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175

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 15, 2004

SUBJECT: THIRD AMENDMENT TO LEASE – DEPARTMENT OF MENTAL HEALTH /
T W INVESTMENTS

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 County.

BACKGROUND: This Third Amendment to Lease represents a request from the Department of Mental Health to expand its office at 68-615 Perez Road, Cathedral City, by 2,544 square feet. The expansion space is located at 68-625 Perez Road, Suites 9B and 10B and will accommodate staff for the Desert Drug Court program to relieve overcrowding. The rent will be increased by \$2,670.00 per month for the additional square footage and includes improvement costs amortized over the balance of the Lease.

(Continued on Page 2)

MJS:LGH:sh
9.201

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$323,607.36	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$ 0	For Fiscal Year:	04/05

SOURCE OF FUNDS: 100% State

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandt

County Executive Office Signature

Dep't Recomm.: Consent

Per Exec. Ofc.: Consent

Policy

Policy

Prev. Agn. Ref.: 12/2/97, #3.9, 8/4/98,
#3.10, 12/11/01, # 3.17

District: 4

Agenda Number:

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

3.28

BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	T W Investments C/o Capri Realty 44-650 Village Court, Suite 200 Palm Desert, California 92260	
Location:	68-625 Perez Road, Suite 9B and 10B, Cathedral City, California	
	<u>Current:</u>	<u>New:</u>
Size:	13,970 square feet	16,514 square feet
Rent:	\$1.15 per square foot \$16,092.28 per month \$193,107.36 per year (July – December)	\$1.14 per square foot (FSMG) \$18,762.28 per month \$225,147.36 per year (January – June)
Tenant Improvements:	Not to exceed \$114,480.00 amortized over the balance of the lease term.	
Option to terminate:	None	
Utilities:	Electrical and telephone provided by County all others Landlord.	
Custodial/ Maintenance:	Provided by Lessor	
Parking:	Sufficient for County purposes	
Informational Technology Cost:	\$150.00	
Market Data:	67-777 Hwy 111, \$1.32 Full Service Modified Gross 68-703 Perez Rd., \$1.07 Full Service Modified Gross 68-795 Perez Rd., \$1.12 Full Service Modified Gross	

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