

Handwritten: Mary Christina 765
Reviewed by
CIP TEAM

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

Handwritten: 427



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 10, 2004

SUBJECT: FOURTEENTH AMENDMENT TO LEASE – ECONOMIC DEVELOPMENT
AGENCY/DANIELC. BURKE, MICHAEL P. BURKE, ADRIENNE C. BURKE AND ELAINE
ORTUNO

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

BACKGROUND: The Workforce Development Center of the Economic Development Agency has
occupied 1151 Spruce Street under the existing lease since 1994. The facility continues to meet
the department's needs and this Fourteenth Amendment to Lease represents a request from the
Economic development Agency (EDA) to extend the term of this lease for an additional five (5)
years commencing on November 1, 2004.

(Continued on Page 2)

MJS:TW:ss
9.275

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 789,608	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	05/06

SOURCE OF FUNDS: 100% Federal	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Handwritten Signature: Lisa Brandell

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 1/13/04 3.21 33

District: 1

Agenda Number:

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

Large handwritten number: 3.9

COUNTY OF RIVERSIDE
DEC -3 PM 5:18
EXECUTIVE

BOARD OF SUPERVISORS

Form 11: FOURTEENTH AMENDMENT TO LEASE – ECONOMIC
DEVELOPMENT AGENCY/DANIEL C. BURKE, MICHAEL P. BURKE,
ADRIENNE C. BURKE AND ELAINE ORTUNO

November 10, 2004

Page 2

BACKGROUND: (Continued)

In addition, on November 1, 2006 the square footage will be reduced from 57,210 square feet to 52,120 square feet with a reduction in rent. This Amendment provides for tenant improvements as outlined on the attached Amendment.

Lessor: Daniel C. Burke, Michael P. Burke,
Adrienne C. Burke & Elaine Ortuno
28 Hammond, Suite F
Irvine, California

Premises Location: 1111 Spruce Street, Riverside

Size: 57,120 square feet

Term: Five (5) years

Rent:

11/1/04 thru 10/31/05	\$62,260.80
11/1/05 thru 10/31/06	\$64,439.93
11/1/06 thru 10/31/07	\$60,879.16
11/1/07 thru 10/31/08	\$63,006.83
11/1/08 thru 10/31/09	\$65,212.07

Rent Adjustment: 3.5% annually

Custodial Service: Provided by Lessor

Utilities: Lessee pays electrical and gas, Lessor pays all
Other utilities.

Interior/Exterior
Maintenance: Provided by Lessor

Improvements: Re-paint and re-carpet Foster Assessment and
Veterans space. Re-paint designated corridors,
break rooms and restrooms at Landlords sole
expense.

60 days prior to the 24th month of the lease and
upon written request by County, Landlord shall
paint designated areas of the leased premises.

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: FOURTEENTH AMENDMENT TO LEASE – ECONOMIC
DEVELOPMENT AGENCY/DANIEL C. BURKE, MICHAEL P. BURKE,
ADRIENNE C. BURKE AND ELAINE ORTUNO

November 10, 2004

Page 3

BACKGROUND: (Continued)

Cost will be amortized over the remaining term of the lease at \$1,042.40 per month. If the option to renew is exercised, the \$1,042.40 per month will be paid through the option period.

Install new transformer and sub panel to service Additional electrical requirements in the leased premises. Total cost \$7,285.00 to be paid by County upon completion and acceptance of work.

Information Technology
Costs:

N/A

Option to
Terminate:

For loss of funding with sixty (60) days written notice.

Parking:

Sufficient to meet County needs.

Facilities Management has researched rental rates for competitive space in the Riverside area and located the following competitive properties:

3880 Lemon Street, Riverside	\$1.95 square foot
3610 Central Avenue, Riverside	\$1.75 per square foot
11161 Magnolia, Riverside	\$1.95 per square foot

This Fourteenth Amendment to Lease has been approved by County Counsel as to form.