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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 3, 2004

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

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

BACKGROUND: On May 21, 2002 (M.O. 3.12) the Board approved an agreement with Riverside County Office, Inc. to remodel the building at 47-950 Arabia Street, Indio. During the phased remodel that is nearing completion, it was determined additional improvements were required to prepare the space for full occupancy.

(Continued on Page 2)

Departmental Concurrence

MJS:LGH:sh
8.838


MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 85,000	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: 100% Federal	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature 

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:
11/26/96.#3.10, 12/17/96,#3.15,
7/25/00 #3.15, 5/21/02 #3.12

District: 4

Agenda Number:

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

3.12

BOARD OF SUPERVISORS

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

February 3, 2004

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BACKGROUND: (Continued)

This Fifth Amendment to Lease provides for the cost of the construction phasing process, not to exceed \$ 85,000. The Tenant Improvements will include additional electrical, paint, drywall and carpet.

The lease is summarized below:

Lessor:	Riverside County Office, Inc. Vanir Development 980 Ninth Street, #906 Sacramento, California 95814
Location:	47-950 Arabia Street, Indio, California
Size:	34,000 square feet
Rent:	\$ 1.52 per square foot \$ 52,680 per month \$ 620,160 per year
Tenant Improvements:	Increased by \$85,000 from \$300,000 to \$385,000.
Utilities & Custodial Services:	County provides telephone and electrical Lessor provide all others
Furniture, Furnishings & Equipment:	Provided by County

This Fifth Amendment to lease has been approved as to form by County Counsel.