

687

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

A31



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 21, 2004

SUBJECT: THIRD AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY, BANNING/RAMSEY STREET BUILDING, LESSOR.

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

BACKGROUND: This Third Amendment represents a request from the Community Health Agency to renew their lease agreement at 3055 W. Ramsey Street, Suites A & B, Banning. This facility provides services to the clients of the Women, Infants and Children's (WIC) program and health clinic services. The renewal shall extend the lease term for a period of eighty four (84) months commencing on February 1, 2004 and expiring on January 31, 2011.
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Susan D. Harrington
Departmental Concurrence

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

MJS:TW:db
8.983

Reviewed by
CIP TEAM

FINANCIAL DATA	Current F.Y. Total Cost:	\$135,864	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 84,236	Budget Adjustment:	No
	Annual Net County Cost:	\$ 87,544	For Fiscal Year:	04/05

SOURCE OF FUNDS: 62% County, 38% Federal	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE

Policy
Policy

Consent
Consent

County Executive Office Signature *[Signature]*

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

Prev. Agn. Ref.: 10/22/96, 3.16 | District: 5 | Agenda Number:

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

3.44

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY,
BANNING/RAMSEY STREET BUILDING, LESSOR.

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BACKGROUND: (Continued)

The rent will be increased from \$11,106.60 per month to \$11,439.80 per month effective February 1, 2004. In addition, the Department will pay a portion of the tenant improvement costs, \$15,449.00, which will be amortized over the term of the lease at \$183.92 per month. The Landlord will complete improvements as outlined in the attached Amendment and Exhibit "F". No other provisions of the Lease agreement are affected by this First Amendment.

This Third Amendment to Lease is summarized below:

Lessor:	Ramsey Street Building 5055 Canyon Crest Drive Riverside, California
Premises Location:	3055 West Ramsey Street, Suites A & B, Banning
Size:	8,000 square feet
Term:	Eighty four (84) months, commencing February 1, 2004 and terminating January 31, 2011.
Base Rent:	\$ 1.43 per sq. ft. \$ 11,439.80 per month \$137,277.60 per year
T.I. Rent:	\$.023 per sq. ft. \$ 183.92 per month \$ 2,207.04 per year
Rent Adjustment:	Three (3%) percent annually.
Custodial Service:	Provided by County
Utilities:	County pays for electric and telephones, Lessor pays for gas, water, sewer and trash.
Interior/Exterior Maintenance:	Provided by Lessor
Tenant Improvements:	By Lessor: Paint, carpet, tile, install window tint, expand Chart Room, for a total cost of \$17,988. By Lessee: Convert E.K.G. Room and Office #5 into Exam Rooms, run water lines and install sinks. Install new exterior sign, for a total cost of \$15,449.

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BACKGROUND: (Continued)

Option to Terminate: After five (5) years if; (a) a County facility becomes available, or; (b) demographic trends change in the area and the client base is depleted.

Parking: Sufficient to meet County needs.

Competitive rates in the greater Riverside area for a comparable facility range from \$1.44 to \$1.52. Facilities Management conducted a search in the Banning area and suitable premises were not available. Considering the costs for relocation, there are cost efficiencies by remaining in the current space.

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