

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



**ITEM: 3.10  
(ID # 22496)**

**MEETING DATE:**

Tuesday, March 12, 2024

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Ratification and Approval of the Third Amendment to Lease with AP Palm Desert Montanas, LLC., 77933 Las Montanas Road, Palm Desert, Five-Year Lease Extension and Tenant Improvements, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 4. [Total Cost: \$1,418,060 - 100% Fire Department Budget - General Fund 10000]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and Approve the attached Third Amendment to Lease between the County of Riverside and AP Palm Desert Montanas, LLC., and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and
4. Direct the Clerk of the Board to file Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

**ACTION:Policy**

  
Geoff Pemberton, Chief Deputy County Fire 2/20/2024

  
Vincent Yzaguirre 2/26/2024

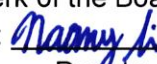
  
Rose Salgado, Director of Facilities Management 2/26/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: March 12, 2024  
xc: FM-RE, Fire, Recoder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$140,630	\$ 244,617	\$1,418,060	\$ 0
<b>NET COUNTY COST</b>	\$140,630	\$ 244,617	\$1,418,060	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Fire Department Budget - General Fund 10000			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24-28/29	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County of Riverside has leased office space located at 77933 Las Montanas Road, Palm Desert, since July, 2007 (Lease). The office is occupied by the Riverside County Fire Department (Fire Department) for use by the County Fire Marshal and the Office of Protection and Planning. The office continues to meet the needs of the Fire Department. The attached Third Amendment to Lease extends the Lease for five years, includes a space expansion of 1,410 square feet with associated tenant improvements, and a rent increase which commences upon full execution of the Third Amendment. The space expansion will accommodate additional staffing by providing five (5) new offices and additional workstations for support staff.

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment was reviewed and determined to be categorically exempt from State CEQA Guidelines under Section 15301, Class 1 – Existing Facilities Exemption, and Section 15061(b)(3), “Common Sense” Exemption. The proposed project is the letting of property involving existing facilities. No expansion of an existing use will occur.

A summary of the Lease, as amended by the Third Amendment, is as follows:

**Lessor:** AP Palm Desert Montanas LLC  
Armed Air Forces Mutual Aids Association  
4795 Meadow Wood Lane Suite 330E  
Chantilly, VA 20151

**Premises:** 77933 Las Montanas Road  
Palm Desert, CA 92211

**Term:** Five years commencing upon completion of tenant improvements.

**Rent:** New Rent shall commence on February 1, 2024 in the amount of \$11,340.60 per month.

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

<u>Current</u>	<u>New</u>
\$1.75 per sq. ft.	\$ 2.05 per sq. ft.
\$9,701.38 per month	\$ 14,231.10 per month
\$116,416.56 per year	\$ 170,773.20 per year

Rent Adjustment: Commencing July 1, 2025, rent shall be adjusted 3% annually

Size: Increasing from 5,532 square feet to 6,942 square feet

Tenant Improvements: Not to Exceed \$217,102.60. To be reimbursed monthly to Lessor, with eight (8%) percent interest over 60 months.

Option to Extend Two (2) five (5) year options to extend the term.

Option to Terminate: Due to loss of funding and with 180 days' notice.

Utilities: County pays all utilities.

Custodial: Provided by Lessor, 3 days per week.

Interior/Exterior Maintenance: Provided by Lessor

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

**Impact on Citizens and Businesses**

This Lease extension will allow the Riverside County Fire Department to continue to provide beneficial public safety services to the residents and businesses of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

See attached Exhibits A, B & C. County of Riverside Fire Department has budgeted these costs in FY 23/24 and will reimburse Facilities Management for all lease costs monthly. Three rent increases will occur; (1) Increase in the rent during the holdover period from July 2023 through January 2024, (2) the Base Rent increases on February 1, 2024, and (3) upon completion of the space expansion estimated to be completed in FY 24/25.

**Contract History and Price Reasonableness**

This lease rate is aligned with the current real estate market.

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


ATTACHMENTS:

- Third Amendment to Lease
- Exhibits A, B & C
- Notice of Exemption
- Aerial

*Rebecca S Cortez* \_\_\_\_\_ *Veronica Santillan* \_\_\_\_\_  
Rebecca S Cortez, Principal Management Analyst      3/5/2024      Veronica Santillan, Principal Management Analyst      3/7/2024

*Aaron Gettis* \_\_\_\_\_  
Aaron Gettis, Chief Deputy County Counsel      2/29/2024

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Riverside, CA 92501

<b>FILED / POSTED</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202400288 03/12/2024 03:04 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

February 7, 2024

**Project Name:** Fire Marshal Third Amendment to the Lease Agreement with AP Palm Desert Montanas, LLC, Palm Desert

**Project Number:** FM042550001100

**Project Location:** 77933 Las Montanas Road, west of Washington Street, Palm Desert, California, 92211; Assessor's Parcel Number (APN) 626-420-001

**Description of Project:** The County of Riverside has leased office space located at 77933 Las Montanas Road, Palm Desert, since July, 2007 (Lease). An office within the existing industrial building is occupied by the Riverside County Fire Department (Fire Department) for use by the County Fire Marshal, Office of Protection and Planning. The office space continues to meet the needs of the Fire Department. The attached Third Amendment to Lease extends the Lease for five years and includes a space expansion of 1,410 square feet with associated tenant improvements. The space expansion will occur within the existing building and would accommodate additional staffing by providing five additional offices and additional workstations for support staff. Approval of the Third Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the use of office space within an existing industrial building. No expansion of the footprint or increase in capacity of use would occur as a result of the Third Amendment. The operation of the facility will result in the use of an existing building and no additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement and interior tenant improvements.





1 **THIRD AMENDMENT TO LEASE**

2 **77933 Las Montanas, Palm Desert, California**

3 This **THIRD AMENDMENT TO LEASE** (“Third Amendment”) dated as of  
4 March 12, 2024, is entered by and between **AP PALM DESERT MONTANAS**  
5 **LLC**, a Virginia Limited Liability Company, successor in interest to **DBP OFFICE 1**  
6 **L.L.C.**, (“Lessor”), and the **COUNTY OF RIVERSIDE**, a political subdivision of the State  
7 of California (“County”), sometimes collectively referred to as the “Parties”.

8 **RECITALS**

9 a. **DBP INVESTMENTS L.L.C.**, and County entered into that certain  
10 Lease dated April 24, 2007 (“Original Lease”) whereby Lessor agreed to lease to County,  
11 and County agreed to lease from Lessor that certain building located at 77933 Las  
12 Montanas Road, Palm Desert, California (“the Building”), as more particularly described in  
13 the Lease (“the Premises”).

14 b. The Original Lease has been amended by:

15 1. The Certain First Amendment to Lease dated as of October  
16 30, 2007, by and between the County and **DBP OFFICE 1 L.L.C.**, successor in interest to  
17 **DBP INVESTMENTS L.L.C.**, (the “First Amendment”) whereby the Parties amended the  
18 Lease extend the lease term and modified the rent amount;

19 2. The Certain Second Amendment to Lease dated as of June 4,  
20 2013, and expired on June 30, 2023, by and between the County and Lessor (the “Second  
21 Amendment”) whereby the Parties amended the Lease to extend the term, modify the rent  
22 and annual adjustments and complete tenant improvement and repairs.

23 3. County and Lessor desire to amend the Lease with this Third  
24 Amendment to extend the term, increase the rental space and base rent, and include  
25 tenant improvements.

26 **NOW THEREFORE**, for good and valuable consideration the receipt and adequacy  
27 of which is hereby acknowledged, the Parties agree as follows:  
28

MAR 12 2024

3.10

1           **1. Premises.** Section 2.2 of the Original Lease shall be amended to include  
2 additional space in the Premises as follows: The Premises shall be increased in size by  
3 1,410 square feet (“Expansion Premises”) such that the Premises as of the substantial  
4 completion date of the Tenant Improvements, shall total 6,942 square feet.

5           **2. Term.** Section 4.1 of the Original Lease is amended by the following:

6                   **(4.1)** The term of the Lease shall be extended and continue for a  
7 period of five (5) years following the substantial completion of the Tenant Improvements,  
8 as defined below (the “Extension Term”).

9           **3. Rent.** Section 5 of the Original Lease is amended by the following:

10                   **(5.1) Rent.** Commencing February 1, 2024, County shall pay Rent  
11 in the amount of \$11,340.60 per month. Commencing on substantial completion of the  
12 Tenant Improvements of the Expansion Premises referenced herein, County shall pay  
13 Rent in the amount of \$14,231.10 per month.

14                   **(5.2) Percentage Increase.** Notwithstanding the provisions of  
15 Section 5.1 herein, the monthly rent (but not including the monthly TI Payment for  
16 reimbursement of Tenant Improvements) shall be increased on each anniversary of this  
17 Lease by an amount equal to three percent (3.0%) of such monthly rent.

18           **4. Options.** Section 6.1 of the Original Lease is amended by the Following:

19                   **(6.1) Option to Extend Term.** Lessor grants to County two  
20 option(s) to extend the Lease term (“Extension Option(s)"). Each Extension Option shall be  
21 for a period of five (5) years (“Extended Term”), subject to the conditions described in this  
22 Section 6.1.

23           **5. Alterations and Additions.** Section 11.1 shall be deleted in its entirety and  
24 replaced with:

25                   **11.1 Additional Improvements by Lessor.** Lessor shall, at Lessor’s  
26 sole expense, subject to reimbursement of the total costs by County and using building  
27 standard materials consistent with the existing conditions, complete tenant improvements  
28 per the Space Plan shown on the attached Exhibit “A.” (“Tenant Improvements”). Work



1 can be performed during normal business hours, after work hours or on weekends. Costs of  
2 Tenant Improvements as paid for by Lessor shall not exceed (\$217,102.60). County shall  
3 reimburse Lessor monthly as follows:

4                   **11.1.1** County shall pay to Lessor a monthly tenant improvement  
5 payment (“TI Payment”) to reimburse Lessor for Tenant Improvement costs set forth in  
6 the attached Exhibit “B.” The monthly TI Payment shall be based on the amortization of:  
7 (i) the total costs incurred by Lessor in completing the Tenant Improvements, (ii) 60  
8 monthly payments, and (iii) an annual interest rate of 8%. Following substantial  
9 completion of the Tenant Improvements, Lessor and County shall execute the form at  
10 Exhibit “C” to document and establish the TI Payment.

11                   **11.1.2** TI Payments will commence on the first day of the month  
12 following substantial completion of the Tenant Improvements and continue for 60 months.  
13 TI Payments are separate from rent payments, and not subject to the annual 3.0%  
14 increase.

15                   **11.1.3** Exhibit “B” and the monthly TI Payment are subject to  
16 change, based on actual costs determined after the substantial completion of the Tenant  
17 Improvements.

18  
19       **6. Notices.** Section 19.17 of the Lease shall be amended as follows:

20       **County’s Notification Address:**

21       County of Riverside  
22       Facilities Management  
23       Real Estate Division  
24       3450 14<sup>th</sup> St., Suite 200  
25       Riverside, CA 92501  
26       ATTN: Deputy Director of Real Estate  
27       Telephone: (951) 955-4820  
28       Other Inquiries - [FM-Leasing@Rivco.org](mailto:FM-Leasing@Rivco.org)

26       **Lessor’s Notification Address:**

27       AP Palm Desert Montanas LLC  
28       4795 Meadow Wood Lane, Suite 330E  
      Chantilly, VA 20151

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7. **Capitalized Terms.** THIRD AMENDMENT TO PREVAIL. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

8. **Miscellaneous.** Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. If any provisions of this Third Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or County. Neither this Third Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded.

9. **Effective Date.** This Third Amendment shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and full execution by the Parties.

(SIGNATURE ON NEXT PAGE)

1           **In Witness Whereof**, the Parties have executed this Third Amendment as of the  
2 date first written above.

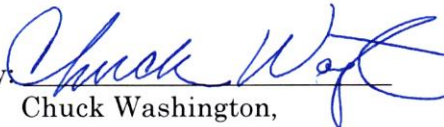
3 Dated: 3/12/2024  
4

5 **COUNTY:**

6 County of Riverside, a political  
7 subdivision of the State of California

**LESSOR:**

AP Palm Desert Montanas LLC  
a Virginia limited liability company

8  
9 By:   
10 Chuck Washington,  
11 Chair, Board of Supervisors

Charles  
Betancourt  
Digitally signed by Charles  
Betancourt  
Date: 2024.01.18 15:30:53  
-05'00'  
By: Charles Betancourt  
Charles Betancourt  
Chief Operating Officer

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13 ATTEST:  
14 Kimberly A. Rector  
15 Clerk of the Board

16 By:   
Deputy

17  
18 APPROVED AS TO FORM:  
19 Minh C. Tran  
20 COUNTY COUNSEL

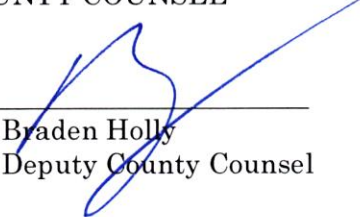
21 By:   
22 Braden Holly  
23 Deputy County Counsel  
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Exhibit A

Scope of Work (attached behind this page)

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PROPOSED FLOOR PLAN

*Riverside County Fire Department  
Space Plan*

**GLA DESIGN GROUP**

DRAFTING • DESIGN • LAND PLANNING  
**GABRIEL UJAN**  
 PRINCIPAL DESIGNER  
 7178 GORRALI PROMISED HWY. #211, B1  
 PALM SPRING, CA 92211  
 (760) 273-0175 (760) 674-8100  
 EMAIL: gjan@gladesigngroup.com



■ GABRIEL UJAN & ASSOCIATES ■



Exhibit B

Tenant Improvement Costs

<b>Division</b>	<b>Cost</b>
General Conditions, PM Supervision, Cleaning	\$ 10,302
Demolition	\$ 5,661
Millwork	\$ 8,390
Insulation / Caulking	\$ 1,607
DFH	\$ 14,980
Drywall / Studs	\$ 31,180
Flooring	\$ 16,335
Ceilings	\$ 8,051
Paint	\$ 9,400
Fire Suppression	\$ 5,380
HVAC	\$ 17,757
Electrical	\$ 31,672
Low Voltage	\$ 9,991
Fire Alarm	\$ 4,850
Final Clean / Misc Labor	\$ 3,074
Subtotal	\$ 178,630
Insurance	\$ 3,376
Overhead	\$ 8,608
Fee	\$ 6,752
<b>TOTAL HARD COSTS</b>	<b>\$ 197,366</b>
<b>COUNTY CONTINGENCY (10%)</b>	<b>\$ 19,736.60</b>
<b>PROJECT TOTAL</b>	<b>\$ 217,102.60</b>

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Exhibit C  
TI Payment

The undersigned having entered into a certain Third Amendment to Lease dated \_\_\_\_\_ (the “**Third Amendment**”; the terms used herein have the same meaning as are ascribed to such terms in the Third Amendment), by and between the undersigned as County and Lessor, DO HEREBY CERTIFY THAT:

- (1) The total cost of the Tenant Improvements is \_\_\_\_\_;
- (2) County is in possession of the Premises and the date of substantial completion of the Tenant Improvements is \_\_\_\_\_;
- (3) The TI Payment is: \_\_\_\_\_;

**COUNTY:**  
County of Riverside, a political  
subdivision of the State of California

**LESSOR:**  
AP Palm Desert Montanas LLC  
a Virginia limited liability company

By: \_\_\_\_\_ By: \_\_\_\_\_



# Riverside County Fire Department

77933 Las Montanas, Palm Desert, CA 92211



## Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 167 335 Feet

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© Riverside County GIS

## Notes

District 4  
APN 626-420-001  
Building outlined in blue

# Exhibit A

**FY 2023/24**

**Riverside County Fire Department**

**77-933 Las Montanas Road, Palm Desert, CA 92211**

## ***ESTIMATED AMOUNTS***

### **Total Square Footage to be Leased:**

Current Office:	5,532	SQFT		
Approximate Cost per SQFT (Jul-Nov)	\$	1.75		
Approximate Cost per SQFT (Dec-Jan)	\$	1.93		
Approximate Cost per SQFT (Feb-Jun)	\$	2.05		
Lease Cost per Month (Jul-Nov)	\$	9,701.38		
Lease Cost per Month (Dec-Jan)	\$	10,652.67		
Lease Cost per Month (Feb-Jun)	\$	11,340.60		
Total Lease Cost (Jul-Nov)	\$		\$	48,506.90
Total Lease Cost (Dec-Jan)	\$		\$	21,305.34
Total Lease Cost (Feb-Jun)	\$		\$	56,703.00
<b>Total Estimated Lease Cost for FY 2023/24</b>			<b>\$</b>	<b>126,515.24</b>

### **Estimated Additional Costs:**

Utility Cost per SQFT	\$	0.12		
Estimated Utility Costs per Month			\$	663.84
Total Estimated Utility Cost (Jul-Jun)			\$	7,966.08
<b>Total Estimated Utility Cost for FY 2023/24</b>			<b>\$</b>	<b>7,966.08</b>
FM Lease Management Fee as of 07/01/2023	4.86%		\$	6,148.64
<b>TOTAL ESTIMATED COST FOR FY 2023/24</b>			<b>\$</b>	<b>140,629.96</b>
<b>TOTAL COUNTY COST</b>	<b>100%</b>		<b>\$</b>	<b>140,629.96</b>

# Exhibit B

**FY 2024/25**

**Riverside County Fire Department**

**77-933 Las Montanas Road, Palm Desert, CA 92211**

## ***ESTIMATED AMOUNTS***

### **Total Square Footage to be Leased:**

New Office:	6,942	SQFT	
Approximate Cost per SQFT (Jul-Jun)	\$	2.05	
Lease Cost per Month (Jul-Jun)	\$	14,231.10	
Total Lease Cost (Jul-Jun)			\$ 170,773.20
<b>Total Estimated Lease Cost for FY 2024/25</b>			<b>\$ 170,773.20</b>
 <b><u>Estimated Additional Costs:</u></b>			
Tenant Improvement Cost	\$217,102.60		
Monthly Amortized Tenant Improvement Cost	\$	4,402.06	
Total Tenant Improvement Cost (Jul-Jun)			\$ 52,824.72
<b>Total Tenant Improvement Cost for FY 2024/25</b>			<b>\$ 52,824.72</b>
Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$ 833.04	
Total Estimated Utility Cost (Jul-Jun)			\$ 9,996.48
FM Lease Management Fee as of 07/01/2024	4.84%		\$ 10,822.14
<b>TOTAL ESTIMATED COST FOR FY 2024/25</b>			<b>\$ 244,416.54</b>
<b>TOTAL COUNTY COST</b>	<b>100%</b>		<b>\$ 244,416.54</b>

# Exhibit C

**FY 2025/26 to 2028/29**  
**Riverside County Fire Department**  
**77-933 Las Montanas Road, Palm Desert, CA 92211**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

New Office:	6,942 SQFT							
		<b>FY 2025/26</b>	<b>FY 2026/27</b>	<b>FY 2027/28</b>	<b>FY 2028/29</b>			
Approximate Cost per SQFT (Jul-Jun)	\$	2.11	\$	2.17	\$	2.24	\$	2.31
Lease Cost per Month (Jul-Jun)	\$	14,658.03	\$	15,097.77	\$	15,550.71	\$	16,017.23
Total Lease Cost (Jul-Jun)	\$	175,896.40	\$	181,173.29	\$	186,608.49	\$	192,206.74
<b>Total Estimated Lease Cost for FY 2025/26 to 2028/29</b>	<b>\$</b>	<b>175,896.40</b>	<b>\$</b>	<b>181,173.29</b>	<b>\$</b>	<b>186,608.49</b>	<b>\$</b>	<b>192,206.74</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$	0.12	\$	0.12	\$	0.12	\$	1.12	
Estimated Utility Costs per Month	\$	833.04	\$	833.04	\$	833.04	\$	833.04	
Total Estimated Utility Cost	<b>\$</b>	<b>9,996.48</b>	<b>\$</b>	<b>9,996.48</b>	<b>\$</b>	<b>9,996.48</b>	<b>\$</b>	<b>9,996.48</b>	
Monthly Amortized Tenant Improvement Cost									
Total Tenant Improvement Cost (Jul-Jun)	\$	4,402.06	\$	4,402.06	\$	4,402.06	\$	4,402.06	
<b>Total Tenant Improvement Cost for FY 2025/26 to 2028/29</b>	<b>\$</b>	<b>52,824.72</b>	<b>\$</b>	<b>52,824.72</b>	<b>\$</b>	<b>52,824.72</b>	<b>\$</b>	<b>52,824.72</b>	
FM Lease Management Fee as of 07/01/2024	4.84%	\$	11,070.10	\$	11,325.50	\$	11,588.57	\$	11,859.52
<b>TOTAL ESTIMATED COST FOR FY 2025/26 to 2028/29</b>	<b>\$</b>	<b>249,787.70</b>	<b>\$</b>	<b>255,319.99</b>	<b>\$</b>	<b>261,018.25</b>	<b>\$</b>	<b>266,887.46</b>	

<b>F11 Total Cost</b>	<b>\$</b>	<b>1,418,059.91</b>
<b>F11 Total County Cost</b>	<b>100%</b>	<b>\$ 1,418,059.91</b>