

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

803



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:

March 10, 2011

SUBJECT: Supplemental Revenue Lease Agreement # 4, U.S. District Court - 3470 12th Street

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Supplemental Lease Agreement #4, authorize the tenant improvement work described and authorize the Chairman of the Board to execute the agreement on behalf of the County.

BACKGROUND:

This Supplemental Lease Agreement # 4 represents a Notice to Proceed from the U.S. District Court for the County to proceed with tenant improvements requested by the Courts for the County facility they occupy at 3470 12th Street, Riverside, at a cost not to exceed \$165,995.00. Upon completion and acceptance of the improvements, costs will be reimbursed to the County in a lump sum payment.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Revenue Lease - Costs Reimbursed to the County upon completion and acceptance of improvements	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 1-20-11
DEPARTMENTAL CONCURRENCE
SYNTHIA M. GUNZEL

Prev. Agn. Ref.: 3.35 of 4/7/98, 3.7 of 3/16/99, 3.14 of 4/10/01

District: 2

Agenda Number:

3.13

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND: (Continued)

The project consists of the construction of a Judge's Chambers totaling 380 square feet with two reception areas and two small rooms for a total of 1,360 square feet. The improvements are located on the third floor of the facility.

Location: 3470 12th Street
Riverside, California

Lessor: County of Riverside
3403 Tenth Street, Suite 500
Riverside Centre

Size: Entire facility encompass 59,630 square feet
Improvements consist of 1,360 square feet.

Term: Fifteen Years, expires 11/30/2015

Improvements: At a cost not to exceed \$165,995.00 to be reimbursed to Lessor upon completion and acceptance of the improvements.

The attached Supplemental Lease Agreement # 4 has been reviewed and approved by County Counsel as to legal form.

There are no County costs associated with this Supplemental Lease Agreement #4.

Supplemental Lease Agreement Number 4		
Lease Number:	GS-09B-96372	Date:
Address of Premises: 3470 12 th Street. Riverside, CA 92501-3895		
<p>THIS AGREEMENT, made and entered into this date by and between County of Riverside</p> <p>whose address is: 3403 10th Street, Suite 500, Riverside, California 92501-3627</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease to issue a Notice to Proceed; for Tenant Improvements in the amount of \$142,397.71.</p> <p>THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of the Government as follows:</p>		
<p>"I. NOTICE TO PROCEED</p> <p>Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$165,995, inclusive of all management and architectural fees."</p> <p>Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$165,995 pursuant to Paragraph II, herein. The Lessor hereby waives restoration as a result of all improvements."</p>		
Continued on Sheet 1		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, County of Riverside</p>		
By _____	_____	Chairman, Board of Supervisors
(Signature)		(Title)
In Presence of		
_____	_____	_____
(Signature)		(Address)
United States Of America, General Services Administration, Public Buildings Service.		
_____	_____	Contracting Officer
(Signature)		

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 4 TO LEASE #GS-09B-96372

"II. Upon completion, inspection, and acceptance of space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$165,995 upon receipt of Government approved invoice.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: Veronica Gonzalez
 300 North Los Angeles Street, Suite 4100
 Los Angeles, California 90012-3308

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease Contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

"III. The Lessor hereby waives restoration as a result of all improvements. Unless the Government has removed such items from the premises, the Lessor shall repair and maintain such items provided by the Lessor in accordance with this Lease Agreement GS-09B-96372. If, after the lease term or any extension, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor."

"IV. The U.S. District Court, Central District of California will reconfigure the existing Magistrate Judge's Chamber Room 390 and Jury Deliberation Room to accommodate an additional Magistrate Judge's Chamber. The reconfiguration will provide a total of two 380 square feet Judges Chambers, two reception areas, and two small rooms for a total size of 1360 square feet."

All other terms and conditions of the Lease shall remain in force and effect.

ATTEST:
 Kecia Harper-Ihem
 Clerk of the Board

APPROVED AS TO FORM:
 Pamela J. Walls
 County Counsel

By: _____
 Deputy

By: Synthia M. Gunzel
 Deputy
SYNTHIA M. GUNZEL

Initials: _____ & _____
 Lessor Government