



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

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
May 22, 2013

SUBJECT: Resolution No. 2013-113, Notice of Intention to Purchase Real Property, 3450 and 3478 14th Street, City of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2013-113, Notice of Intention to Purchase Real Property known as Riverside County Assessor's Parcel Number 219-330-032, and adjacent parking areas situated on Assessor's Parcel Numbers 219-330-022 through 219-330-030; and
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate the purchase of the office building for an estimated \$30,000,000 and to incur typical transaction costs including staff time, appraisal costs, title insurance, building condition audit, and other due diligence studies of the property at a cost not-to-exceed \$85,000; and

(Continued)

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: Samuel Wong 5/30/13
 SAMUEL WONG

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 85,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: Bond Financing

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: Christopher M. Hans
Christopher M. Hans

County Executive Office Signature

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

30 MAY 30 11 3: 40
 COUNTY OF RIVERSIDE
 ECONOMIC DEVELOPMENT AGENCY

3-18

Prev. Agn. Ref.: 3.27 of 3/3/09

District: 2/2

Agenda Number:

FORM APPROVED COUNTY COUNSEL
 BY: Patricia Munroe 5/28/13
 PATRICIA MUNROE
 DATE
 By: Kevin Crawford 22 May 13
 Kevin Crawford, Chief Information Officer
 Riverside County Information Technology

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to advertise in accordance with Section 6063 of the Government Code.

BACKGROUND:

On behalf of Riverside County Information Technology (RCIT) and the Executive Office, the Real Estate Division for the Economic Development Agency (EDA) pursued the purchase of a modern five story Class-A 140,000 square foot office building located in downtown Riverside subject to the necessary Board of Supervisor's approval. The property is located at 3450 and 3478 14th Street, Riverside (the "Press Enterprise Building"). The Press Enterprise Building was constructed in 2007 and, if acquired, will serve to consolidate and house RCIT and its collective staff. The consolidation move will provide efficiencies in location and substantial savings in operational and lease costs over the lifetime of the building. The Press Enterprise Building as built, is not sufficient to house the warehouse and the data center, so additional options are being investigated, including tenant improvements, or the lease or purchase of an additional building, consisting of approximately 20-30,000 square feet.

EDA issued a Request for Proposal in August of 2012, for the acquisition of an existing facility, or the acquisition of a build to suit facility to accommodate the needs of the RCIT Department. EDA held a Question and Answer Session for the RFP on August 27, 2012, and specified a deadline for responses to the RFP of September 27, 2012. On or before the deadline, EDA had received multiple responses to the Request for Proposal from area property owners and developers.

EDA conducted panel interviews of the respondents and, based upon the decision of the panel, recommended forwarding property acquisition documents to the Board of Supervisors for their review, consideration, and approval.

Justification for this new facility is as follows:

1. The new facility will provide space to consolidate the dispersed locations RCIT currently operates within: Mission Grove, Rivercrest Drive, and the downtown CAC 10th floor.
2. Both Mission Grove and Rivercrest Drive are leased facilities, with the Rivercrest Drive property rental increasing substantially due to its month to month tenancy. The savings in lease costs alone will cover most of the costs of the bonds to purchase the Press Enterprise Building.
3. A consolidated location for operations will provide much efficiency. RCIT staff spends a great deal of time traveling between locations for meetings, support, and maintenance.
4. The facility will allow for space to train County staff on new or upgraded systems.
5. The facility can incorporate new video services, which are included in the facility.

Operations being Consolidated by Location:

Rivercrest Drive, Riverside

- Network – Operations, Maintenance and Support
- Telephone – Operations, Maintenance and Support
- Data Center – Maintenance and Support
- Business Support Groups – Finance, HR, and Purchasing
- RCIT – Project Management Office
- Warehouse
- Fleet

(Continued)

BACKGROUND: (Continued)

Mission Grove Business Park, Riverside

- Data Center – Operations, Maintenance and Support
- Enterprise Solutions Support & Development (was OASIS)
- Enterprise Applications Support & Development – CRM, Web, etc.

Downtown CAC

- Data Center – Operations, Maintenance and Support
- County Technology Operations Center
- Help Desk & End-User Support
- Departmental Applications – Operations, Maintenance and Support
- GIS – Operations, Maintenance and Support
- Information Security Office

Other County Locations:

- Departmental Applications – Operations, Maintenance, Development and Support
- Data Center – Operations, Maintenance and Support

Number of Employees who will staff the new location:

- 450 employees will be located at the new facility
- Additional 150 staff will be co-located with the customers they support or in the field to support remote system locations.

As part of this potential acquisition the County will also acquire a contiguous and secondary building on the property of approximately 7,500 square feet located at 3478 14th Street, Riverside, with potential historic value and that can serve other County needs. The proposed purchase would serve to address the long-term needs and goals of both the County and RCIT to provide more efficient and effective services.

FINANCIAL DATA:

EDA/FM has already covered most of the costs for due diligence (appraisals, Phase I environmental report and preliminary title reports) and has been or will be reimbursed by Riverside County Information Technology.

1 Board of Supervisors

County of Riverside

2 Resolution No. 2013-113

3 Notice of Intention to Purchase Real Property

4 3450 & 3478 14th Street, City of Riverside, California

5 5.47+/- Acres of APN: 219-330-032 et. al.

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
 7 Supervisors of the County of Riverside in regular session assembled on June 4, 2013,
 8 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code
 9 that this Board at its public meeting on or after July 2, 2013, at 9:00 a.m. in the meeting
 10 room of the Board of Supervisors located on the 1st floor of the County Administrative
 11 Center, 4080 Lemon Street, Riverside, California, intends to authorize a transaction in
 12 which the County of Riverside will purchase certain real property located at 3450 14th
 13 Street and 3478 14th Street in the City of Riverside, County of Riverside, California,
 14 both situated on a portion of Assessor's Parcel Number 219-330-032, and adjacent
 15 parking areas situated on Assessor's Parcel Numbers 219-330-022 through 219-330-
 16 030, more particularly described as Parcel 2 in Exhibit "A" attached hereto and thereby
 17 made a part hereof consisting of approximately 5.47+/- acre site at a purchase price
 18 not-to-exceed thirty million dollars (\$30,000,000).

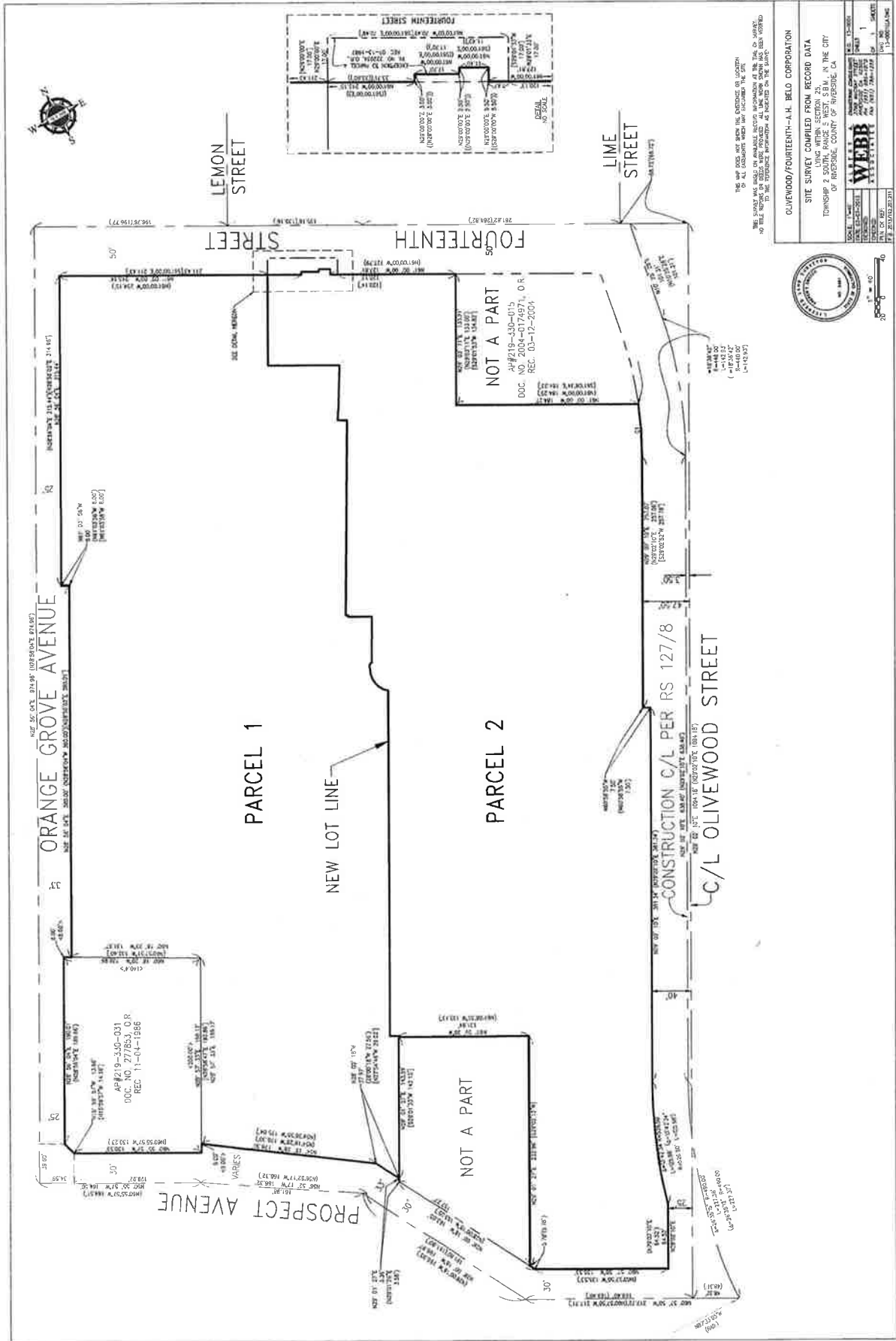
19 BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate
 20 Division of EDA is expected to expend approximately forty-five thousand dollars
 21 (\$45,000) to complete due diligence on the property, consisting of a preliminary title
 22 report, appraisal costs, an environmental survey and miscellaneous other studies as
 23 deemed necessary, plus miscellaneous escrow closing costs in the approximate
 24 amount of forty thousand dollars (\$40,000).

25 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the
 26 Board of Supervisors is directed to give notice hereof as provided in Section 6063 of
 27 the Government Code.

28 JF:ra/052013/088IT/15.840 S:\Real Property\TYPING\Docs-15.500 to 15.999\15.840.doc

FORM APPROVED COUNTY COUNSEL
 BY: 
 DATE: 5/28/13
 PATRICIA MUNROE

EXHIBIT "A"



THIS MAP DOES NOT SHOW THE EXACTNESS OF LOCATION
 OF ALL CORNERS WHEN THE SURVEY WAS MADE
 AND THE SURVEYOR'S RECORDS SHOW THAT ALL CORNERS
 WERE FOUND AND MARKED AS NEARLY AS POSSIBLE
 TO THE EXISTING INFORMATION AS SHOWN ON THE SURVEY

OLIVEWOOD/FOURTEENTH-A.H. BELO CORPORATION
 SITE SURVEY COMPILED FROM RECORD DATA
 TOWNSHIP 4 SOUTH, RANGE 12 WEST, SECTION 25,
 COUNTY OF SACRAMENTO, CALIFORNIA

DATE OF SURVEY: 03/12/2004
 DATE OF PLOTTING: 03/12/2004
 DRAWN BY: J. WEBB
 CHECKED BY: J. WEBB
 SCALE: 1" = 40'

WEBB
 SURVEYING & ENGINEERING
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.442.1111
 FAX: 916.442.1111
 E-MAIL: JWEBB@WEBBSURV.COM