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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 9, 2004

SUBJECT: FIRST AMENDMENT TO SUBLEASE – PROBATION DEPARTMENT / DAY TREATMENT CENTER / RIVERSIDE COUNTY OFFICE OF EDUCATION, INDIO

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

Departmental Concurrence

BACKGROUND: The Board of Supervisors approved a Sublease on November 20, 2001 (M.O. 3.37), between Riverside County Superintendent of Schools and the Probation Department for an Indio Day Treatment Center, which provides vision therapy, meeting rooms for nine staff and 25 minors enrolled into the program. The Probation Department has worked with the Riverside County Superintendent of Schools at this site for the last three years, and space continues to meet the requirement of the department. This First Amendment to Lease represents the first of two one-year options to renew this Sublease agreement. The Riverside County Superintendent of Schools has entered into a lease agreement with JPH Associates, LLC. and holds a leasehold interest as Lessee, for the facility located at 83-180 Requa Avenue, Indio, California.

(Continued on Page 2)

MJS:LGH:ss
9.274

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$54,229.20	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$14,100.00	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$14,100.00	For Fiscal Year:	04/05

SOURCE OF FUNDS: 17.0% Federal; 49.0% State; 26.0% County, 8.0% Other

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Lisa Brandell

County Executive Office Signature

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

Prev. Agn. Ref.: 11/20/01,#3.37

District: 4

Agenda Number:

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

3.11

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO SUBLEASE – PROBATION DEPARTMENT /
DAY TREATMENT CENTER / RIVERSIDE COUNTY OFFICE OF
EDUCATION, INDIO

November 9, 2004

Page 2

BACKGROUND: (Continued)

The Sublease is summarized below:

Sublessor:	Riverside County Superintendent of Schools 3939 Thirteenth Street Riverside, California 92507
Sublessee:	County of Riverside Probation Department
Location:	83-180 Requa Avenue Indio, California
Size:	4,150 square feet
Rent:	\$1.09 per square foot \$4,519.10 per month \$54,229.20 per year
Tenant Improvements:	None
Option to renew:	One option year remaining
Utilities:	County pays for its telephone service and 49% of the electrical service
Custodial/ Maintenance:	Provided by Lessor
Parking:	Sufficient for County purposes
Market Data:	N/A

This First Amendment to Sublease has been approved as to form by County Counsel.