

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



**ITEM: 3.12
(ID # 22205)**

MEETING DATE:
Tuesday, September 10, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) and OFFICE ON AGING: Ratification and Approval of the License with City of Blythe, Three-Year License Agreement, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 4. [Total Cost: \$153,984 - State Contracts/Local Fees 45%; CIP Fund 55%] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and Approve the License Agreement with the City of Blythe, 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 this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy

Jewel Lee, Director of Office on Aging

8/5/2024

Rose Salgado, Director of Facilities Management

8/15/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez 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: September 10, 2024
xc: FM-RE, OoA, Recorder/State Clearing house

Kimberly A. Rector
Clerk of the Board
By:
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$17,010	\$119,277	\$153,984	\$ 0
NET COUNTY COST	\$0	\$0	\$0	\$ 0
SOURCE OF FUNDS: State Contracts/Local Fees 45%; CIP Fund (30700) 55%			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 25/26	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The Riverside County Office on Aging provides Senior Nutrition and Fit-After-50 programs at the City of Blythe Community Center located at 445 North Broadway, Blythe (Center). Approximately sixty meals are served to seniors every weekday and an additional thirty meals are served through the homebound delivery program.

Office on Aging has exclusive use of the Center between the hours of 6:30 am and 5:00 pm, Monday through Friday, to provide meals and senior programs. Office on Aging uses the Center's banquet room, kitchen, common area restrooms, office and pantry storage rooms. The Center continues to provide the space required for Office on Aging to continue to provide the various programs for the residents within this region.

To assist Office on Aging in finding efficiencies and cost savings, Facilities Management- Real Estate (FM-RE) has negotiated a new three-year License Agreement (Agreement) that includes tenant improvements performed by the City and reimbursed by County upon completion. The tenant improvements include new flooring in the Center. A ten (10%) percent construction contingency is included for other needs as approved by the County for a not to exceed amount of \$84,634.

In addition, the City and County have agreed to install a new 48-inch gas stove range and modifications to the existing Ansul System to accommodate the new range with County reimbursing a not to exceed amount of \$17,295. The City and County have agreed to continue to share the costs of the on-going operating expenses at the Center.

The County has licensed the premises for senior citizen programs since September 1, 2014. The existing Agreement was approved by the Board of Supervisors on April 10, 2018 (M.O. #3.10) and expired on June 30, 2023. The ratification of the current agreement is due to prolonged negotiations along with the City's need to assess costs and provide tenant improvements in this City-owned facility.

Pursuant to the California Environmental Quality Act (CEQA), the License Agreement was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301,

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STATE OF CALIFORNIA**

Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption. The proposed project, the License Agreement, is the letting of property involving existing facilities and no expansion of an existing use will occur.

County Counsel has approved the Agreement as to form.

The Agreement is summarized as follows:

Licensors:	City of Blythe 235 N. Broadway Blythe, CA 92225	
Location:	Blythe Community Center 445 North Broadway, Blythe CA 92225	
Size:	Approximately 3,948 Square Feet	
Term	Three Years – commencing July 1, 2023 through June 30, 2026	
Rent:	<u>Current</u> \$ 562.75 per month \$6,753.00 per year	<u>New .</u> \$ 900.00 per month \$10,800.00 per year
Annual Increase:	3% annual increases	
Maintenance:	Licensor provides	
Custodial:	County shall provide janitorial services and cleaning supplies. County shall clean the kitchen, restrooms, and banquet room. City shall strip and wax common area floors biannually.	
Utilities:	County pays for all telephone services used in connection with the Premises and pays 60% of the electricity, gas, water, sewer, and trash service expenses.	
Tenant Improvements:	\$84,634 is the estimated cost of Tenant Improvements (includes a 10% construction contingency) to be built by the City and reimbursed by County.	
Range Replacement	\$17,295.00 to be installed by Lessor and reimbursed by County.	

Impact on Residents and Businesses

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

The Office on Aging will continue to provide an appropriately located facility that will serve the needs of the senior population within the region. This facility is conveniently located near public transportation and provides ease of access for residents and the community.

Additional Fiscal Information

See attached Exhibits A, B, & C

Office on Aging has budgeted these costs in FY 23/24 through FY 25/26 and will reimburse FM for all costs associated with this Agreement.

Contract History and Price Reasonableness

The rental rate is deemed to be very reasonable based upon the current market.

ATTACHMENTS:




- License Agreement
- Notice of Exemption
- Exhibits A, B, & C
- Aerial Map

SC:sc/03122024/BL020/30.XXX


Stacy Orton _____ 8/30/2024


Aaron Gettis, Chief of Deputy County Counsel _____ 8/29/2024

County of Riverside
Facilities Management-PMO
3450 14th Street, 2nd Floor, Riverside, CA

FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202400980		
09/11/2024 10:22 AM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

August 3, 2023

Project Name: Approval of License Agreement with City of Blythe, Indio

Project Number: FM042134002000

Project Location: 445 North Broadway, south of West Chanslor Way, Blythe, California 92225, Assessor's Parcel Number (APN) 845-052-001

Description of Project: The Riverside County Office on Aging provides Senior Nutrition and Fit After 50 exercise programs at the City of Blythe Community Center (Center) located at 445 North Broadway, Blythe, California. Approximately sixty meals are served to seniors every weekday and an additional thirty meals are served through the homebound delivery program. Office on Aging has exclusive use of the Center between the hours of 6:30 am and 5:00 pm, Monday through Friday, to provide meals and senior programs. Office on Aging uses the Center's banquet room, kitchen, common area restrooms and an office and pantry storage rooms. The Center continues to provide the space required for Office on Aging to continue to provide the various programs for the residents within this region.

To assist Office on Aging in finding efficiencies and cost savings, Facilities Management- Real Estate (FM-RE) has negotiated a new three-year License Agreement (Agreement) in which the City and County have agreed to continue to share the costs of the operating expenses. Office on Aging will continue to pay 60 percent of the utilities and provide their own custodial and paper products. This ongoing partnership and sharing of the costs will allow the City to keep the rental rate at a minimum, which will allow Office on Aging to continue the senior citizen programs for the community.

The County has licensed the premises for senior citizen programs since September 1, 2014. The existing license agreement was approved by the Board of Supervisors on April 10, 2018 (M.O. #3.10) and expired on June 30, 2020. The combined cumulative years of previous license agreements exceed the delegated authority as set forth in Section 7 of Riverside County Ordinance No. 861, thus necessitating Board approval for the License Agreement. The License Agreement with the City of Blythe is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of an existing lease; no expansion of existing facilities or change in land use will occur. 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), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**LICENSE AGREEMENT
FOR
USE OF CITY BUILDING LOCATED AT 445 NORTH BROADWAY**

THIS LICENSE AGREEMENT ("Agreement") is entered into by and between the **CITY OF BLYTHE**, a California municipal corporation ("Licensor"), and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County").

RECITALS

A. Licensor is the owner of real property located at 445 North Broadway, Blythe, California and all appurtenances thereon known as the Doris Morgan Community Center (the "Property").

B. County desires to utilize a portion of the Property for its Office on Aging-Nutritional Program.

C. Licensor is willing to permit County to use a portion of the Property for such purpose, subject to the terms and conditions of this Agreement.

D. Licensor and County desire to set forth their rights, obligations and liabilities in connection with County's use of the Property.

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. **Description.** The portion of the Property to be utilized consists of the kitchen, the banquet room, the pantry, office space, and storage space, which consists of approximately 3,948 square feet of the Property, as shown on Exhibit "A", attached hereto and by this reference made a part of this Agreement ("Premises").

2. **Grant of License.** Licensor grants County a non-exclusive license to utilize the Premises in accordance with the terms of this Agreement.

3. **Use.**

(a) County shall use the Premises to provide a nutrition program for the elderly pursuant to the provisions of the Older Americans Act of 1965, as amended (42 United States Code, Section 3030e et seq.) and the rules and regulations promulgated thereunder. Specifically, County shall use the Premises to prepare and serve nutritionally sound meals to the elderly and to provide social and rehabilitative services on a daily basis during the term of this Agreement.

(b) County shall have use of the Premises between the hours of 6:30 am and 3:30 pm Monday through Friday, inclusive, during this time of this Agreement. During said period,

County shall have shared use of common areas, including restrooms, hallways, entrances, parking spaces, and other similar facilities in and surrounding the Premises.

4. **Term.** The Term of this Agreement shall commence on July 1, 2023 and terminate at 11:59 p.m. on June 30, 2026, subject to the provisions of Paragraph 11 herein.

5. **License Fee.** County shall pay Licensor a monthly license fee for use of the Premises during the term of this Agreement as indicated below:

<u>Monthly License Fee Amount:</u>	<u>Year:</u>
\$900.00	July 1, 2023 – June 30, 2024
\$927.00	July 1, 2024 – June 30, 2025
\$954.81	July 1, 2025 – June 30, 2026

The monthly license fee for use of the Premises is payable in advance, on the first day of the month or as soon thereafter as a warrant can be issued in the normal course of County business.

6. **Utilities.** County shall pay for all telephone services used in connection with the Premises. County shall pay for 60% of all other utilities as may be required in the maintenance, operation and use of the Premises including electricity, gas, water, sewer and trash service. The amount will be due and payable on a monthly basis as billed by Licensor.

7. **Maintenance.**

(a) Licensor shall keep the Premises in good and suitable condition for the uses herein, and in compliance with Federal, State and local laws, ordinances, rules and regulations relating to fire, health and safety. Licensor shall maintain the exterior and the interior of the Premises, including, but not limited to, pest control, air conditioning equipment, heating equipment, plumbing, electrical wiring and fixtures, windows, structural parts, and grounds in good working condition and repair and in compliance with such laws, ordinances, rules and regulations. Licensor shall strip and wax all common area floors biannually.

(b) When major repairs or replacement are required on the Premises, including, but not limited to, replacement of flooring, repainting, and replacement of ceiling tiles, Licensor and County will work in good faith to share in the costs for such repairs or replacement. The distribution of such costs will be memorialized in a separate agreement. Notwithstanding the foregoing, County agrees to pay one hundred percent (100%) of the costs associated with the following projects: (1) the project known as the Community Center Floor Repair Project and (2) the range replacement project.

(i) The costs for the Community Center Floor Repair Project shall not exceed Eighty-Four Thousand Six Hundred Thirty-Four Dollars (\$84,634.00); \$76,939.84 representing Licensor's estimate of construction costs, and \$7,693.98 representing a construction

contingency for the project. Licensor and County shall work in good faith to determine the scope of work of such project. Licensor shall obtain County's written approval prior to approving any change orders utilizing the contingency funds for such project. County's approval shall not be unreasonably withheld. Any change order submitted to County shall be deemed approved if no response is received by Licensor within 48 hours from Licensor's request for approval.

(ii) The costs for the stove replacement project shall not exceed Seventeen Thousand Two Hundred Ninety-Five Dollars (\$17,295.00) without County's prior written approval. Licensor and County agree that the scope of work for the project consists of the removal of the existing 36-inch range and installation of a new 48-inch Wolf Challenger Series 8 burner range and modifications to the Ansul System to accommodate the new range.

(iii) Licensor will invoice County upon the completion of each project. County shall pay each invoice within thirty (30) days.

(c) County shall keep the Premises in a neat and sanitary condition, including providing janitorial services and cleaning supplies for the areas in use during County's use of the Premises, and County shall comply with the California Retail Food Code (section 113700, et seq. of the Health and Safety Code) and Riverside County Health Regulations. County shall leave all appliances in a clean and sanitary condition following any use by County of any such appliances. County shall not be responsible for the common hallways or lobby.

(d) Licensor and County shall share in the costs associated with maintaining the grease trap located at the facility. Licensor will schedule maintenance of the grease trap up to twice per year, as such maintenance is deemed necessary by Licensor. Licensor will bill the County for one-half (1/2) of the costs associated with said maintenance. County shall pay such invoice within thirty (30) days.

(e) County shall maintain the Automatic Fire Extinguishing System used in connection with the County's nutrition program according to Section 904.13.5.2 (Extinguishing system service) of the 2022 California Fire Code.

(f) Licensor and County recognize that the Premises is a shared facility and that on occasion the banquet room, kitchen and restrooms are rented out to the community for private functions. Therefore, it is the responsibility of the Licensor to inform any party using any portion of the Premises that the kitchen, banquet, and restrooms must be left in clean condition after each and every function. In the event the kitchen, banquet rooms and/or restrooms are not left in a clean condition, then County shall request in writing that Licensor immediately clean the kitchen, restrooms and/or banquet room, as needed. It is the responsibility of the County to leave the kitchen, restrooms and banquet room in a clean and sanitary condition on Fridays. Should the

County fail to do so, Licensor will notify County and County shall immediately clean the areas of use by County. If County fails to immediately clean such areas upon request by Licensor, Licensor may clean such areas and may invoice County for the costs incurred to clean such areas. County shall pay such invoice within thirty (30) days.

8. Improvements by County.

(a) County shall not make any alterations or improvements or install any fixtures in or on the Premises without the prior written approval of Licensor. If County desires to make any alterations, improvements or install any fixtures in or on the Premises, County shall submit such request in writing to Licensor, together with detailed plans for any such proposed alterations, improvements, or fixtures. Such approval shall not be unreasonably withheld by Licensor.

(b) All alterations, improvements and fixtures approved by Licensor shall be constructed at County's sole expense.

(c) Licensor may impose any conditions it deems necessary or appropriate in connection with the approval of any alterations, improvements or fixtures requested by County. Licensor may also impose reasonable rules and regulations for contractors and subcontractors performing any approved alterations or improvements or installation of fixtures. County shall cause all alterations, improvements, and installations of fixtures to be accomplished in a first-class, good, and workmanlike manner by qualified and licensed contractors and subcontractors.

(d) All alterations, improvements and fixtures installed by County shall remain County property and may be removed by County at or prior to the expiration of this Agreement; provided, however that such removal does not cause injury or damage to the Premises, or in the event it does, the Premises shall be restored to the satisfaction of the Licensor.

9. Equipment and Supplies. County may, upon obtaining the permission of Licensor, store equipment and supplies within the Premises which are necessary to accommodate County's use of the Premises. All such equipment and supplies shall remain the sole property of County and shall be removed by County upon the termination of this Agreement. County agrees to indemnify and hold Licensor harmless from responsibility or liability for theft or loss of County's equipment and supplies which are stored on the Premises, except as to such theft or loss caused by Licensor, and in that event, Licensor shall compensate County forthwith upon an accounting and billing therefore.

10. Insurance. Licensor shall procure and maintain during the term of this Agreement, fire insurance and extended coverage on the building in which the Premises are located. Licensor shall provide County with satisfactory proof of such coverage.

County shall obtain and maintain during the term of this Agreement insurance or a program of self-insurance against claims for injuries to persons or damages to property which may arise from or in connection with County's operations and/or use of the Premises. The cost of such insurance or program of self-insurance shall be borne by County.

Minimum Coverage. Coverage shall be at least as broad as:

- a. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than Two Million Dollars (\$2,000,000.00) per occurrence.
- b. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than One Million Dollars (\$1,000,000.00) per accident for bodily injury or disease.
- c. Property insurance against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

If County maintains broader coverage and/or higher limits than the minimums shown above, Licensor shall be entitled to the broader coverage and/or higher limits maintained. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to Licensor.

Endorsements. County's program of self-insurance shall contain the following provisions:

- a. Indemnified Party Status. The City of Blythe and its elected and appointed boards, officers, officials, agents, employees, and volunteers are to be covered as an Indemnified Party on the County's program of self-insurance with respect to liability arising out of work or operations performed by or on behalf of the County of Riverside including materials, parts, or equipment furnished in connection with such work or operations.
- b. Notice of Cancellation. Each insurance policy required above shall provide that coverage shall not be canceled, suspended, voided, nor the coverage or limited reduced, except with thirty (30) days written notice to Licensor.

Upon approval by Licensor, the required endorsements set forth herein may be satisfied by County's Certificate of Self-insurance.

Waiver of Subrogation. County hereby waives all rights of subrogation.

Acceptability of Insurers. Insurance is to be placed with insurers authorized to conduct business in the State of California with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to Licensor.

County and shall provide Licensor Certificates of Insurance or a Certificate of Self-insurance to comply with the insurance requirements stated herein.

11. Option to Terminate.

(a) County shall have the option to terminate this Agreement if the Premises are destroyed or damaged to the extent that they cannot be repaired within thirty (30) days. If the damage can be repaired within (30) days, and during said period, the license fee shall be prorated as to any portion of the Premises not usable by County. County reserves the right to determine what, if any, portions of the Premises are usable.

(b) Either party hereto may terminate this Agreement by giving One Hundred Eighty (180) days' notice thereof, in writing, to the other.

12. Hold Harmless. County agrees to indemnify, defend and hold harmless Licensor, its officers, officials, agents, and employees, from all loss, cost, and expense, including attorney fees and court costs, arising out of any liability, or claim of liability, for personal injury, bodily injury to persons, contractual liability, or damage to property based or asserted upon any act or omissions of County, its officers, employees, contractors, agents or representatives, arising out of, or which may in any way be connected with, County's use of the Premises or this Agreement. Further, County will pay for any and all damage arising from the County's occupation of the Premises. The provisions of this section do not apply to any damage or loss caused by the active negligence or willful misconduct of Licensor, or any of its officers, officials, agents, employees, volunteers, or invitees.

13. Notices. Any notices required or desired to be served by either party upon the other shall be addressed to the respective parties as set forth below:

LICENSOR:

City of Blythe
235 N. Broadway
Blythe, CA 92225
Attn: City Manager

COUNTY:

County of Riverside
Facilities Management
Real Estate Division
3450 14th Street Suite 200
Riverside, CA 92501
Attn: Deputy Director
FM-Leasing@RIVCO.org
(951) 955-4820

or to such other addresses as from time to time may be designated by the respective parties.

14. **No Interest in Property.** County understands and agrees that this is a license agreement, not a lease agreement. No tenancy is established by this Agreement and County shall have no interest in the Property as a result of this Agreement or County's use of the Premises.

15. **Binding on Successors.** The terms and conditions herein contained shall apply to and bind the heirs, successors in interest, executors' administrators, representatives and assigns of all the parties hereto.

16. **Entire Agreement; Modifications.** This Agreement is intended by the parties hereto as a final expression of their understanding with respect to the subject matter thereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous licenses, agreements, and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon written consent of the parties hereto.

17. **Counterparts and Electronic Signatures.** This Agreement may be executed in one or more counterparts by the parties hereto. All counterparts shall be construed together and shall constitute one Agreement. Delivery of an executed counterpart of this Agreement by a .pdf data file or other scanned executed counterpart by email shall be equally as effective as delivery of a manually executed counterpart of this Agreement. Each duplicate and counterpart shall be equally admissible in evidence, and each shall fully bind each party who has executed it. The parties waive all right to challenge the admissibility or authenticity of this Agreement in a court of law based solely on the absence of an original signature.

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates written below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: 
Chuck Washington, Chair
Board of Supervisors

Dated: 9/10/2024

ATTEST:
Kimberly A. Rector
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

By: 
for Braden Holly
Deputy County Counsel

CITY OF BLYTHE, a California municipal corporation

By: 
Joseph DeConinck
Mayor

Dated: 7/17/2024

ATTEST:

By: 
Mallory Crecelius, City Clerk

APPROVED AS TO FORM:

By: _____
Brittany Roberto
City Attorney

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates written below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

CITY OF BLYTHE, a California municipal corporation

By: _____
Chuck Washington, Chair
Board of Supervisors

By: Joseph DeConinck
Joseph DeConinck
Mayor

Dated: _____

Dated: 7/17/2024

ATTEST:
Kimberly A. Rector
Clerk of the Board

ATTEST:

By: _____
Deputy

By: Mallory Crecelius
Mallory Crecelius, City Clerk

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

APPROVED AS TO FORM:

By: _____
Braden Holly
Deputy County Counsel

By: Brittany Roberto
Brittany Roberto
City Attorney

EXHIBIT A
DEPICTION OF PREMISES



Prepared by
**SPACE
MANAGEMENT**

BL020 Blythe Office on Aging

445 N. Broadway, Blythe, CA.

SHEET TITLE:

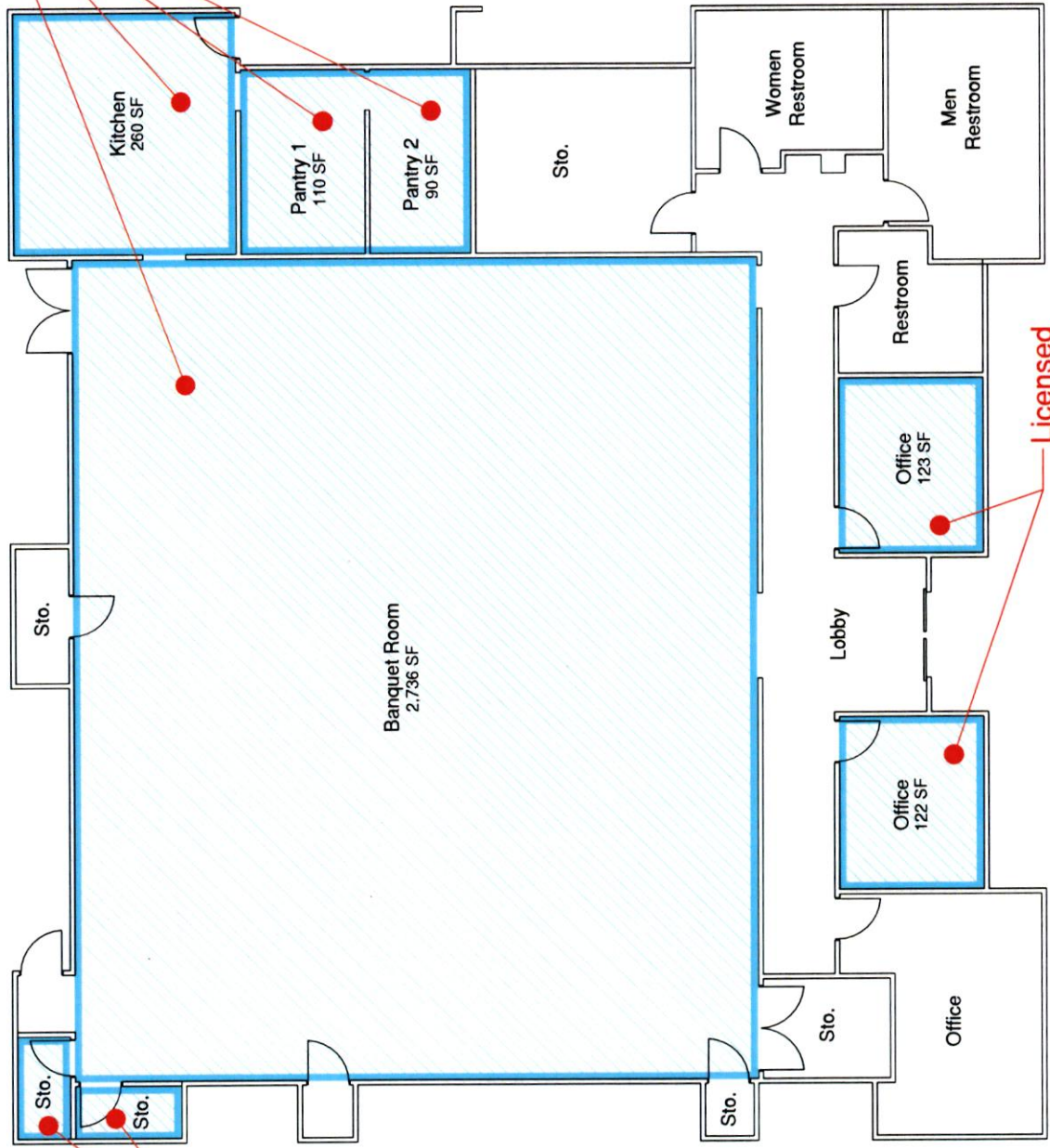
Space Exhibit

REVISIONS

NO.	DESCRIPTION

FILE: BL020 - Office On Aging.dwg	SHEET:
PROJECT NO:	SE-01
DRAWN BY:	
DATE: 5/4/2024	
SCALE: N/A	

Licensed Space



Licensed Space

Licensed Space

Office on Aging - Nutritional Program

445 North Broadway, Blythe, California



Legend

County Centerline Names
World Street Map



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.

Notes

District - 4
Location outlined in black with blue dot.
APN:845052001

0 188 376 Feet

REPORT PRINTED ON... 8/31/2023 12:23:28 PM

© Riverside County GIS

Exhibit A

FY 2023/24

**Office of Aging - Nutritional Program
445 North Broadway, Blythe, California**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	3,948 SQFT	
Approximate Cost per SQFT (Jul-Jun)	\$ 0.23	
Lease Cost per Month (Jul-Jun)	<u>\$ 900.00</u>	
Total Lease Cost (Jul-Jun)		<u>\$ 10,800.00</u>
Total Estimated Lease Cost for FY 2023/24		\$ 10,800.00

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	<u>\$ 473.76</u>	
Total Estimated Utility Cost (Jul-Jun)		<u>\$ 5,685.12</u>
Total Estimated Utility Cost		\$ 5,685.12
FM Lease Management Fee as of 07/01/2023	4.86%	<u>\$ 524.88</u>
TOTAL ESTIMATED COST FOR FY 2023/24		\$ 17,010.00
TOTAL COUNTY COST	0%	\$ -

Exhibit B

FY 2024/25

**Office of Aging - Nutritional Program
445 North Broadway, Blythe, California**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	3,948	SQFT	
Approximate Cost per SQFT (Jul-Jun)	\$ 0.23		
Lease Cost per Month (Jul-Jun)		<u>\$ 927.00</u>	
Total Lease Cost (Jul-Jun)			<u>\$ 11,124.00</u>
Total Estimated Lease Cost for FY 2024/25			<u>\$ 11,124.00</u>

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12		
Estimated Utility Costs per Month		<u>\$ 473.76</u>	
Total Estimated Utility Cost			<u>\$ 5,685.12</u>
			\$ 5,685.12
Tenant Improvements			\$ 84,634.00
Range Replacement			\$ 17,295.00
FM Lease Management Fee as of 07/01/2024	4.84%		<u>\$ 538.40</u>
TOTAL ESTIMATED COST FOR FY 2024/25			<u>\$ 119,276.52</u>
TOTAL COUNTY COST	0%		\$ -

Exhibit C

FY 2025/26

**Office of Aging - Nutritional Program
445 North Broadway, Blythe, California**

ESTIMATED AMOUNTS

<u>Total Square Footage to be Leased:</u>		FY 2025/26
Current Office:		3,948
Approximate Cost per SQFT (Jul-Jun)		\$ 0.24
Lease Cost per Month (Jul-Jun)		\$ 954.81
Total Lease Cost (Jul-Jun)		\$ 11,457.72
Total Estimated Lease Cost for FY 2025/26		\$ 11,457.72
 <u>Estimated Additional Costs:</u>		
Utility Cost per SQFT		\$ 0.12
Estimated Utility Costs per Month		\$ 473.76
Total Estimated Utility Cost		\$ 5,685.12
Lease Management Fee as of 07/01/2024	4.84%	\$ 554.55
TOTAL ESTIMATED COST FOR FY 2025/26		\$ 17,697.39
F11 Total Cost		\$ 153,983.91
F11 Total County Cost	0%	\$ -