

235

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

920



FROM: Department of Facilities Management

SUBMITTAL DATE:
July 28, 2004

SUBJECT: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, INDIO, SECON XVII PARTNERS, 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 to Lease represents a request from the Department of Mental Health's Drug Abuse Program to renew this Lease for an additional ten (10) months commencing on September 1, 2004 and terminating on June 30, 2005, at which time the Department will relocate to a new facility on Arabia. No other provisions of the Lease are affected by this Amendment.

Departmental Concurrence

MJS:TW:db
9.145

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$84,022	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$1,260	Budget Adjustment:	No
	Annual Net County Cost:	\$1,260	For Fiscal Year:	04/05

SOURCE OF FUNDS: 64% Federal, 23.5% State, 11% 3 rd Party, 1.5% County	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 11-25-03 3.29

District: 4

Agenda Number:

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

3.27

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, INDIO,
SEECON XVII PARTNERS, LESSOR

July 28, 2004

Page 2

BACKGROUND: (Continued)

The Third Amendment is summarized below:

Lessor:	Seecon XVII Partners 44-919 Golf Center Parkway, Suite 7 Indio, California
Premises Location:	83-912 Avenue 45, Suites 1, 3, 5 & 7 Indio, California
Size:	7,476 square feet
Term:	Commencing September 1, 2004 and terminating on June 30, 2005.
Rent:	\$.9365 per square foot F.S.G. \$ 7,001.27 per month \$ 84,022.68 per year
Rental Adjustments:	N/A
Custodial Service:	Paid by Lessor
Utilities:	Electric paid by Lessee, all others paid by Lessor.
Interior/Exterior Maintenance:	Paid by Lessor.
Improvements:	N/A
Option to Terminate:	For loss of funding with sixty (60) days written notice.
Parking:	Sufficient to meet County needs.
Market Rates:	Facilities Management has researched rates in the Indio area for comparable space and they range from \$1.25 per square foot to \$1.49 per square foot F.S.G.