

2007.07.127

904

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



FROM: Department of Facilities Management ✓

SUBMITTAL DATE:
July 16, 2007 ✓

SUBJECT: Second Amendment to Lease – Environmental Health, Palm Springs

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached Second 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 adjust the FY 2007/08 budget for Facilities Management's Real Property (10000-7200400000) as set out on Schedule "A". ✓

BACKGROUND: (Commences on Page 2)

Robert Field, Director ✓
Department of Facilities Management

RF:TW:pa
11.084

FINANCIAL DATA	Current F.Y. Total Cost: ✓	\$ 71,000	In Current Year Budget:	Partially ✓
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes ✓
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08 ✓

SOURCE OF FUNDS: 100% Revenues Local Fees	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

FORM APPROVED
COUNTY COUNSEL

JUL 17 2007

County Executive Office Signature

BY:
GORDON V. WOO

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY: Len Bishop 7/24/07
LAN BISHOP
Departmental Concurrence

Policy Policy

Consent Consent

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

Prev. Agn. Ref.: 4/30/02, 3.11, 1010/5/04, 3.11 | District: 4 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.29

BACKGROUND: The County entered into a Leasehold Agreement on April 30, 2002, Agenda Item 3.11 for the facility located at 2500 N. Palm Canyon Drive, Palm Springs, California. This facility provides office space for Environmental Health. The Landlord is converting this site into a retail facility and has elected not to renew the Lease for an extended term. The Landlord has agreed to a nine (9) month extension to provide time to locate a replacement site.

Lessor: 111 Plaza Partners, LLC
2301 Orangecrans Avenue, Suite 4194
El Segundo, California

Premises Location: 2500 N. Palm Canyon Drive, A1-A3
Palm Springs, California

Size: 5,072 sq. ft.

Term: Nine (9) months commencing July 11, 2007

Rent: \$ 1.44 per sq. ft.
\$ 7,310.56 per month
\$65,795.04

Rental Adjustments: N/A

Utilities: County pays electric and telephone. Lessor pays all other utilities.

Custodial Services: Paid by County

Maintenance: Provided by Lessor.

Improvements: N/A

RCIT Costs: N/A

Parking: Sufficient for County needs.

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

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BACKGROUND: (Continued)

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

FINANCIAL DATA: All associated costs for this Second Amendment to Lease will be fully funded through Environmental Health's Revenues Local Fees. Environmental Health has budgeted these costs in FY 2007/08; however, 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 Facilities management will front the costs for this amendment with the property owner, Environmental Health 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	\$ 68,132
10000-7200400000-572500	– Intra – Leases	(\$ 68,132)
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