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



FROM: Department of Facilities Management

SUBMITTAL DATE:

April 6, 2005

SUBJECT: SECOND AMENDMENT TO LEASE COUNTY OF RIVERSIDE - HUB ENTERPRISES, ET AL, A CALIFORNIA LIMITED PARTNERSHIP, LESSOR

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

BACKGROUND: On October 26, 2004, Agenda Item No. 3.16 was approved by the Board of Supervisors approving a request from the Community Health Agency/Environmental Health to seek approximately 2,300 additional square feet of space for their Hemet facility. This request was based on increased work loads due to the rapid growth in the County. At the request of the department, the Department of Facilities Management, Real Estate Division, has negotiated an (Continued Page 2)

MJS:HHR:TW:db
9.432

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 137,692	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	04/05

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

C.E.O. RECOMMENDATION: APPROVE

Lisa Brandl

County Executive Office Signature

Policy Policy

Consent Consent

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

Prev. Agn. Ref.: 10/24/04, #3.16 | District: 3 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.13

Lisa Brandl
Reviewed by
CIP TEAM
Lisa Brandl
Departmental Concurrence

BOARD OF SUPERVISORS

Form 11: SECOND AMENDMENT TO LEASE COUNTY OF RIVERSIDE - HUB ENTERPRISES, ET AL, A CALIFORNIA LIMITED PARTNERSHIP, LESSOR

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BACKGROUND: (Continued)

expansion at the current site in Hemet. This expansion increases the square footage by approximately 3,018 square feet, from 8,440 square feet to 11,458 square feet. This increase will accommodate the required growth within the Agency. The lease term for the full suite has also been extended to May 31, 2012.

The attached Second Amendment is summarized below:

Lessor:	HUB Enterprises, et al a California limited partnership 31568 Railroad Canyon Road, Suite 130 Canyon Lake, California 92587	
Premises Location:	800 Sanderson Avenue, 2 nd Floor Hemet, California 92545	
Size:	From 8,440 square feet to 11,458 square feet.	
Term	Term extended five (5) years commencing June 1, 2005 and expiring May 31, 2012	
Rent:	From:	To:
	\$ 1.28 per sq. ft.	\$ 1.28 per sq. ft.
	\$ 10,830.47 per mo.	\$ 14,666.24 per mo.
	\$129,965.64 per yr.	\$175,994.88 per yr.
Rent Adjustment:	Three (3%) annually.	
Custodial Service:	Provided by Lessor.	
Utilities:	Provided by Lessor.	
Interior/Exterior Maintenance:	Provided by Lessor.	
Improvements:	Provided by Lessor.	
Information Technology Costs:	N/A	

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BOARD OF SUPERVISORS

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LESSOR

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BACKGROUND: (Continued)

Option to

Terminate:

For loss of funding with ninety (90) days written notice.

Parking:

Sufficient to meet County needs.

Market Rates:

Facilities Management has researched rental rates for
comparable space in the area and they range from \$1.25
per square foot to \$1.30 per square foot.

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