

152



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
July 14, 2004

SUBJECT: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, 950 RAMONA, SUITES 1 - 3, SAN JACINTO, ALFRED FIKSE, 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 facility is occupied by the Department of Mental Health and serves as an Adult and Children's Service Center. The Department has requested that Facilities Management Real Estate Division negotiate a new three (3) year term commencing on September 1, 2004, with a reduction in size from 5,850 square feet to 3,600 square feet. Vocational Services will be relocating to a new location in Hemet. The rent will be reduced from \$5,768.69 per month to \$3,549.96 per month.

Departmental Concurrence

MJS:TW:db
9.131

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$47,037	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 357	Budget Adjustment:	No
	Annual Net County Cost:	\$ 357	For Fiscal Year:	04/05

SOURCE OF FUNDS: 57.02% State, 32.88% Realignment, 9.34% 3 rd Party, 0.76% County	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 *Terence P. Shuman*

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

Prev. Agn. Ref.: 8/13/02 3.28 | District: 3 | Agenda Number:

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

3.43

RECEIVED RIVERSIDE COUNTY CLERK OF THE BOARD OFFICE JUL 15 2004 1:21

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH,
950 RAMONA, SUITES 1 - 3, SAN JACINTO, ALFRED FIKSE, LESSOR

July 14, 2004

Page 2

BACKGROUND: (Continued)

This Third Amendment to Lease is summarized below:

Lessor:	Alfred Fiske.
Premises Location:	950 North Ramona, Suites 1 – 3 San Jacinto.
Size:	3,600 Square Feet.
Term:	Three (3) years, terminates July 31, 2007.
Rent:	\$.9861 per square foot F.S.G. \$ 3,549.96 per month. \$42,599.52 per year.
Rent Adjustment:	None.
Custodial Service:	Provided by Lessor.
Utilities:	County pays for electric, gas and telephone. Lessor pays for all others.
Interior/Exterior Maintenance:	Provided by Lessor.
Improvements:	N/A.
Information Technology Costs:	N/A.
Option to Terminate:	For loss of funding with 60 days written notice.
Parking	Sufficient to meet County needs.
Market Rates:	Facilities Management has researched rental rates for comparable space in the area and they range from \$1.03 per square foot to \$1.25 per square foot F.S.G.

All other terms and conditions of the Lease shall remain the same.

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