

2007.05.84

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

717



FROM: Department of Facilities Management ✓

SUBMITTAL DATE:
June 11, 2007 ✓

SUBJECT: First Amendment to Lease, Public Defender, Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached First Amendment to Lease and authorize the Chairman of the Board to execute same on behalf of the County; and
2. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Real Property (10000-7200400000) budget as set out in Schedule "A". ✓

BACKGROUND: (Commences on Page 2)

Robert Field, Director
Department of Facilities Management

RF:TW:pa
10.897

FINANCIAL DATA	Current F.Y. Total Cost:	\$249,750	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$249,750	Budget Adjustment:	Yes
	Annual Net County Cost:	\$162,188	For Fiscal Year:	07/08

SOURCE OF FUNDS: Public Defender: 100% General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY Jennifer L. Sargent
 County Executive Office Signature

FORM APPROVED
COUNTY COUNSEL
JUL 10 2007

BY GORDON V. WOO

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER

BY Len Bishop 7/25/07
LAN BISHOP

Departmental Conference

Consent Policy
 Consent Policy

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

BACKGROUND: The First Amendment to Lease represents a request from the Public Defender's office to increase their square footage at 4275 Lemon Street, Riverside, California, by 4,085 square feet, from 2,656 square feet to 6,741 square feet. This expansion is needed to accommodate growth within the Public Defender's office. Estimated timeframe for occupancy is June 2007.

Lessor: Frank C. Freitas and Eleanor Freitas
5315 Cascades Street
Chowchilla, California

Premises Location: 4275 Lemon Street, Suites 100, 101, 251
Riverside, California

Size: Approximately 6,741 square feet

Term: Three (3) years

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.85 per sq. ft.	\$ 1.85 per sq. ft.
	\$ 4,913.60 per month	\$ 12,470.85 per month
	\$58,963.20 per year	\$149,650.20 per year

Rental Adjustments; Four (4%) percent

Improvements: Clean carpet and paint, Suite 101 and 251 at Lessor's expense.

RCIT Costs: \$93,800.00

Parking: Sufficient to meet County requirements

Market Data: Facilities Management has researched rental rates for competitive rates in the area and located the following:

1. 3880 Lemon Street, Riverside \$2.10 per. sq. ft. FSG
2. 3600 Lime Street, Riverside \$1.90 per. sq. ft. FSG
3. 3480 Vine Street, Riverside \$1.95 per. sq. ft. FSG

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

FINANCIAL DATA: All associated costs for this Lease Agreement will be fully funded through the Law Offices of the Public Defender General Fund Contribution. Facilities Management requires a budget adjustment to its FY 2007/08 Real Property (10000-7200400000) budget to cover related transactional costs with the property owner. While

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Facilities Management will front the costs for this lease with the property owner the Law Offices of the Public Defender will reimburse Facilities Management for all associated lease costs and tenant improvement costs related to this property.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$243,450
10000-7200400000-572500 – Intra – Leases	(\$243,450)
10000-7200400000-574600 – Intra – Mgmt Fees	(\$ 6,300)