

Exhibit A

FY 2024/25
Probation Department
1020 Iowa Avenue, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	24,830	SQFT	
Approximate Cost per SQFT (Jul-Mar)	\$	-	
Approximate Cost per SQFT (Apr-Jun)	\$	1.65	
Lease Cost per Month (Jul-Mar)		\$	-
Lease Cost per Month (Apr-Jun)		\$	40,969.50
Total Lease Cost (Jul-Mar)		\$	-
Total Lease Cost (Apr-Jun)		\$	122,908.50
Total Estimated Lease Cost for FY 2024/25		\$	122,908.50

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$	2,979.60
Total Estimated Utility Cost (Jul-Mar)		\$	26,816.40
Total Estimated Utility Cost (Apr-Jun)		\$	8,938.80
		\$	35,755.20
FM Lease Management Fee as of 07/01/2024	4.84%	\$	5,948.77
TOTAL ESTIMATED COST FOR FY 2024/25		\$	164,612.47

Exhibit B

FY 2025/26
Probation Department
1020 Iowa Avenue, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	24,830	SQFT	
Approximate Cost per SQFT (Jul-Mar)	\$	1.65	
Approximate Cost per SQFT (Apr-Jun)	\$	1.69	
Lease Cost per Month (Jul-Mar)			\$ 40,969.50
Lease Cost per Month (Apr-Jun)			\$ 41,993.74
Total Lease Cost (Jul-Mar)			\$ 368,725.50
Total Lease Cost (Apr-Jun)			\$ 125,981.21
Total Estimated Lease Cost for FY 2025/26			\$ 494,706.71

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month			<u>\$ 2,979.60</u>
Total Estimated Utility Cost (Jul-Mar)			\$ 26,816.40
Total Estimated Utility Cost (Apr-Jun)			\$ 8,938.80
			<u>\$ 35,755.20</u>
FM Lease Management Fee as of 07/01/2024	4.84%		<u>\$ 23,943.80</u>
TOTAL ESTIMATED COST FOR FY 2025/26			<u>\$ 554,405.72</u>

Exhibit C

FY 2026/27 - 2029/30

Probation Department

1020 Iowa Avenue, Riverside, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 24,830 SQFT

	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Approximate Cost per SQFT (Jul-Mar)	\$ 1.69	\$ 1.73	\$ 1.78	\$ 1.82
Approximate Cost per SQFT (Apr-Jun)	\$ 1.73	\$ 1.78	\$ 1.82	\$ -
Lease Cost per Month (Jul-Mar)	\$ 41,993.74	\$ 43,043.58	\$ 44,119.67	\$ 45,222.66
Lease Cost per Month (Apr-Jun)	\$ 43,043.58	\$ 44,119.67	\$ 45,222.66	\$ -
Total Lease Cost (Jul-Mar)	\$ 377,943.64	\$ 387,392.23	\$ 397,077.03	\$ 407,003.96
Total Lease Cost (Apr-Jun)	\$ 129,130.74	\$ 132,359.01	\$ 135,667.99	\$ -
Total Estimated Lease Cost for FY 2026/27 - 2029/30	\$ 507,074.38	\$ 519,751.24	\$ 532,745.02	\$ 407,003.96

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 2,979.60	\$ 2,979.60	\$ 2,979.60	\$ 2,979.60
Total Estimated Utility Cost	\$ 35,755.20	\$ 35,755.20	\$ 35,755.20	\$ 26,816.40
FM Lease Management Fee as of 7/1/2024	\$ 24,542.40	\$ 25,155.96	\$ 25,784.86	\$ 19,698.99
TOTAL ESTIMATED COST FOR FY 2026/27 - 2029/30	\$ 567,371.98	\$ 580,662.40	\$ 594,285.08	\$ 453,519.35

F11 Total Cost

\$ 2,914,857.00