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



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 23, 2003

SUBJECT: LEASE, DEPARTMENT OF MENTAL HEALTH, RIVERSIDE/B. H. PROPERTIES, LESSOR

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

BACKGROUND: On August 19, 2003, (M. O. 3.42), the Board of Supervisors approved a request from the Department of Mental Health for the Department of Facilities Management/Real Estate Division to relocate Mental Health's Western Adult programs from their current facility at 1695 Spruce Street due to ongoing deferred maintenance issues experienced by Mental Health over the past five (5) years at this location. As a result of a "Request for Proposal" initiated by Facilities Management, the facility located at 769 Blaine Street, Riverside, was identified as the site meeting the program's location and space requirements.

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Departmental Concurrence

Reviewed by
CIP TEAM

*Lead of Notebook
Mental Health*

MJS:SE:sh
8.691

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 589,798	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 23,591	Budget Adjustment:	No
	Annual Net County Cost: FY 04/05	\$ 14,156	For Fiscal Year:	03/04

SOURCE OF FUNDS: 3.1% Federal; 44.4% State; 4% County; 24.7% Medi-Cal; 22.6% Realignment (State Sales Tax); 3rd Party (Patient, Insurance Fees & Miscellaneous Reimbursement)	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

3.11

Board of Supervisors

Form 11: NEW LEASE, DEPARTMENT OF MENTAL HEALTH, RIVERSIDE/B. H. PROPERTIES, LESSOR

October 23, 2003

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Background: (Continued)

The Department of Facilities Management negotiated terms and conditions as stated in the attached Lease. The Lease has been approved as to form by County Counsel. The Lease is summarized below:

Location: 769 Blaine Street, Riverside.

Size: 20,900 square feet.

Term: Five (5) years upon County's acceptance of tenant improvements, estimated to be January 2004.

Rent: \$343,596.00 Annual
\$ 28,633.00 Per Month
\$ 1.37 Per Square Foot

Rental Adjustments: Three percent (3%) annually.

County Improvement Cost: \$418,000 (\$20.00 per square foot) paid upon completion of the tenant improvements.

Lessor Improvement Cost: \$20.00 per square foot allowance.

Option to Extend: Two (2) one (1) year options.

Option to Terminate: For loss of funding.

Option Penalty: Principle balance of all unamortized improvements remaining over the five (5) year term.

Services: Lessor provides interior/maintenance, custodial, and utilities with the exception of electrical.

Parking: Sufficient for County needs.