

2007-05-88

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

719



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 6, 2007

SUBJECT: Third Amendment to Lease – Community Health Agency, Hemet

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

BACKGROUND: The Community Health Agency, Department of Environmental Health and Department of Animal Services, have been tenants at 800 S. Sanderson, Hemet, since 2000. The Third Amendment to Lease represents a request from the Community Health Agency, Department of Animal Services, for the Department of Facilities Management, Real Estate Division, to negotiate an expansion of office space from 11,458 to 13,482 square feet
(Continued on Page 2)

Robert P. Mill
Gary Root
Departmental Concurrence

RF:MH:pa
10.978

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$267,460	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$40,119	Budget Adjustment:	No
	Annual Net County Cost:	\$35,252	For Fiscal Year:	07/08

SOURCE OF FUNDS: Community Health Services:
DES. – Permit and Services Fund = 63%
Haz. Mat. – Permit and Services Fund = 22%
Animal Services – General Fund = 15%

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

C.E.O. RECOMMENDATION:

APPROVE
BY:
Jennifer L. Sargent

FORM APPROVED
COUNTY COUNSEL

JUN 19 2007

County Executive Office Signature

BY:
GORDON V. WOO

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

Prev. Agn. Ref.:
3/28/00,3.11;10/24/00,3.6;4/19/05, 3.13

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.43

BACKGROUND: (Continued)

Once the improvements have been made, the Department of Animal Services will move to the newly acquired 2,024 square feet on the first floor. The Department of Environmental Health will then take possession of the 320 square feet vacated by Animal Services. Estimated timeframe to occupy the new space is July 2007.

This Third Amendment to Lease is summarized below:

Lessor:	HUB Enterprise, a California limited partnership 31568 Railroad Canyon Road, Suite 130 Canyon Lake, California, 92587		
Premises Location:	800 S. Sanderson Avenue Hemet, California, 92543		
Size:	Increase from 11,458 square feet to 13,482 square feet		
Term:	<u>Current</u>		<u>New</u>
Rent:	\$ 1.32 per sq. ft. \$ 15,134.32 per month \$181,494.72 per year		\$ 1.32 per sq. ft. \$ 18,246.24 per month \$218,954.88 per year
	Monthly charges in the amount of \$450.00 (to be paid by the Department of Animal Services for secured parking) included.		
Rental Adjustments:	Three (3%) percent annual increase		
Tenant Improvements:	Not to exceed \$25,225.00. Department of Animal Services to reimburse landlord upon completion and acceptance of improvements.		
RCIT Costs:	\$13,000 to be paid for by the Department of Animal Services		

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

FINANCIAL DATA: All associated costs for this Third Amendment to Lease are budgeted in the Community Health Agency's budget for FY 07/08. No additional costs are anticipated to be incurred during FY 06/07 as a result of this amendment.