

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



ITEM: 3.16
(ID # 23866)

MEETING DATE:
Tuesday, October 22, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT, REAL ESTATE (FM-RE) and DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Sixth Amendment to Lease with Grae La Sierra, LLC - Department of Public Social Services, Riverside, Five-Year Lease Extension, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 1. [Total Cost: \$8,861,979 - 45% Federal; 25% Realignment; 21% State; 9% County (DPSS Dept. Budget) Fund 10000] (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. Approve the attached Sixth Amendment to Lease Grae La Sierra, LLC, a California Limited Liability Company, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or their designee, to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize the Director of Facilities Management, or their designee, to exercise the Options to Extend pursuant to Section 6 of the Lease; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy


Charity Douglas, DPSS Director

10/1/2024


Rose Saigado, Director of Facilities Management

10/9/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel 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: October 22, 2024
xc: FM-RE, DPSS, Recorder/State Clearinghouse

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$1,255,329	\$8,861,979	\$0
NET COUNTY COST	\$0	\$112,980	\$797,578	\$0
SOURCE OF FUNDS: 45% Federal; 25% Realignment; 21% State; 9% County (DPSS Dept. Budget) Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 25/26 – 30/31	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) has been under lease at 11060 Magnolia, Riverside, originally since 1999. The facility, occupied by the Department of Public Social Services (DPSS), continues to meet the needs of the Department. On April 10, 2007 (M.O. 3.12), the County, on behalf of DPSS, entered into a new lease with Grae La Sierra, LLC, a California limited liability company (Lessor), at 11060 Magnolia Avenue, Riverside (Lease).

The attached Sixth Amendment to Lease (Sixth Amendment) extends the term for five (5) years commencing October 1, 2025, increases the allocation of common and secure parking stalls, and includes interior painting and flooring replacement at Lessor's sole cost and expense along with a Tenant Improvement Allowance of \$500,000 during the Extension Term.

Pursuant to the California Environmental Quality Act (CEQA), the Sixth Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 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 with minor tenant improvement alterations.

A summary of the Sixth Amendment is as follows:

Lessor: Grae La Sierra, LLC
11693 San Vicente Blvd., Suite 383
Los Angeles, CA 90049

Premises Location: 11060 Magnolia Ave
Riverside, CA 92505

Size: 54,592 square feet

Term: Five (5) years commencing October 1, 2025, and terminating September 30, 2030.

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

Option to Extend: One (1) three (3) year option to extend with ninety (90) day advance written notice under the current terms and conditions.

Rent:

<u>Current</u>	<u>New</u>
\$2.30 per sq. ft.	\$2.32 per sq. ft.
\$125,562.13 per month	\$126,793.13 per month
\$1,477,201.56 per year	\$1,521,517.61 per year

Rent Adjustments: Continuing 3% annual Base Rent increase on October 1, 2026

Interior/Exterior Maintenance: Under the same terms and conditions as stated in the Lease

Custodial: Under the same terms and conditions as stated in the Lease, including Day Porter services as stated in the Third Amendment to Lease.

Utilities: County pays all utilities.

Tenant Improvements: Lessor to paint interior of building and replace all flooring at Lessor's sole cost and expense during the Extension term.

Additionally, Lessor is to provide a non-reimbursable allowance of \$500,000 for improvements during the lease term upon request by County.

Lessor has the right to modify the County's parking area if requested to accommodate adjacent tenancy.

The attached Sixth Amendment has been approved as to form by County Counsel.

Impact on Residents and Businesses

DPSS at this location will continue to serve the needs of the community with Self-Sufficiency program services.

Additional Fiscal Information

See attached Exhibits A, B, & C.

DPSS will budget these costs in FY25/26 through FY30/31 and will reimburse Facilities Management - Real Estate (FM-RE) for all associated lease costs.

Contract History and Price Reasonableness

The Lease rate is deemed competitive based upon the current market. This contract has been in place since April 10, 2007.

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

<u>Agreements:</u>	<u>Date and M.O.:</u>
Lease Agreement	April 10, 2007 (M.O. 3.12)
First Amendment	June 7, 2011 (M.O. 3.39)
Second Amendment	November 7, 2017 (M.O. 3.30)
Third Amendment	October 20, 2020 (M.O. 3.11)
Fourth Amendment	November 9, 2021 (M.O. 3.4)
Fifth Amendment	August 30, 2022 (M.O. 3.22)

ATTACHMENTS:

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

SC:sc/03122024/RV243/30.XXX

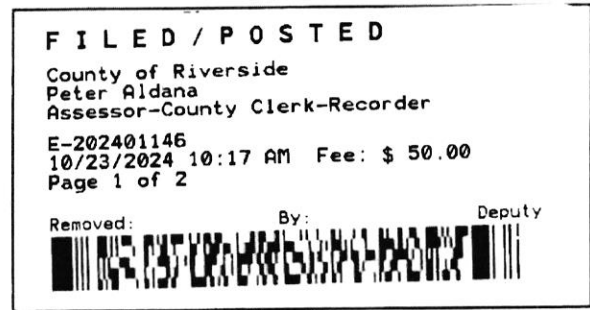


Stacy Orton 10/11/2024



Aaron Gettis, Chief of Deputy County Counsel 10/10/2024

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501



NOTICE OF EXEMPTION

March 13, 2024

Project Name: Department of Public Social Services (DPSS) Approval of Sixth Amendment to the Lease Agreement with Grae La Sierra, LLC, Riverside

Project Number: FM042611024300

Project Location: 11060 Magnolia Avenue, Riverside, California; 92505, Assessor's Parcel Number (APN) 138-470-029

Description of Project: The County of Riverside (County) has been under lease at 11060 Magnolia, Riverside, since 1999 (Lease). The facility, occupied by DPSS, continues to meet the needs of the Self-Sufficiency Division. The Sixth Amendment to Lease (Amendment) extends the term for five years commencing October 1, 2025, increases common and secure parking stalls, and includes interior painting and flooring replacement at Lessor's sole cost and expense during the Extension Term. The Sixth Amendment to the Lease is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no substantial expansion of the existing facility will occur. The operation of the facility will continue to provide public services. 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 Sixth Amendment to the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to a Lease Agreement regarding continued lease of an existing facility. The Sixth Amendment also includes painting and flooring replacement as well as an increased allocation of existing parking. The project will not substantially increase or expand the use of the site and improvements are maintenance related activities, limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Sixth Amendment to the Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Mike Sullivan
County of Riverside, Facilities Management

Date: 3-13-2024

Department of Public Social Services (DPSS) Approval of Sixth Amendment to the Lease Agreement with Grae La Sierra, LLC, Riverside

Summary

SCH Number

2024101004

Public Agency

Riverside County

Document Title

Department of Public Social Services (DPSS) Approval of Sixth Amendment to the Lease Agreement with Grae La Sierra, LLC, Riverside

Document Type

NOE - Notice of Exemption

Received

10/23/2024

Posted

10/23/2024

Document Description

The County of Riverside (County) has been under lease at 11060 Magnolia, Riverside, since 1999 (Lease). The facility, occupied by DPSS, continues to meet the needs of the Self-Sufficiency Division. The Sixth Amendment to Lease (Amendment) extends the term for five years commencing October 1, 2025, increases common and secure parking stalls, and includes interior painting and flooring replacement at Lessor's sole cost and expense during the Extension Term. The Sixth Amendment to the Lease is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no substantial expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Contact Information

Name

Michael Sullivan

1 **SIXTH AMENDMENT TO LEASE**

2 11060 Magnolia Avenue, Riverside, California

3
4 This **SIXTH AMENDMENT TO LEASE** ("Sixth Amendment") dated as of
5 October 22, 2024, is entered into by and between the **COUNTY OF**
6 **RIVERSIDE**, a political subdivision of the State of California ("County"), as Lessee, and
7 **Grae La Sierra, LLC**, a California Limited Liability Company ("Lessor") and sometimes
8 collectively referred to as the "Parties".

9 **RECITALS**

10 **A.** Lessor and County entered into that certain Lease dated April 10, 2007,
11 ("Original Lease") pursuant to which Lessor has agreed to lease to County, and
12 County has agreed to lease from Lessor that certain building located at 11060
13 Magnolia Ave., Riverside, California, Assessor's Parcel Number 138-470-029, as
14 more particularly described in the Original Lease.

15 **B.** The Original Lease has been amended by:

16 1. That certain First Amendment to Lease dated, June 7, 2011, by and
17 between County and Lessor, ("First Amendment") whereby the Parties amended the
18 Lease to add tenant improvements.

19 2. That certain Second Amendment to Lease dated November 7, 2017,
20 by and between County and Lessor, ("Second Amendment") whereby the Parties
21 amended the Lease to extend the term and modify the rent.

22 3. That certain Third Amendment to Lease dated October 20, 2020, by
23 and between County and Lessor, ("Third Amendment") whereby the Parties amended
24 the Lease to extend the term, modify the rent, add day porter services, and complete
25 tenant improvements.

26 4. That certain Fourth Amendment to Lease, dated November 9, 2021, by
27 and between County and Lessor, ("Fourth Amendment") whereby the Parties amended
28 the Lease to add tenant improvements.

1 5. That certain Fifth Amendment to Lease, dated August 30, 2022 by and
2 between County and Lessor, ("Fifth Amendment") whereby the Parties amended the
3 Lease to add tenant improvements.

4 **C.** The Original Lease, together with the First, Second, Third, Fourth, and
5 Fifth Amendments, and now this Sixth Amendment, are collectively referred to as the
6 "Lease".

7 **D.** County and Lessor now desire to further amend the Lease by extending
8 the lease term and increasing the number of common area and secure parking stalls
9 for County use.

10 **NOW, THEREFORE,** for good and valuable consideration the receipt and
11 adequacy of which is hereby acknowledged, the parties agree as follows:

12 **1. Premises.** Section 2.2 of the Lease shall be deleted in its entirety and
13 replaced with the following:

14 The Premises shall consist of that certain portion of the Project, as defined
15 herein, including all improvements therein or to be provided by Lessor under the terms
16 of this Lease, and commonly known as 11060 Magnolia Ave., located in the City of
17 Riverside, County of Riverside, State of California, also identified as a portion of
18 Assessor Parcel Number 138-470-029 and generally described as office space
19 consisting of approximately 54,592 square feet with 270 unreserved parking spaces
20 that will be used, together with the remaining parking spaces in the Project in common
21 with the other occupants of the Project, and 89 secured parking spaces, all as shown
22 on the site plan attached as Exhibit "A-1". The Lessor, at its sole cost, shall have the
23 right to modify the parking provided to County in all material respects to a parking plan
24 as shown in Exhibit "A-2". It is understood that the Premises include all appurtenances
25 and easements thereto and the non-exclusive right of ingress and egress at all times to
26 and from the public streets and highways for County, its employees and invitees. The
27 Premises, the building, the Common Areas, the land upon which they are located,
28

1 along with all other buildings and improvements thereon, are herein collectively
2 referred to as the "Project".

3 **2. Term.** Section 4 of the Lease shall be amended as follows:

4 The term of this Lease shall be extended for a period of five (5) years
5 ("Extension Term") commencing October 1, 2025, and expiring September 30, 2030.

6 **3. Rent.** Section 5.2 of the Lease is hereby amended by the following:

7 Commencing October 1, 2025, the rent shall be increased annually by 3% from
8 the previous month's rent.

9 **4. Options.** Section 6 of the Lease shall be amended by adding the
10 following subsections:

11 **6.3 Option to Extend Term:** Lessor grants to County one (1) option to
12 extend the Lease for three (3) years ("Extension Option"), subject to the conditions
13 described in this Section 6.3.

14 **6.3.1 Exercise of Option.** The Extension Option shall be
15 exercised by County delivering to Lessor written notice thereof no later than ninety (90)
16 days prior to the expiration of the Extension Term.

17 **6.3.2 Option Rent.** The rent payable by the County during the
18 Extension Term shall be increased by three (3%) percent of the previous month's rent.

19 **5. Alterations and Additions.** Section 11 shall be amended by adding
20 subsection 11.5.4 as follows:

21 **11.5.4** Lessor to provide at Lessor's sole expense flooring
22 replacement and interior painting in locations within the premises during the Extension
23 Term upon request by County. Additionally, Lessor agrees to provide during the
24 Extension Term, or any subsequent extension terms, a non-reimbursable tenant
25 improvement allowance of \$500,000.00 for improvements requested by County to be
26 completed by Lessor. Improvements utilizing the tenant improvement allowance can
27 be completed all at once or in phases.

28 **6. Notice.** Section 19.18 of Lease to be amended as follows:

1 County:
2 County of Riverside
3 3450 14th Street, Suite 200
4 Riverside, CA 92501
5 Attn: Deputy Director of Real Estate
6 FM-Leasing@Rivco.org
(951) 955-4820

Lessor:
Grae La Sierra, LLC
11693 San Vicente Blvd,
Ste 383
Los Angeles, CA 90049
Attn: Rick Edwards
rick@seapg.com
(310) 717-4100

7
8 **7. Sixth Amendment to Prevail.** Unless defined herein or the context
9 requires otherwise, all capitalized terms herein shall have the meaning defined in the
10 Lease, as heretofore amended. The provisions of this Sixth Amendment shall prevail
11 over any inconsistency or conflicting provisions of the Lease, as heretofore amended,
12 and shall supplement the remaining provisions thereof.

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

22 **9. Effective Date.** This Sixth Amendment to Lease shall not be binding or
23 consummated until its approval by the County's Board of Supervisors and fully
24 executed by the Parties.

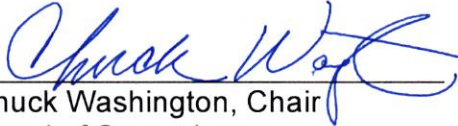
25 (SIGNATURES ON NEXT PAGE)


1 **IN WITNESS WHEREOF**, the Parties have executed this Amendment as of the
2 date first written above.

3 Dated: 10/22/2024

4
5 LESSEE:
6 COUNTY OF RIVERSIDE

LESSOR:
Grae La Sierra, LLC, a California
limited liability company


7 By: 
8 Chuck Washington, Chair
9 Board of Supervisors

By: 
Rick Edwards,
Manager

10 ATTEST:
11 Kimberly A. Rector
12 Clerk of the Board

13 By: 
14 Deputy

15 APPROVED AS TO FORM:
16 Minh C. Tran
17 County Counsel

18 By: 
19 Ryan Yabko
20 Deputy County Counsel

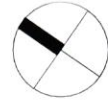
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EXHIBIT A-1
ATTACHED BEHIND THIS PAGE

EXHIBIT A-1
PARKING PLAN



N.T.S.
Date: 03/01/2024

A-1

11653 San Vicente Blvd.
Suite 303
Los Angeles, California 90049
Office: 310.532.4607

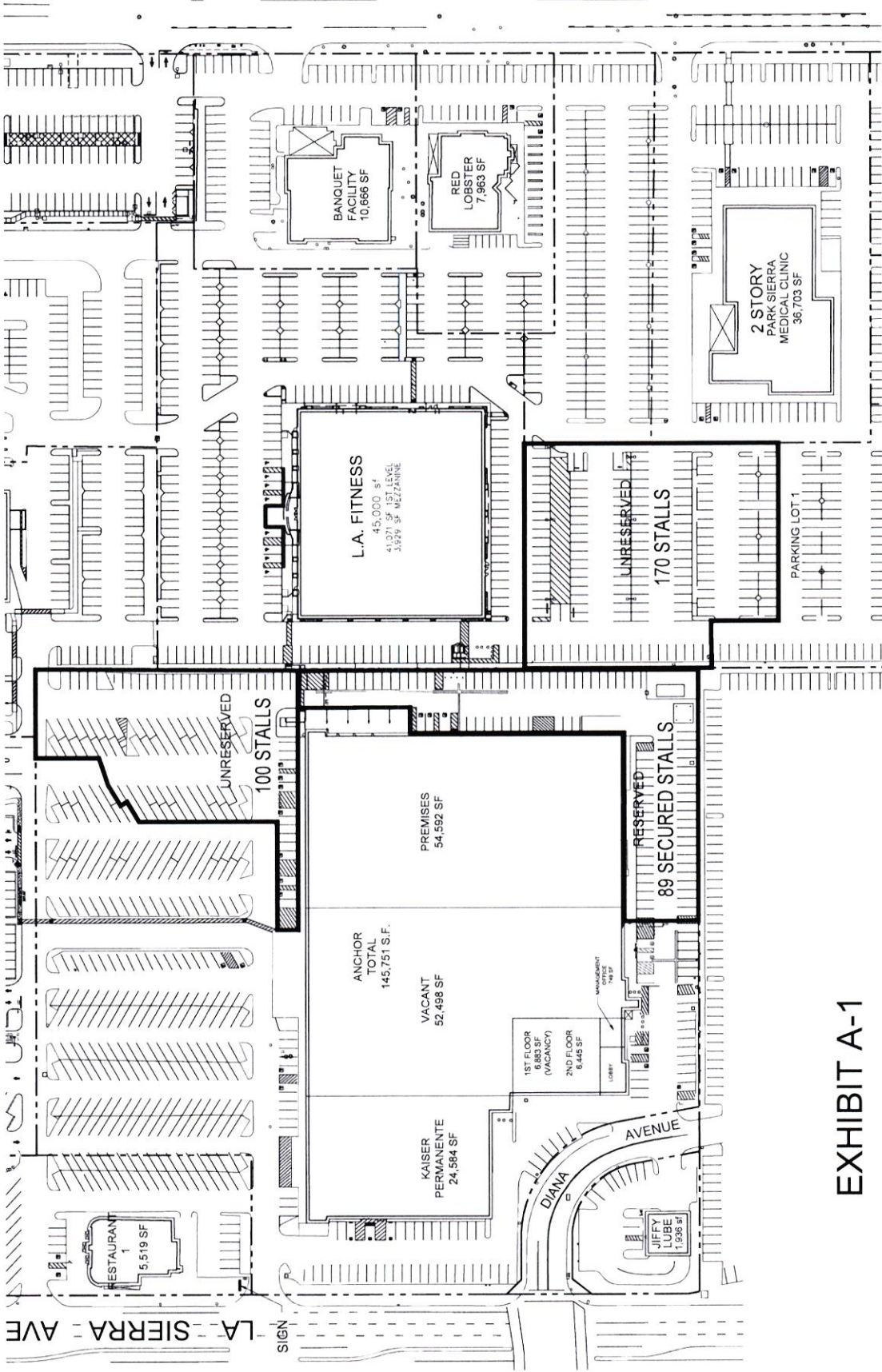


EXHIBIT A-1

Project: PARK SIERRA - EXHIBIT A-1 PARKING PLAN
Address: S.E.C. LA SIERRA & MAGNOLIA RIVERSIDE, CALIFORNIA

ALL DIMENSIONS AND NOTATIONS WITHIN ARCHITECTURAL DRAWINGS ARE UNLESS OTHERWISE SPECIFIED. THE DRAWING AND ANY INFORMATION CONTAINED THEREIN ARE UNLESS OTHERWISE SPECIFIED, THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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EXHIBIT A-2
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PARKING PLAN

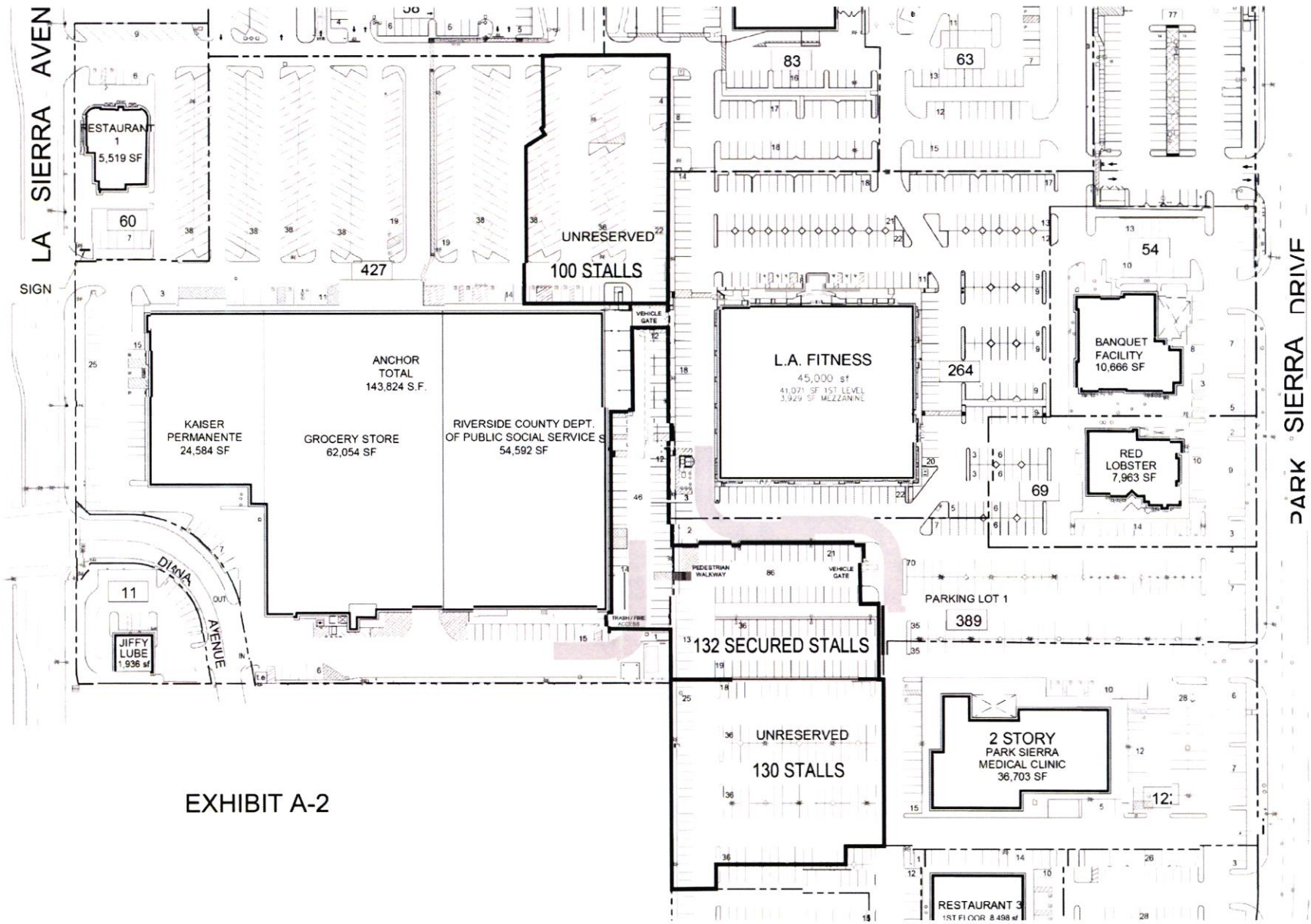


EXHIBIT A-2



NTS.
Date: 07/08/2024

Project:
Address:

PARK SIERRA - [REDACTED] PARKING PLAN
S.E.C. LA SIERRA & MAGNOLIA RIVERSIDE, CALIFORNIA

11603 San Vicente Blvd
Suite 383
Los Angeles, California 90048
Office: 310.552.4900

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:
COST	\$ -	\$ 1,709,663	\$ 8,861,979
NET COUNTY COST	\$ -	\$ 153,870	\$ 797,578

*Complete all highlighted fields

Last updated on 2/7/2019

Current Fiscal Year:	7/1/2023 through 6/30/2024	
Name:	Department of Public Social Services	
Premises:	11060 Magnolia Ave, Riverside, CA 92505	
Term:	5 years	months
Effective Date	10/1/2025	
Termination Date	9/30/2030	
Fiscal Year Split:	(Jul-Sep) 27	
	(Oct-Jun) -15	
	12 months	
Size:	54,592 SQFT	
Rent:	Current	2025 Rent
	\$ 2.25 SQFT	\$ 2.39 SQFT
	\$ 123,100 per month	\$ 126,793 per month
	\$ 1,477,202 per year	\$ 1,521,518 per year
Rental Adjustment %:	3.00%	
Estimated Additional Costs:		
Utility Cost per SQFT	\$ 0.12	
Lease Management Fee	4.84% New agreement	
Total County Cost %	9.00%	

Exhibit A

FY 2025/26

Department of Public Social Services
11060 Magnolia Ave, Riverside, CA 92505

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	54,592 SQFT	
Approximate Cost per SQFT (Jul-Sep)	\$ -	
Approximate Cost per SQFT (Oct-Jun)	\$ 2.32	
Lease Cost per Month (Jul-Sep)	\$ -	
Lease Cost per Month (Oct-Jun)	\$ 126,793.13	
Total Lease Cost (Jul-Sep)		\$ -
Total Lease Cost (Oct-Jun)		\$ 1,141,138.17
Total Estimated Lease Cost for FY 2025/26		\$ 1,141,138.17

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 6,551.04	
Total Estimated Utility Cost (Jul-Sep)		\$ -
Total Estimated Utility Cost (Oct-Jun)		\$ 58,959.36
Total Estimated Utility Cost for FY 2025/26		\$ 58,959.36
FM Lease Management Fee as of 7/1/2024	4.84%	\$ 55,231.09
TOTAL ESTIMATED COST FOR FY 2025/26		\$ 1,255,328.62
TOTAL COUNTY COST	9%	\$ 112,979.58

Exhibit B

FY 2026/27

Department of Public Social Services
11060 Magnolia Ave, Riverside, CA 92505

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	54,592 SQFT	
Approximate Cost per SQFT (Jul-Sep)	\$ 2.32	
Approximate Cost per SQFT (Oct-Jun)	\$ 2.39	
Lease Cost per Month (Jul-Sep)	\$ 126,793.13	
Lease Cost per Month (Oct-Jun)	\$ 130,596.92	
Total Lease Cost (Jul-Sep)		\$ 380,379.39
Total Lease Cost (Oct-Jun)		\$ 1,175,372.28
Total Estimated Lease Cost for FY 2026/27		\$ 1,555,751.67

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	\$ 6,551.04	
Total Estimated Utility Cost (Jul-Jun)		\$ 78,612.48
EDA Lease Management Fee as of 10/01/2025	4.84%	\$ 75,298.38
TOTAL ESTIMATED COST FOR FY 2026/27		\$ 1,709,662.53
TOTAL COUNTY COST	9%	\$ 153,869.63

Exhibit C

FY 2027/28 - 30/31
Department of Public Social Services
11060 Magnolia Ave, Riverside, CA 92505

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 54,592 SQFT

	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
Approximate Cost per SQFT (Jul-Sep)	\$ 2.39	\$ 2.46	\$ 2.54	\$ 2.61
Approximate Cost per SQFT (Oct-Jun)	\$ 2.46	\$ 2.54	\$ 2.61	\$ 2.61
Lease Cost per Month (Jul-Sep)	\$ 130,596.92	\$ 134,514.83	\$ 138,550.27	\$ 142,706.78
Lease Cost per Month (Oct-Jun)	\$ 134,514.83	\$ 138,550.27	\$ 142,706.78	\$ 142,706.78
Total Lease Cost (July - Sep)	\$ 391,790.76	\$ 403,544.49	\$ 415,650.81	\$ 428,120.34
Total Lease Cost (Oct - June)	\$ 1,210,633.47	\$ 1,246,952.43	\$ 1,284,361.02	\$ -
Total Estimated Lease Cost for FY 2027/28 - 30/31	\$ 1,602,424.23	\$ 1,650,496.92	\$ 1,700,011.83	\$ 428,120.34

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 6,551.04	\$ 6,551.04	\$ 6,551.04	\$ 6,551.04
Total Estimated Utility Cost	\$ 78,612.48	\$ 78,612.48	\$ 78,612.48	\$ 19,653.12
FM Lease Management Fee as of 10/01/2025 4.84%	\$ 77,557.33	\$ 79,884.05	\$ 82,280.57	\$ 20,721.02
TOTAL ESTIMATED COST FOR FY 2027/28 - 30/31	\$ 1,758,594.04	\$ 1,808,993.45	\$ 1,860,904.88	\$ 468,495.48

F11 Total Cost		\$ 8,861,979.01	
F11 Total County Cost 9%		\$ 797,578.11	

Department of Public Social Services

11060 Magnolia Ave, Riverside



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



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Notes

District 1
Assessor's Parcel Number 138-470-029
Building outlined in blue