

693

618

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 10, 2004

SUBJECT: FOURTH AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/MISSOURI PLAZA, LLC, A MISSOURI LIMITED LIABILITY COMPANY - 2055 N. PERRIS BLVD., SUITES B1 – C5, PERRIS, CALIFORNIA

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

BACKGROUND: In March 2004, The Department of Public Social Services contacted the Department of Facilities Management, Real Estate Division, to request that the Real Estate Division assist them in obtaining landlord approval for the construction of certain tenant improvements for their existing facility located in Perris. The Department of Public Social Services has operated its Temporary Assistance MediCal Division at this location, since 1992, and due to substantial client growth in the region, increased seating in the existing lobby is required, as well as additional client interview booths. The tenant improvements will enable the Division to expand the existing lobby area, and relocate a portion of the staff to the adjacent available leased premises, under the authority of a new lease. The Real Estate Division contacted the landlord to obtain their services for tenant improvement design to the existing space, and to obtain associated construction costs. After review and approval of the design and costs by the Department of Public Social Services, the landlord has agreed to complete the requested improvements, subject to approval by the Board of Supervisors of a lease amendment. Facilities Management is concurrently submitting an additional Form 11 to provide the authority for the County to execute a new lease on office space adjacent to the existing facility to provide for the relocation of staff as stated above. (Continued on Page 2)

Departmental Concurrence

MJS:SG:db
9.011


MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$5,621	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: 50% Federal; 50% State.	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

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

Prev. Agn. Ref.: | District: 5 | Agenda Number:

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

3.16

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/MISSOURI PLAZA, LLC, A MISSOURI LIMITED LIABILITY COMPANY
2055 N. PERRIS BLVD., SUITES B1 – C5, PERRIS, CALIFORNIA

May 10, 2004

Page 2

BACKGROUND: (Continued)

The attached Lease Agreement is summarized below:

Lessor: Missouri Plaza, LLC
14181 Harvest Valley Avenue
Corona, California 92880

Premises Location: 2055 N. Perris Blvd., Suites B1 – C5, Perris, California

Size: 16,250 Square Feet.

Improvements: Tenant Improvements include expansion of existing lobby and interview booth area, demolition of existing walls, electrical, and cosmetic improvements.

Cost of Improvements: County to pay the cost of improvements in the amount of \$16,863.45 including a ten percent (10%) contingency, in three (3) equal installments of \$5,621.15 during the lease term. First payment to be made on or before June 30, 2004.

Information
Technology Cost: \$4,097

The attached Fourth Amendment to Lease Agreement was approved as to form by County Counsel.