

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



147

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 19, 2003

SUBJECT: THIRD AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/2055 N. PERRIS BLVD. TRUST/2055 N. PERRIS BLVD., PERRIS

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Third Amendment to Lease 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 the 2055 N. Perris Blvd. Trust, for the facility located at 2055 N. Perris Blvd., Perris. County's Department of Public Social Services occupies the facility at this location for its Self-Sufficiency Division. The facility continues to meet the needs of DPSS and therefore a lease extension has been requested. In addition, this Lease Extension and related improvements are being completed to meet Cal-Osha requirements. The Department of Facilities Management, Real Estate Division, has negotiated a 39 month 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, air conditioning improvements, new partitions, painting and new flooring.

Departmental Concurrence

(Continued on Page 2)

Michael J. Sylvester

MJS:SG:sh
8.559

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 352,669	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 8,817	Budget Adjustment:	No
	Annual Net County Cost:	\$ 8,246	For Fiscal Year:	03/04
SOURCE OF FUNDS: 59% Federal; 38% State; 2.5% County General Fund; .5% Realignment				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

Kevin J. Stinson

Policy
 Policy
 Consent
 Consent
 Dept'l Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: | District: 5 | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.21

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/2055 N. PERRIS BLVD. TRUST/2055 N. PERRIS BLVD., PERRIS

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BACKGROUND: (Continued)

The attached Third Amendment to Lease is summarized below:

Lessor: The 2055 N. Perris Blvd. Trust
5230 Carroll Canyon road, Suite 306
San Diego, California 92121

Premises Location: 2055 N. Perris Blvd., Perris.

Size: 16,250 square feet.

Term: Commencing October 1, 2003, extended to December 30, 2006

Rent: From: To:
 \$2.26 per square foot \$1.66 per square foot
 \$36,745.50 per month \$26,936.99 per month
 \$440,946 per year \$323,423 per year

Rent Adjustments: 2.7% per year, during the lease term.

Custodial Services: Included in the monthly rent.

Utilities: County pays utilities and telephone services.

Interior/Exterior Maintenance: Included in the monthly rent.

Improvements: Partitions, electrical, additional HVAC, interior paint, floor coverings throughout.

Option to Terminate: None

Information
Technology Cost: \$117,424

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