

BY: Lan Bishop 8/28/07
 LAN BISHOP



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

154

FROM: Department of Facilities Management

SUBMITTAL DATE:
 July 24, 2007

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Third Amendment to Lease and authorize the Chairman of the Board to execute the 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) and Energy (10000-7200600000) as set out on Schedule "A".

BACKGROUND: (Commences on Page 2)

Robert Field

Robert Field, Director
 Department of Facilities Management

RF:HR:pa
 10.323

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 207,632	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 15,572	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 32,079	For Fiscal Year:	07/08

SOURCE OF FUNDS: Federal 48.1%; State 36.4%; County 7.5%; Realignment 7.9%; Other 0.1%

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*
 Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: *Gordon V. Woo 8/21/07*
 GORDON V. WOO
 DATE: 8/21/07
 Departmental Concurrence

2007.07.146

Dennis J. Boyle
 Dennis J. Boyle, DPSS Director

Policy
 Policy
 Consent
 Consent

Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 8/15/00, #3.25;
 11/8/05, #3.8; 1/31/06, #3.13; 5/23/06,
 #3.21

District: 1

Agenda Number:

**ATTACHMENTS FILED
 WITH THE CLERK OF THE BOARD**

3.30

BACKGROUND: On August 15, 2000, the Board of Supervisors entered into a Lease for 30,188 square feet of office space at 10769 Hole Avenue, Suite 110, Riverside, which will expire on January 18, 2008. The facility is occupied by the Department of Public Social Services, Child Protective Services program, and continues to meet the needs of the Department including a very favorable rent rate. This Third Amendment to Lease extends the Lease three years.

Location: 10769 Hole Avenue, Suite 110
Riverside, California

Lessor: B.H. Properties, L.L.C.
11111 Santa Monica Boulevard, Suite 1800
Los Angeles, California 90025

Size: Approximately 30,188 square feet.

Term: Three (3) years, effective January 19, 2008, through January 18, 2011.

Options to Renew: Two (2) one-year options to renew.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.07 per sq. ft.	\$ 1.10 per sq. ft.
	\$ 32,240.12 per month	\$ 33,207.32 per month
	\$386,881.44 per year	\$398,487.84 per year

Rent Adjustments: Three (3%) percent annually.

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

Interior/Exterior Maintenance: Provided by Lessor

Market Data: 11060 Magnolia Avenue, Riverside. \$1.70 mg
10370 Hemet Street, Riverside. \$1.85 mg

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

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FINANCIAL DATA: All associated costs for this Lease Amendment will be fully funded through the DPSS general fund contribution as well as federal, state, and realignment funds. DPSS has budgeted for these costs in FY2007/08; however, Facilities Management requires a budget adjustment to its FY 2007/08 Real Property (100000-7200400000) and Energy (10000-7200600000) budgets to cover related transactional costs with the property owner, as well as ongoing utility costs. While Facilities Management will front the costs for this lease with the property owner, DPSS will reimburse Facilities Management for all associated lease costs, tenant improvement costs, as well as utility costs related to this property.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$199,244.00
10000-7200600000-529540 - Utilities	\$ 43,471.00
10000-7200400000-572500 – Intra – Leases	(\$199,244.00)
10000-7200400000-574600 – Intra – Mgmt Fees	(\$ 8,388.00)
10000-7200600000-573800 – Intra – Utilities	(\$ 43,471.00)