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

FROM: Department of Facilities Management

SUBMITTAL DATE:
April 12, 2004

SUBJECT: FIRST AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH,
MORENO VALLEY BEL AIR PLAZA, LTD, LESSOR

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

BACKGROUND: On March 17, 1999, the County entered into a Lease for the Department of Mental Health at 23119 Cottonwood Avenue, Building A, Moreno Valley, to accommodate Mental Health's Children's Interagency Program. This facility continues to meet the program's location and space requirements. The First Amendment to Lease extends the term of the lease an additional three years. In addition, the landlord will complete tenant improvements to the leased premises at no cost to the County.

(Continued Page 2)

Departmental Concurrence

JMK
4-22-04

MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

MJS:SE:sh
8.962

FINANCIAL DATA	Current F.Y. Total Cost:	\$94,556	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$510	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$521	For Fiscal Year:	03/04

SOURCE OF FUNDS: 50.10% State, .54% County, .45% 3rd Party, 27.56% Medi-Cal FFP, 21.35% Realignment (sales tax)

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

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

Prev. Agn. Ref.: 12/2/97 3.8

District: 5

Agenda Number:

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

3.20

COUNTY OF RIVERSIDE
APR 12 2004 1:20
RECEIVED BY...
CLERK OF THE BOARD

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH,
MORENO VALLEY BEL AIR PLAZA, LTD, LESSOR

April 14, 2004

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BACKGROUND: (Continued)

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

Lessor: Bel Air Plaza LTD
1875 Century Park East, Suite 1350, Los Angeles, CA

Location: 23119 Cottonwood Ave., Building A, Moreno Valley

Term: Extended three (3) years effective March 1, 2004

Size: 6,193 square feet

Rent: \$1.30 per square foot (rounded)
\$8,035.70 per month
\$96,428.40 per year

Annual Adjustment: Three (3) percent

Improvement Cost: \$20,000 provided and paid for by Lessor

Support Services: Lessor provides all services with the exception of electric.

Data/Communication: No financial impact

Option to Terminate: For loss of funding with sixty days' notice.

Option Penalty: No penalty

Parking: Sufficient for County use

Market Data: Facilities Management has researched rental rates for office buildings in the greater Riverside area, specifically, Moreno Valley for this lease renewal. The average rental rate is \$1.38 including tenant improvements, interior/exterior maintenance, and utilities with the exception of electric. This lease renewal was negotiated at \$1.30.