

2007-05-82

513

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 6, 2007

SUBJECT: Ninth Amendment to Lease - Department of Public Social Services, Lake Elsinore

Departmental Concurrence

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

BACKGROUND: County holds a leasehold interest as Lessee, under a lease between County and Doner Associates L.P., for the facility located at 575 Chaney Street, Lake Elsinore, California. The Department of Public Social Services occupies the facility at this location for its Self Sufficiency Division. The Department of Facilities Management, Real Estate Division, has negotiated an eighteen (18) month term extension to coincide with the completion of the department's new build to suit in Lake Elsinore, which is currently underway. The estimated occupancy date is October 2008.

RF:TW:pa
10.941

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$15,282	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$309	For Fiscal Year:	2007/08

SOURCE OF FUNDS: DPSS: Federal 63.8%, State 33.3%, County 2.4%, Realign 0.5%

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

BY:

JUN 18 2007

County Executive Office Signature

Jennifer L. Sargent

BY:
GORDON V. WOO

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

BACKGROUND: (Continued)

Lessor: Doner Associates, L.P.
727 Hilda Street
Anaheim, California

Premises Location: 575 Chaney Street
Lake Elsinore, California

Size: Approximately 25,353 square feet

Term: Eighteen (18) months commencing July 1, 2007

Rent:

	Current	New
	\$ 1.93 per sq. ft.	\$ 2.00 per sq. ft.
	\$ 48,961.52 per month	\$ 50,920.00 per month
	\$587,538.24 per year	\$611,040.00 per year

The attached Ninth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: All associated costs for this Ninth Amendment are budgeted in DPSS's budget in FY 07/08. No costs are anticipated to be incurred in FY 06/07 as a result of this Ninth Amendment to Lease.