

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA** 220



FROM: Department of Facilities Management **SUBMITTAL DATE:** May 21, 2003

SUBJECT: SECOND AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES / 1020 IOWA AVENUE, INC.

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

BACKGROUND: County holds a leasehold interest as Lessee, under a lease between County and Iowa Avenue, Inc., for the facility located at 1020 Iowa Avenue, Suite A, Riverside. County's Department of Public Social Services occupies the facility at this location for its Self-Sufficiency and Adult Protective Services (APS) Divisions. The facility continues to meet the needs of DPSS and therefore a lease extension has been requested. The Department of Facilities Management, Real Estate Division, has negotiated a three and one-half year lease term extension and, in addition, the landlord will complete requested improvements to the premises as specified in the attached lease amendment. Included in the improvements are certain electrical improvements, painting and new flooring.

(Continued on Page 2)

MJS:SG:sh
8.351

T.V. Miller
for MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 241,884

ANNUAL COST \$ 255,840

NET COUNTY COST \$ 24,188 (10%)

IN CURRENT YEAR BUDGET: Yes

BUDGET ADJUSTMENT: No FOR FY 02/03

SOURCE OF FUNDS: 50% Federal; 37% State; 10% County General Fund; 3% Realignment Funds

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

[Signature]

Prev. Agn. ref.

Dist. 1

AGENDA NO.

3.24

ALL DT

OF R.T.M.
5.28.03

Department Recommendation: Policy Policy
Per Executive Office: Consent Consent

May 21, 2003

Page 2

BACKGROUND: (Continued)

The attached Second Amendment to Lease is summarized below:

Lessor: 1020 Iowa Avenue, Inc.
c/o Essex Real Management, Inc.
1410 Third Street, Suite 11
Riverside, California 92517

Premises Location: 1020 Iowa Avenue, Suite "A", Riverside

Size: 16,400 square feet

Term: Commencing July 1, 2003, extended to December 31, 2006

Rent:	From:	To:
	\$1.23 per square foot	\$1.30 per square foot
	\$20,157 per month	\$21,320 per month
	\$241,884 per year	\$255,840 per year

Option to Renew: Lessor provides an option to renew the lease for an additional one-year period.

Custodial Services: Included in the monthly rent

Utilities: All included in monthly rent, except electrical and telephone services.
County pays electrical and telephone services.

Interior/Exterior Maintenance: Included in the monthly rent

Improvements: Electrical, additional HVAC, new security gate, interior paint, floor coverings throughout.

Option to Terminate: Yes, funding cut; 60 days notice

Penalty for Early Termination: None

Data/Communications Cost: \$58,244.70.

The attached Second Amendment to Lease was approved **as** to form **by** County Counsel.