

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



436

FROM: Department of Facilities Management

SUBMITTAL DATE:
September 15, 2003

SUBJECT: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/TEQUESQUITE AVENUE BUILDING – 4260 TEQUESQUITE AVENUE, RIVERSIDE

RECOMMENDED MOTION: That the Board of Supervisors approve the attached First 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 Tequesquite Avenue Building, a joint venture, for the facility located at 4260 Tequesquite Avenue, Riverside. 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 48 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)

MJS:SG:sh
8.651

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 393,385	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 9,835	Budget Adjustment:	No
	Annual Net County Cost:	\$ 10,389	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

[Signature]

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

Prev. Agn. Ref.: | **District:** 2 | **Agenda Number:**

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

3.19

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/TEQUESQUITE AVENUE BUILDING A JOINT VENTURE

September 15, 2003

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BACKGROUND: (Continued)

The attached First Amendment to Lease is summarized below:

Lessor: Tequesquite Avenue Building, a Joint Venture
5055 Canyon Crest Drive
Riverside, California 92507

Premises Location: 4260 Tequesquite Avenue, Riverside

Size: 25,253 square feet.

Term: Commencing December 1, 2003, extended to November 30, 2007

Rent: From: To:
 \$1.22 per square foot \$1.35 per square foot
 \$30,885 per month \$34,137.14 per month
 \$370,620 per year \$409,645.68 per year

Rent Adjustments: 2.5% 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: Option to terminate with 120 days notice to Lessor.

Information
Technology Cost: \$98,000

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