

Exhibit B

FY 2020/21

RUHS - Behavioral Health Lease Cost Analysis

85 Ramona Expressway, Suites 1-3, Perris, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

New Office:	4,000		
Approximate Cost per SQFT (July - Oct)	\$	1.74	
Approximate Cost per SQFT (Nov - June)	\$	1.77	
Lease Cost per Month (July - Oct)	\$	6,960.00	
Lease Cost per Month (Nov - June)	\$	7,099.20	
Total Lease Cost (July - Oct)		\$	27,840.00
Total Lease Cost (Nov - June)		\$	56,793.60
Total Estimated Lease Cost for FY 2020/21		\$	84,633.60

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	480.00
Total Estimated Utility Cost			\$ 5,760.00
EDA Lease Management Fee - 4.92%			\$ 4,163.97
TOTAL ESTIMATED COST FOR FY 2020/21		\$	94,557.57