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

FROM: Department of Facilities Management

SUBMITTAL DATE:
February 6, 2006

SUBJECT: FIRST AMENDMENT TO LEASE – DEPARTMENT OF MENTAL HEALTH – OASIS REHABILITATION CENTER, INC., LESSEE - INDIO

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

BACKGROUND: The Department of Mental Health has operated a residential treatment program in the county-owned building located at 47-915 Oasis Street, Indio, since 1997. The Department of Mental Health currently contracts with the Oasis Rehabilitation Center, Inc. to provide services in this facility relative to Mental Health's residential program. Through the lease, the Department of Mental Health receives operation cost revenue from the Oasis Rehabilitation Center which is applied to actual building operating costs of the facility. This First Amendment to Lease will increase the square footage that Oasis Rehabilitation Center, Inc. currently occupies from 26,000 to 31,500 square feet.

(Continued on page 2)

Departmental Concurrence

T.J. Miller
MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

MJS:LGH:eo
9.845

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	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: Not applicable - Revenue	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

Lisa Brandt

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 7/11/00, #3.17;
10/02/01, #3.17; 10/22/02, #3.17;
8/26/03, #3.20; 9/13/05, #3.23

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 . 20

BOARD OF SUPERVISORS

Form 11: LEASE – DEPARTMENT OF MENTAL HEALTH - OASIS
REHABILITATION CENTER, INC. , LESSEE – INDIO

February 6, 2006

Page 2

BACKGROUND: (Continued)

This First Amendment to Lease will also increase the operating costs revenue from \$33,709.00 to \$40,840.00 payable monthly to the Department of Mental Health. All other terms and conditions of the Lease remain the same.

The attached First Amendment to Lease is summarized below:

Lessee's Address:	Oasis Rehabilitation Center, Inc. 7700 Edgewater Drive, Suite 658 Oakland, California 94621	
Location:	47-915 Oasis Street, Indio, California	
	<u>Current</u>	<u>New</u>
Size:	26,000 square feet	31,500 square feet
	<u>Current</u>	<u>New</u>
Operating Cost:	\$33,709.00 per month	\$40,840.00 per month
Utilities:	County pays utilities.	
Custodial Service:	Lessee provides.	
Interior/Exterior Maintenance:	County provides.	
Option to Extend:	None.	
Option to Terminate:	With sixty (60) days written notice by either party.	
Information Technology Costs:	Not applicable.	

County Counsel has reviewed and approved the attached document as to form.