

030

712

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 21, 2007

SUBJECT: First Amendment to Lease – County of Riverside / City of Palm Springs, Lessor

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

BACKGROUND: On January 13, 1987, the County entered into a Lease for the facility located at 3111 Tahquitz Way, Palm Springs, for office space. This Lease is scheduled to expire on December 31, 2006 and would like to extend the Lease for another year. This facility is occupied by Community Health Agency (CHA). The First Amendment to Lease will extend the Lease for one (1) year effective as of January 1, 2007 and terminating December 31, 2007.
(Continued on Page 2)

Susan D. Harrington
Departmental Concurrence

Robert Field

RF:MH:ss
10.594

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 104,836	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 87,044	Budget Adjustment:	No
	Annual Net County Cost:	\$ 87,044	For Fiscal Year:	06/07

SOURCE OF FUNDS: Federal 13.003%; State 3.9678%;
General Fund 83.0291%;

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

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

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

Gordon V. Woo
BY Gordon V. Woo
JAN 02 2007

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.8

BACKGROUND: (Continued)

The attached First Amendment to Lease is summarized below:

Lessor's Address: City of Palm Springs
P.O. Box 2743
Palm Springs, California 92263-2743

Location: 3111 Tahquitz Way, Palm Springs, California

Term: Effective as of January 1, 2007 and terminating December 31, 2007

Size: 14,306 square feet

Rent: New
\$ 1.17 per square foot
\$ 16,800.64 per month
\$201,607.68 per year

Utilities: County shall pay for all services.

Custodial Services Lessor provides.

Maintenance: Lessor provides.

Parking: The landlord shall provide twenty (20) parking spaces, of which three (3) shall be identified as reserved. The cost of the parking has been factored into the base rent.

Option to Terminate: Option to terminate related to reduced or unavailable funding with sixty (60) days' advanced notice to Lessor.

RCIT Cost: None

Tenant Improvements: Landlord shall repair sliding door in lobby and will repaint the following: six committees' room, lunch room and main hall.

Market Data: 3403 Tenth Street, Riverside 2.05 FSMG
3880 Lemon Street, Riverside 2.10 FSMG
3850 Vine Street, Riverside 1.95 FSMG

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