

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

420



FROM: Department of Facilities Management

SUBMITTAL DATE: June 12, 2003

SUBJECT: FIRST AMENDMENT TO LEASE-COMMUNITY HEALTH AGENCY/
BEARD FAMILY TRUST DATED SEPTEMBER 2, 1982, KENNETH A. BEARD
TRUST DATED JULY 10, 1984, AND PACIFIC MEDIA PROPERTIES, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY, 3900 SHERMAN DRIVE,
RIVERSIDE

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

BACKGROUND: On October 22, 2002, (M.O. 3.19) the Board of Supervisors approved a lease
agreement for 29,460 square feet of office space for Community Health Agency to locate staff for
Bioterrorism, WIC, Health Education, Injury Prevention, Child Health Programs and a staff
development center. During the course of construction, the Bioterrorism Preparedness Program was
developed and received funding for infrastructure development. In accordance with this funding,
(Continued on Page 2)

MJS:HR:sh
8.414

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 110,000
NET COUNTY COST \$ -0-

ANNUAL COST \$ N/A
IN CURRENT YEAR BUDGET: Yes
BUDGET ADJUSTMENT: No FOR FY: 02/03

SOURCE OF FUNDS: CHA - 100% Grant Funding

C.E.O. RECOMMENDATION:

Reviewed by
CIP TEAM

APPROVE

County Executive Officer Signature

Frank Thomas

Policy

Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.
9/24/02, #3.8; 10/22/02, #3.19

Dist. 1

AGENDA NO.

3.17

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE-COMMUNITY HEALTH AGENCY/BEARD FAMILY TRUST DATED SEPTEMBER 2, 1982, KENNETH A. BEARD TRUST DATED JULY 10, 1984, AND PACIFIC MEDIA PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 3900 SHERMAN DRIVE, RIVERSIDE

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BACKGROUND: (Continued)

additional improvements were requested that Community Health Agency had included in their project budget. The work included, in part, the installation of an emergency generator and related electrical to enable a portion of the building to remain operational, including a back-up emergency operations (BEO) center. Also, electrical dividing walls were included to open smaller conference rooms into a large BEO, if required. The costs have been identified by the Lessor and this First Amendment to Lease is requesting approval of said improvements and associated costs.

Additionally, the Community Health Agency is requesting approval to pursue approximately 1,893 square feet of space contiguous to existing space (suite 1E) that can be made available for our expansion needs, by Pacific Media Properties. This will enable Community Health Agency to relocate programs (Maternal Child Adolescent Health or sections of Disease Control), out of the Health Agency Building, to enable CHA to seat employees in adequate, ergonomically correct workstations and to enable CHA to fill fully funded positions.

The First Amendment to Lease Agreement is summarized below:

Lessor and Address:	Beard Family Trust dated September 2, 1982, Kenneth A Beard Trust dated July 10, 1984, and Pacific Media Properties, LLC	
Location:	3900 Sherman Drive, Riverside	
Size:	Increased from 29,460 square feet to 31,353 square feet	
Term:	Seven (7) Years	
Additional Tenant Improvements:	Not to exceed \$110,000.00	
Tenant Improvement Budget under Master Lease:	\$410,000.00	\$13.91 per square foot
Revised Tenant Improvement Cost:	\$520,000.00	\$17.65 per square foot

County Counsel has reviewed and approved the attached document as to form.