

gl 655

526



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 9, 2004

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

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Third 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. The 47-940 Arabia Street building is currently occupied by the Department of Public Social Services' Child Protection Services program (CPS). The department has made a request to reconfigure the existing interview rooms and convert them to family rooms. The improvements include demolition, framing, electrical, drywall, carpet, and paint. Also, included is the electrical grounding for the Consortium IV. The tenant improvements shall not exceed \$40,000.00.

Departmental Concurrence

(Continued on Page 2)

MJS:LGH:sh
8.911

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 318,508	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 17,518	Budget Adjustment:	No
	Annual Net County Cost:	\$ 17,518	For Fiscal Year:	03/04
SOURCE OF FUNDS: 50.9% Federal, 34.2% State, 5.5% County, 9.4% Social Services Realignment Fund.			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

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

Prev. Agn. Ref.: 1/26/96.#3.10,
12/17/96,#3.15, 7/25/00 #3.15, 5/21/02
#3.12

District: 4

Agenda Number:

COUNTY OF RIVERSIDE
MAY 9 11:53
DEPT OF FACILITIES
EXECUTIVE

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

3.7

BOARD OF SUPERVISORS

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

March 9, 2004

Page 2

BACKGROUND: (Continued)

The lease is summarized below:

Location:	47-940 Arabia Street, Indio, California
Term:	Expiration December 31, 2017
Size:	15,000 square feet
Rent:	\$1.52 per square foot \$ 22,754 per month (July – December) \$ 23,664 per month (January – June) \$ 278,508.00 per year
Tenant Improvements:	Not to exceed \$40,000.00
Utilities:	Maintenance and Custodial provided by Lessor all others County of Riverside
Parking:	Sufficient for County needs
Communications Cost:	No impact

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