

12/15/05
956

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

276



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 13, 2005

SUBJECT: SECOND AMENDMENT TO LEASE / DEPARTMENT OF PUBLIC SOCIAL SERVICES – B.H. CENTRAL, LLC, LESSOR 3610 CENTRAL AVENUE, SUITES 300, 500 & 600, RIVERSIDE

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

BACKGROUND: The Department of Public Social Services, Child Protective Services programs have occupied this facility located at 3610 Central Avenue, Suites 300, 500 and 600, Riverside, since December 21, 1999. The current lease is due to expire on February 28, 2006. The department has requested that the lease be extended an additional five years commencing on March 1, 2006 and terminating on February 28, 2011. This facility continues to meet the needs and requirements of the department.

(Continued on Page 2)


MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

MJS:T:eo
9.770

FINANCIAL DATA	Current F.Y. Total Cost:	\$19,406	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 990	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$25,322	For Fiscal Year:	05/06

SOURCE OF FUNDS: Federal 50.80%, State 33.94%, County 5.10%, Realignment 10%, Other 0.16%	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

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 2/1/05, 3.11 | District: 2 | Agenda Number:

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

3 . 20

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: SECOND AMENDMENT TO LEASE / DEPARTMENT OF PUBLIC SOCIAL SERVICES – B.H. CENTRAL, LLC, LESSOR 3610 CENTRAL AVENUE, SUITES 300, 500 & 600, RIVERSIDE

December 13, 2005

Page 2

BACKGROUND: (Continued)

The Second Amendment to Lease is summarized below.

Lessor: B.H. Central, LLC
11111 Santa Monica Blvd., Suite 1800
Los Angeles, California

Premises Location: 3610 Central Avenue, Suites 300, 500 & 600
Riverside, California

Size: Approximately 23,623 square feet.

Term: Five years (5), commencing on March 1, 2006 and Terminating on February 28, 2011.

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.54 per sq. ft.	\$ 1.75 per sq. ft.
	\$ 36,523.68 per month	\$ 41,375.25 per month
	\$438,284.16 per year	\$496,503.00 per year

Rent Adjustments: Five percent (5%) annually.

Custodial Service: Provided by Lessor.

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

Maintenance: Provided by Lessor.

Improvements: Paint and clean carpets, Suites 300, 500 & 600 at Lessors expense.

Option to Terminate: Loss of funding with sixty days written notice.

Parking: Sufficient to meet County needs.

Facilities Management has researched rental rates for competitive space in the Riverside area and located the following competitive properties:

3880 Lemon Street, Riverside	\$2.00 per sq. ft. F.S.G.
11161 Magnolia, Riverside	\$1.85 per sq. ft. F.S.G.
3801 University Avenue, Riverside	\$2.00 per sq. ft. F.S.G.

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