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

FROM: Department of Facilities Management

SUBMITTAL DATE:
May 10, 2005

SUBJECT: SECOND AMENDMENT TO LEASE-COMMUNITY HEALTH AGENCY/BEARD FAMILY TRUST DATED SEPTEMBER 2, 1982, KENNETH A. BEARD TRUST DATED JULY 10, 1984, AND PACIFIC MEDIA PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 3900 SHERMAN DRIVE, RIVERSIDE

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

BACKGROUND: On June 24, 2003 (M.O. 3.17) the Board of Supervisors approved a First Amendment to Lease authorizing the Community Health Agency to pursue an additional 1,893 square feet of space, Suite 1E, contiguous to existing space for expansion needs. Suite 1E has become available and this Second Amendment to Lease is requesting approval for the expansion and improvements needed to occupy this space.
(Continued on Page 2)

/Second amendment to

*Any questions
Reviewed by
CIP TEAM*
Cinda Randall for S.H

MJS:TW:db
9.461

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 618,831	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 618,831	Budget Adjustment:	No
	Annual Net County Cost:	\$ 658,584	For Fiscal Year:	04/05

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

C.E.O. RECOMMENDATION:
APPROVE *Lisa Brandt*
County Executive Office Signature

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 6/24/03, 3.17 | District: 1 | Agenda Number:

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

3.15

BOARD OF SUPERVISORS

Form 11: SECOND AMENDMENT TO LEASE-COMMUNITY HEALTH AGENCY/BEARD FAMILY TRUST DATED SEPTEMBER 2, 1982, KENNETH A. BEARD TRUST DATED JULY 10, 1994, AND PACIFIC MEDIA PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 3900 SHERMAN DRIVE, RIVERSIDE.

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BACKGROUND: (Continued)

Lessor: Beard Family Trust dated September 2, 1982, Kenneth A. Beard Trust dated July 10, 1984, and Pacific Media Properties, LLC

Premises Location: 3900 Sherman Drive, Riverside.

Size: From 29,460 square feet to 31,353 square feet.

Term: Expires 11/30/09.

Rent: From: \$ 1.75 per sq. ft. To: \$ 1.75 per sq. ft.
\$ 51,569.29 per month \$ 54,882.04 per month
\$618,831.48 per year \$658,584.48 per year

Rent Adjustment: Three percent (3%) annually.

Custodial Service: Provided by County.

Utilities: County pays for electricity and telephone. Lessor pays for all other utilities, including gas, water, and refuse collection.

Interior/Exterior Maintenance: Provided by Lessor.

Tenant Improvements: Not to exceed \$73,073.65. County to pay in full upon completion and acceptance of premises.

Information Technology Costs: Approximately \$7,000.00.

Option to Terminate: For loss of funding with one hundred eighty (180) days written notice.

Parking: Sufficient to meet County needs.

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BACKGROUND: (Continued)

Market Rates: Facilities management has researched rental rates for competitive rates in the area and located the following comparable properties.

3610 Central Avenue, Riverside	\$ 1.75 F.S.G.
9041 Magnolia, Riverside	\$ 1.90 F.S.G.
3687 Adams, Riverside	\$ 1.85 F.S.G.

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