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

421



FROM: Department of Facilities Management

SUBMITTAL DATE:

January 2, 2007

SUBJECT: Lease Agreement, Department of Public Social Services, Lake Elsinore, California

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Lease Agreement and authorize the Chairman of the Board to execute same on behalf of the County.

BACKGROUND: On February 22, 2005, the Board of Supervisors approved Agenda Item #3.17 authorizing the Department of Facilities Management, Real Estate Division, to locate a suitable site for a build to suit for the expansion of the Department of Public Social Services' Self Sufficiency, CPS and APS staff in Lake Elsinore, California. The Real Estate Division issued a Request For Proposal (RFP) and received submittals from area developers. CBC1, L.P. was selected based on location and proposed rent.
(Continued on page 2)

RF:TW:ss
10.604

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost: 07/08	\$ 37,505	For Fiscal Year:	07/08
SOURCE OF FUNDS: Federal 59.2%, State 33.3%, County 2.9%, Realign 4.5%, Other .01%				Positions To Be Deleted Per A-30 ☐
C.E.O. RECOMMENDATION:				Requires 4/5 Vote ☐

APPROVE

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

[Signature]

JAN 23 2007

BY *[Signature]*

Policy ☒ Policy ☒

Consent ☐ Consent ☐

Dep't Recomm.:
Per Exec. Ofc.:

30011 FEB 5 1 54 S: 02
Prev. Agn. Ref.: 11/23/04 #3.24;
3/22/05 #3.17; 11/15/05 #3.8

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.46

BACKGROUND: (Continued)

Occupancy by Self Sufficiency, CPS and APS is scheduled for February 2008. This facility will also provide for future expansion within the department due to growth in the area.

The attached Lease for the build-to-suit facility is summarized as follows:

Lessor:	CBC1. L.P. 1351 Distribution Way, #1 Vista, California 92083
Premises Location:	1400 Minthorn Lake Elsinore, California
Size:	56,006 square feet
Term:	Ten (10) years
Rent:	\$ 2.10 per square foot \$ 117,612.60 per month \$1,411,351.20 per year
Rent Adjustments:	Three and one half percent (3.5%) annually.
Custodial Service:	Provided by Lessor
Utilities:	County pays for all utility services, electrical, water, gas, refuse collection, sewer and telephone.
Maintenance:	Provided by Lessor
Improvements:	Not to exceed \$3,683,470.09 paid in three annual installments at ten percent (10%) interest, first installment due upon completion and acceptance.
RCIT Costs:	\$681,700.00
Option to Terminate:	For loss of funding with sixty (60) days written notice.

(Continued on Page 3)

BACKGROUND: (Continued)

Penalty for Option: Ten percent (10%) of monthly rent that would have been paid for the remaining term, or five (5) months rent, whichever is greater.

Parking: Sufficient to meet County needs.

Market Data: 31808 Mission Trail \$2.30 per sq. ft.

The attached Lease Agreement has been approved as to form by County Counsel.