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



SUBMITTAL DATE:
June 16, 2005

FROM: Department of Facilities Management

SUBJECT: ELEVENTH AMENDMENT TO LEASE, CLERK RECORDER AND REGISTRAR OF VOTERS, RIVERSIDE, SPRINGS GATEWAY BUILDINGS PARTNERSHIP, LESSOR

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

BACKGROUND: The Clerk Recorder and Registrar of Voters have requested additional improvements to upgrade the HVAC equipment in their shared warehouse in the facility located at 2724-2744 Gateway Drive, Riverside. The cost of these improvements has been estimated to be \$176,028.00. Improvements include two (2) additional five (5) ton air conditioning units for two (2) electrical panel rooms, Registrar of Voters maintenance shop to protect voting equipment, installation of energy efficient lighting in Record Storage and computer controlled fans for nighttime cooling. The two (2) County Departments share a large high bay warehouse area at the rear of the office building, which is subject to intense temperature swings in the summer and winter months due to the lack of climate controls in this portion of the facility.
(Continued on Page 2)

Departmental Concurrence

Sandy M. Christensen
Reviewed by
CIP TEAM

MJS:SE:eo
9.530

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 176,028.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 115,868.00	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

SOURCE OF FUNDS: 10000 1700100000 (FY 04-05) Clerk Recorder Fund	Registrar of Voters Funds: 526700	Positions To Be Deleted Per A-30	<input type="checkbox"/>
		Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Sara Brandt

- Consent
- Policy
- Consent
- Policy

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.: 6/18/96, 3.66; 1/18/97, 3.16; 6/17/97, 3.14; 8/18/98, 3.14; 10/13/98, 3.11; 9/21/99, 3.21; 6/13/00, 3.40; 11/14/00, 3.13; 7/31/01, 3.21; 5/10/03, 3.51; 9/28/04, 3.29

District: 1

Agenda Number:

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

3.18

BOARD OF SUPERVISORS

Form 11: ELEVENTH AMENDMENT TO LEASE, CLERK RECORDER AND REGISTRAR OF VOTERS, RIVERSIDE, SPRINGS GATEWAY BUILDINGS PARTNERSHIP, LESSOR

June 16, 2005

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BACKGROUND: (Continued)

In addition, existing lighting is costly to operate and further elevates heat levels in the summer months.

The warehouse areas are staffed by employees who service voting machines and conduct other election-related preparation tasks as well as those who file vital county records. Instituting adequate climate controls will enhance employee productivity and better safeguard the County's investment in voting machines and the stability of stored records.

By virtue of this Lease Amendment, selection of the contractor to perform these upgrades is at the discretion of the property owner. The Department of Facilities Management staff will remain involved in the project oversight to ensure the success of this improvement project.

The attached Eleventh Amendment to Lease is summarized below:

Lessor's Address: Springs Gateway Building Partnership
The Magnon Companies
1650 Spruce Street, Suite 400A
Riverside, California 92507

Property Address: 2724-2744 Gateway Drive
Riverside, California 92507

Size: 102,644 square feet

Tenant Improvement Costs:	Registrar of Voters:	
	Two (2) Five (5) Ton HVAC Units	\$ 45,924.00
	Thermal Curtain	\$ 7,500.00
	Warehouse	\$ 43,134.00
	Contingency	\$ 9,655.00
	Project Management	\$ 9,655.00
	Total	\$ 115,868.00

Clerk Recorder:	
Warehouse	\$ 43,134.00
Electrical	\$ 7,000.00
Contingency	\$ 5,013.00
Project Management	\$ 5,013.00
Total	\$ 60,160.00

TOTAL PROJECT COSTS: \$176,028.00

The attached Eleventh Amendment to Lease has been reviewed and approved as to form by County Counsel.