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

FROM: Department of Facilities Management

SUBMITTAL DATE:
October 14, 2003

SUBJECT: FIRST AMENDMENT TO LEASE/DEPARTMENT OF PUBLIC SOCIAL SERVICES / RIVERSIDE COUNTY OFFICE, INC.

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

BACKGROUND: The County of Riverside approved a lease June 25, 2002 (M.O. 3.20) with Riverside County Office, Inc. for 21,225 square foot build-to-suit facility for the Department of Public Social Services-Child Protective Services Division, to be located at Avenue 48 and Jackson Street, Indio. The attached First Amendment to Lease represents the departments request to expand the proposed existing square footage from 21,225 to 31,171 square feet for future growth.

(Continued on Page 2)

Department Concurrence

OK R.T.M.
10-21-03

Reviewed by
CIP TEAM

MJS:LGH:sh
8.620

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 332,179.33	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

SOURCE OF FUNDS: Department of Public Social Services Operating Budget – Federal 50%, State 35%, Social Services Realignment Fund 15%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature

[Signature]

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

Prev. Agn. Ref.: 6/25/02 3.20 | District: 4 | Agenda Number:

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

3.12

RECEIVED RIVERSIDE COUNTY
OCT 15 2003
CLERK OF THE BOARD

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE/DEPARTMENT OF PUBLIC SOCIAL SERVICES/RIVERSIDE COUNTY OFFICE, INC.

October 14, 2003

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BACKGROUND: (Continued)

Lessor: Riverside County Office, Inc.
c/o Vanir Development Company
980 Ninth Street, Suite 900
Sacramento, California 95814-2719

Location: Avenue 48 and Jackson Street, Indio

Term: Fifteen years

Option to Terminate: Yes, if funding is reduced or unavailable, with six (6) months notice; no penalty

	<u>Current:</u>	<u>Proposed:</u>
Size:	21, 225	31,171
Rent:	\$1.46 per square foot \$31,032 per month \$372,386 per year	\$1.49 per square foot \$46,444.79 per month \$557,337.48 per year

Leasehold Improvement Reimbursement:

County to reimburse Lessor in three separate one-third installments of the actual costs upon completion.

First one-third installment in the amount of \$285,734.33 to be paid in the first Fiscal year following completion.

Second one-third installment in the amount of \$285,734.33 to be paid in the second fiscal year following completion.

Third one-third installment in the amount of \$285,734.33 to be paid in the third fiscal year following completion.

This First Amendment to Lease has been approved as to form by County Counsel.