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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
March 6, 2006

**SUBJECT:** FIRST AMENDMENT TO LEASE, COUNTY OF RIVERSIDE/BLUE MOUNTAIN TWO/LESSOR, 1111 SPRUCE STREET, RIVERSIDE, CALIFORNIA.

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

**BACKGROUND:** On January 4, 2005, the County entered into a lease agreement for 16,235 square feet of office space for the Career Development Division and Temporary Assignment Program of the Human Resource Department at 1111 Spruce Street, Riverside, California. The Department finds it necessary to expand into an additional 11,202 square feet at this location. This expansion was approved In-Principle by the Board of Supervisors on August 23, 2005 Agenda item #3.57.

(Continued on Page 2)

  
MICHAEL J. SYLVESTER, DIRECTOR  
Department of Facilities Management

MJS:TW:eo  
9.869

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 38,065	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 38,065	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost: 06/07</b>	\$ 372,046	<b>For Fiscal Year:</b>	05/06

<b>SOURCE OF FUNDS:</b> Human Resources Operating Fund 10000-1130100000	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**  
**APPROVE**  


County Executive Office Signature

FORM APPROVED  
COUNTY COUNSEL

MAR 06 2006

BY 

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

Prev. Agn. Ref.: 1/4/05, 3/18 | District: 1 | Agenda Number:

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

3.2

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FIRST AMENDMENT TO LEASE, COUNTY OF RIVERSIDE/B  
BLUE MOUNTAIN TWO/LESSOR, 1111 SPRUCE STREET, RIVERSIDE,  
CALIFORNIA.

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**BACKGROUND:** (Continued)

The department's workload has grown in multiple areas, including demand for the Temporary Assignment Program (TAP), Career Development classes, Employee Benefits Services and Workers Compensation claims. This expansion will also allow the Safety Division to relocate from their facility located at 3901 Lime Street, First floor, to the Spruce Street facility; at which time the Workers Compensation Division will expand into the Safety Division vacated space. Date of occupancy is estimated to be May 1, 2006.

The First Amendment to Lease is summarized below.

Lessor:	Blue Mountain Two 28 Hammond, Suite F Irvine, California 92618	
Premises Location:	1111 Spruce Street Riverside, California	
Size:	Approximately 27,437 square feet.	
Term:	Current term expires on October 31, 2007.	
Rent:	Current	New
	\$ 1.13 per sq. ft.	\$ 1.13 per sq. ft.
	\$ 18,315.51 per month	\$ 31,003.81 per month
	\$219,786.12 per year	\$372,045.72 per year
Rent Adjustments:	Three and one half percent (3.5%) on each anniversary date of the lease agreement.	
Custodial Service:	Provided by Lessor.	
Utilities:	County pays electricity and telephone, Lessor pays All others.	
Maintenance:	Provided by Lessor.	
Improvements:	\$9,685.00 to be paid by County upon completion for painting, installation of carpet in Suite G and carpet cleaning.	
RCIT Costs: (Continued on Page 3)	\$27,047.23	

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FIRST AMENDMENT TO LEASE, COUNTY OF RIVERSIDE/BLUE MOUNTAIN TWO/LESSOR, 1111 SPRUCE STREET, RIVERSIDE, CALIFORNIA.

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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.

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

4275 Lemon Street, Riverside	\$1.65 per sq. ft. FSG
3610 Central Avenue, Riverside	\$1.75 per sq. ft. FSG
3880 Lemon Street, Riverside	\$1.95 per sq. ft. FSG

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