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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 24, 2005

SUBJECT: FIRST AMENDMENT TO LEASE - DEPARTMENT OF PUBLIC SOCIAL SERVICES/D.D. BAINBRIDGE, LLC, 547-561 NORTH SAN JACINTO STREET, HEMET

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

BACKGROUND: The Department of Public Social Services entered into a lease agreement on July 27, 2004, (Agenda Item #3.18) for the Child Protective Services program with D.D. Bainbridge, LLC, located at 547-561 North San Jacinto Street, Hemet. During the course of construction, additional design and ADA compliance requirements expanded the project scope and cost, including, in part, an increase in electrical power, HVAC, and security equipment. These improvements are necessary to accommodate and enhance the facility operational efficiency and service to clients in the community.
(Continued)

Mary Christina
Reviewed by
CIP TEAM
Departmental Concurrence

MJS:HHR: eo
9.475

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 26,176.70	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 1,020.89	Budget Adjustment:	No
	Annual Net County Cost:	\$ 1,020.89	For Fiscal Year:	04/05

SOURCE OF FUNDS: Federal 55.3%, State 36.3%, County 3.9%, Realignment 4.5%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandt

County Executive Office Signature

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

Prev. Agn. Ref.: 07/27/04, #3.18 | District: 3 | Agenda Number:

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/D.D. BAINBRIDGE, LLC, 547-561 NORTH SAN JACINTO STREET, HEMET

DATE: May 24, 2005

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BACKGROUND: (Continued)

The First Amendment is summarized below:

Lessor: D.D. Bainbridge, LLC
11150 Olympic Boulevard, Suite 840
Los Angeles, California

Premises Location: 547-561 North San Jacinto Street, Hemet, California

Size: 17,600 square feet.

Term: Ten (10) years, commencing 11/24/04.

Rent: \$ 1.11 per square foot modified gross.
\$ 19,536.14 per month
\$ 234,432.00 per year

Rent Adjustments: Four percent (4%) per year.

Utilities: County pays for electricity and telephone services.

Custodial Services: Lessor responsible for custodial services.

Interior/Exterior Maintenance: Lessor responsible for interior/exterior maintenance.

Parking: Sufficient to meet County requirements.

Option to Terminate: Option to terminate after two years with 180 days advance notice to Lessor. County to pay for any unamortized costs.

Additional Improvement Costs: County to pay the cost of improvements in the amount of \$60,837.09, plus interest, in three payments during three consecutive fiscal years. First payment to be made on or before 6/30/05.

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