

2007-05-74

DB
Dennis Boyle

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

FROM: Department of Facilities Management

SUBMITTAL DATE:
May 8, 2007

SUBJECT: Third Amendment to Lease – Department of Public Social Services, Temecula

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

BACKGROUND: On January 3, 1995, the Board of Supervisors entered into a Lease for 10,142 square feet of office space at 43264 Business Park Drive, Temecula, which will expire on May 31, 2007. The facility is occupied by the Department of Public Social Services, Temporary Assistance and Medical Division (TAMD), and continues to meet the needs of the department. This Third Amendment to Lease extends the term three (3) years.

Department of Facilities Management

RF:HR:cm
10.935

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$17,938	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 538	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 6,458	For Fiscal Year:	06/07

SOURCE OF FUNDS: Federal 56.3; State 40.1%; County 3.0%; Realignment 0.6%

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
Gordon V. Woo
MAY 08 2007

County Executive Office Signature

Jennifer L. Sargent

BY *Gordon V. Woo*

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

Prev. Agn. Ref.: 3/13/95, #3.5;
8/13/02, #3.25; 3/11/03, #3.14

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.28

BACKGROUND: (Continued)

Location: 43264 Business Park Drive
Temecula, California

Lessor: Save-Most Desert Rancho, Ltd.
23272 Mill Creek Drive, Suite 330
Laguna Hills, CA 92653

Size: Approximately 10,142 square feet.

Term: Three (3) years, commencing June 1, 2007, through May 31, 2010.

Option to Renew: One (1), one-year option to renew.

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.65 per sq. ft.	\$ 1.70 per sq. ft.
	\$ 16,745.00 per month	\$ 17,248.00 per month
	\$200,940.00 per year	\$206,976.00 per year

Rent Adjustments: Four (4%) percent annually.

Market Data:

43180 Business Park, Temecula	\$1.88 psf mg
27464 Commerce Center Dr. Temecula	\$1.69 psf mg
43385 Business Park Dr., Temecula	\$1.98 psf mg

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

FINANCIAL DATA: All associated costs for this Lease Amendment will be fully reimbursed by DPSS through Federal, State, General Funds and Realignment Funds. DPSS has budgeted for these costs in FY 06/07 and FY 07/08.