

046

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

218



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 20, 2007

SUBJECT: Second Amendment to Lease – Department of Mental Health, Moreno Valley

Departmental Concurrence

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

BACKGROUND: The County of Riverside has leased the facility located at 23119 Cottonwood Avenue, Building A, Moreno Valley, from Bel Air Plaza, LTD., a California limited partnership, since 1997. The building is utilized by the Department of Mental Health's Children's Program. This facility continues to meet the needs and requirements of the department. This Second Amendment to Lease will extend the term of the lease an additional sixty (60) months as of March 1, 2007 and terminating February 29, 2012.
(Continued on Page 2)

RF:SE:ss
10.638

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 82,480	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 454	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 638	For Fiscal Year:	06/07

SOURCE OF FUNDS: 99% State, .55% County, .45% 3rd Party.

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

MAR 27 2007

BY:

Policy
 Consent

 Policy
 Consent

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

Prev. Agn. Ref.: 12/2/97, #3.8;
5/11/04, #3.20

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.20

BACKGROUND: (Continued)

The Second Amendment to Lease is summarized below:

Location: 23119 Cottonwood, Building A
Moreno Valley, California 92553

Lessor: Bel Air Plaza, LTD
1875 Century Park East, #1350
Los Angeles, California 90067

Size: 6,193 Square Feet

Term: Five (5) years effective as of March 1, 2007

	<u>Current</u>	<u>New</u>
Rent	\$ 1.38	\$ 1.50 per square foot (FSMG)
	\$ 8,525.07	\$ 9,289.50 per month
	\$102,300.84	\$111,474.00 per year

Rental Adjustments: Five (5%) percent annually.

Improvements: \$42,150.00
Lessor at his expense will provide paint and carpet.
County will reimburse Lessor \$42,150.00 for the carpet.

Market Data: 23119 Cottonwood, 7,367 sq. ft., \$1.65, Moreno Valley (FSMG)
12125 Day Street 8,100 sq. ft., \$1.80, Moreno Valley (FSMG)

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