privately owned build-to-suit facility for lease to the County for use by Riverside County Information Technology (RCIT) of up to approximately 120,000 square feet.

BACKGROUND: RCIT is seeking to consolidate operations located at 7195 Alessandro, 4080 Lemon Street, 6147 Rivercrest Drive, and 1855 Chicago Avenue into one facility. The consolidation of these four facilities will aid RCIT to achieve greater operating efficiencies by bringing 200 employees and various infrastructures together into one location.

(Continued on Page 2)

Matthew W. Frymire
Chief Information Officer

FINANCIAL DATA	Current F.Y. Total Cost:	In Current Year Budget:	No
	Current F.Y. Net County Cost:	Budget Adjustment:	No
	Annual Net County Cost:	For Fiscal Year:	2010/11

SOURCE OF FUNDS: RCIT retained earnings	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Elizabeth J. Olson

County Executive Office Signature

Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | **District:** ALL | **Agenda Number:**

In-Principle approval to Authorize the Department of Facilities Management, Real Estate Division, to locate office space and negotiate a lease agreement for the Department of Information Technology

BACKGROUND (Continued)

The 10th floor CAC location is near capacity – it cannot accommodate growth in staff and the data center is also nearing capacity. To expand the data center beyond its current configuration may require building structural modifications. In order to identify costs associated with the needed expansion, RCIT has requested a load capacity review of the 10th floor data center to include electrical, environmental, backup generators, fire suppression and other emergency support. RCIT is meeting with several Departments interested in moving their business systems into the data center, but due to the above mentioned limitations, RCIT may not be able to accommodate all of these requests without expanding the data center.

As the number of deputies on the streets has grown over the years, the Alessandro radio vehicle installations and mobile repair operations has grown equally to the point that the warehouse facility for radio parts, the vehicle bay area and other radio repair areas are overflowing with equipment, spare parts and vehicles waiting for repairs and installations. Service and storage areas are insufficient to meet the demand. The site also houses the microwave and radio services division that currently supports 22 radio sites. Once the PSEC project is complete, this operation will monitor and maintain up to 70 sites throughout the county. Additionally, the Sheriff's 911 dispatch operations at Alessandro is in need of additional space and allowing the Sheriff use of the entire Alessandro site would service their growth needs.

The communications division operations were moved to the Rivercrest location as a result of the growth to 30,000 phones throughout the county which requires a warehouse of infrastructure equipment, telephone parts, and a fleet of vehicles stocked with the needed equipment and parts, as well as a secured parking for the vehicles. The Rivercrest facility has the largest of the three warehouse sites and our storekeepers struggle to find adequate space to handle our parts and equipment supplies which results in the need to rent off-site storage at an additional cost to the department.

Facilities Management has indicated that it is highly desirable to move RCIT out of the CAC 10th floor and allow a direct public service department to occupy the space. Furthermore, Facilities Management has advised that the commercial real estate market is currently in a condition which is favorable to tenants. Office vacancies are up and lease rates are softening which may provide a more attractive long term real estate transaction for the County. It is anticipated that a consolidated building will provide operational efficiencies such as reducing vehicle trips, pooling support staff, reducing duplicate printers and copy centers, combining warehouse facilities and staff, test labs, increasing collaboration across business operations, pooling departmental vehicles, and eliminating infrastructure costs for internal file services as well as data and voice communications. It is also our desire to seek a sustainable building design to help reduce operating costs associated with the data center cooling systems, emergency power and lighting systems.

Approval of this request to solicit proposals from the building industry does not obligate funds at this time. If the responses are favorable, and a business case can be justified, RCIT will return to the Board for approval of any proposal to move forward with a consolidated building.



ENDORSEMENT

DEPARTMENT OF INFORMATION TECHNOLOGY COUNTY OF RIVERSIDE

The Department of Facilities Management concurs with this request from the Department of Information Technology to seek for an existing leased facility or the construction of a build-to-suit leased facility in the Western Riverside County, specifically the greater Riverside and Moreno Valley area. There is no County owned space available meeting this requirement. This request meets County Space Standards.

The information listed below summarizes the requirements for this Endorsement:

Lead Time:	Twelve (12) to twenty-four (24) months
Size:	Up to approximately 120,000 square feet
Term:	Twenty (20) to Thirty (30) years
Costs:	Data Center \$3,709,875
	Data Center Relocation \$ 150,000
	Communications \$2,035,400
	Furniture <u>\$ 785,000</u>
	\$6,680,275
Services:	County pays for electric, Lessor to provide all other utilities.

By: 

Robert Field
Department of Facilities Management

MT:pa
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RV385
12.445