

849



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 31 2005

**SUBJECT:** SECOND AMENDMENT TO LEASE, SHERIFF, CAL-ID DIVISION,  
RIVERSIDE/1020 IOWA AVENUE, INC., LESSOR

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

**BACKGROUND:** This Second Amendment to Lease represents a request from the Sheriff's Department, to extend the lease for an additional 5 years for the Cal-ID, finger print division, and includes limited leasehold improvement work. Cal-ID and Technical Services Bureau (TSB) of the Sheriff's Department have occupied the space at 1260 Palmyrita Street, Riverside, since October 1998 and the office continues to meet the needs of the department.  
(Continued on Page 2)

Departmental Concurrence

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

MJS:LGH:pc  
9.666

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 223,978	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	05/06

**SOURCE OF FUNDS:** CAL-ID Budget

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

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 9/1/98, 3.19,  
12/4/01, 3.26

District: 5

Agenda Number:

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

**3.26**

*9/13  
CIP TEAM  
Reviewed  
CIP TEAM  
Culb...  
Janis X...  
Conklin for Bob Doyle*

DEPARTMENT OF FACILITIES MANAGEMENT  
Form 11: SECOND AMENDMENT TO LEASE, SHERIFF, CAL-ID DIVISION, RIVERSIDE/1020  
IOWA AVENUE, INC., LESSOR

August 31, 2005

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**BACKGROUND:** (Continued)

The leasehold improvements for this facility include vinyl tile, and separate air conditioning system for computer server rooms with required electrical connections.

The Second Amendment is summarized below:

Lessor: 1020 Iowa Avenue, Inc.  
Essex Realty Management, Inc.  
P.O. Box 5198  
Riverside, California 92517

Location: 1260 Palmyrita Avenue  
Suites A-I  
Riverside, California 92507

Term: October 1, 2005 through September 30, 2010.

Size: 16,056 Square Feet.

	<u>Current</u>	<u>New</u>
Rent:	\$ .99	\$ 1.22 per square foot (Full service modified gross)
	\$ 15,895.44	\$ 19,588.32 per month
	\$190,745.28	\$235,059.84 per year

Tenant Improvements: Provided by the Lessor.

Option to Terminate: If funds are reduced or become unavailable, County may terminate.

Utilities: County pays electrical and telephone, Lessor pays all others.

Custodial/Maintenance: Provided by Lessor.

Parking: Sufficient to meet County needs.

Market Data: 769 Blaine Street, \$1.37 Full service modified gross  
Palmyrita Avenue, \$1.60 Full service modified gross

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