

2007.09.181

402



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 14, 2008

SUBJECT: First Amendment to Lease - District Attorney, Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify 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 adjust the FY 07/08 budget for Facilities Management's Real Property's budget, as set out on Schedule A.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: Susana Garcia-Bobanegra 3/13/08
 SUSANA GARCIA-BOBANEGRA

Robert Field

RF:TW:pa
11.195

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 70,787	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 70,787	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 35,394	For Fiscal Year:	07/08

SOURCE OF FUNDS: 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
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 02/04/08
 GORDON V. WOO

Departmental Concurrence

Policy Policy

Consent Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: N/A

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.14

BACKGROUND: The County entered into a leasehold agreement on November 4, 2004 for the premises located at 4015/4023 Main Street, Riverside, California, on behalf of the District Attorney's office. This facility continues to meet the needs and requirements of the District Attorney. A one (1) year renewal has been negotiated, as described in Exhibit B.

Lessor: Ernest Zinke, III, Frances Randall, H. Grace Fershko
4530 Castle Road
La Canada, California

Premises Location: 4015/4023 Main Street
Riverside, California 92501

Size: 6,000 square feet

Term: One (1) year, effective November 1, 2007, through October 31, 2008.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.25 per sq. ft.	\$ 1.30 per sq. ft.
	\$ 7,500.00 per month	\$ 7,800.00 per month
	\$90,000.00 per year	\$93,600.00 per year

Rental Adjustments: N/A

Utilities: County pays electric.

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

4275 Lemon Street	\$1.85 per sq. ft.
3760 12 th Street	\$1.85 per sq. ft.
3850 Vine Street	\$1.95 per sq. ft.

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 First Amendment will be fully funded through the District Attorney's budget. District Attorney has budgeted these costs in FY 2007/08; however Facilities Management requires a budget adjustment to its FY 2007/08 budget to cover related transactional costs with the property owner. While Facilities Management will front the costs for this amendment with the property owner, the District Attorney will reimburse Facilities Management for all associated costs. No new general fund support is being requested.

SCHEDULE A

Increase Appropriations:

10000-7200400000-526700 ✓	Rent/Lease Buildings	\$62,400
10000-7200600000-529540 ✓	Utilities	\$5,760
10000-7200400000-572500 ✓	Intra - Leases	(\$62,400)
10000-7200600000-573800 ✓	Intra - Utilities	(\$5,760)

Exhibit B

District Attorney Lease Cost Analysis for FY 2007/08 4015/4023 Main Street, Riverside, California

Total Square Footage:	6,000 SQFT		
Cost per Square Foot:	1.30		
Additional Lease Cost (Nov. 01, 2007 - June 30, 2008)		<u>\$ 62,400</u> ✓	
Total Estimated Lease Cost for FY 2007/08		\$	62,400
<u>Estimated Utility Costs:</u>			
Utility Cost per Square Foot	\$ 0.12		
Additional Estimated Utility Costs (Nov 1, 2007 - June 30, 2008)		\$	5,760 ✓
Tenant Improvement Costs for Expansion Space:		\$	-
RCIT Improvements:		\$	-
FM Lease Management Fee (Based @ 4.21%)		\$	2,627 ✓
Total Est. 1st Amendment Lease Cost FY 2007/08:		\$	70,787 ✓
DA Riverside			

Exhibit B

District Attorney Lease Cost Analysis for FY 2008/09 4015/4023 Main Street, Riverside, California

Total Estimated Square Footage to be Leased:

Office:	6,000	SQFT		
Cost per Square Foot:	\$	1.30		
Estimated Lease Cost Per Month (July 1, 2008 - Oct. 31, 2008)	\$	7,800		
Estimated Lease Cost (July 1, 2008 - Oct. 31, 2008)			\$	31,200 ✓
<u>Estimated Utility Costs:</u>				
Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs (July 1, 2008 - Oct. 31, 2008)			\$	2,880 ✓
FM Lease Management Fee (Based @ 4.21%)			\$	1,314 ✓
Total Estimated DA Lease Cost FY 2008/09:			\$	35,394 ✓