

2007.10.201

516



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 17, 2008

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify 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 budget as set out on Schedule A.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER

BY: Susana Garcia-Robanebra 3/20/08
SUSANA GARCIA-ROBANEBRA

Robert Field, Director
Department of Facilities Management

RF:HR:pa
11.264

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 165,591	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: Federal 91.1%; State 7.7%; Realignment 1.2%;			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

Policy

Consent

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

Prev. Agn. Ref.: 5/26/96, #3.32;
7/10/01, #3.32; 10/29/02, #3.18;
6/10/03, #3.24; 10/24/06, #3.15

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.16

Susan Loew, Director
Dept. of Public Social Services

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 02/05/08
DATE: 02/05/08
GORDON V. WOO
Departmental Concurrence

BACKGROUND: On May 28, 1996, the Board of Supervisors entered into a Lease for 16,400 square feet of office space at 1020 Iowa Avenue, Suite A, Riverside, which expired on December 31, 2007. The facility is occupied by the Department of Public Social Services, Greater Avenues for Independence (GAIN) program. This Third Amendment to Lease extends the term one (1) year in order to locate a new facility to meet the current staffing size and program requirements of the department, as described in Exhibit B.

Location: 1020 Iowa Avenue, Suite A
Riverside, California 92507

Lessor: 1020 Iowa Avenue, Inc.
c/o JD Property Management Inc.
3520 Cadillac Avenue, #B
Costa Mesa, California 92626

Size: Approximately 16,400 square feet.

Term: One (1) year, effective January 1, 2008, through December 31, 2008.

Options to Renew: One (1) one-year option to renew.

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.44 per sq. ft.	\$ 1.50 per sq. ft.
	\$ 23,648.80 per month	\$ 24,595.00 per month
	\$283,785.60 per year	\$295,140.00 per year

Rent Adjustments: Four (4%) percent annually.

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

Interior/Exterior
Maintenance: Provided by Lessor.

Market Data:

1827 Atlanta Avenue, Riverside	\$1.35 mg
2001 Iowa Avenue, Riverside	\$1.67 mg
1855 Chicago, 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 budget. DPSS has budgeted for these costs in FY2007/08; however, Facilities Management requires a budget adjustment to its FY 2007/08 budget to cover related transactional costs with the property owner, as well as ongoing utility costs. While Facilities Management will front the costs for this amendment with the property owner, DPSS will reimburse Facilities Management for all associated lease costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 ✓ – Rent/Lease Buildings	\$147,570
10000-7200600000-529540 ✓ - Utilities	\$11,808
10000-7200400000-572500 ✓ – Intra – Leases	(\$147,570)
10000-7200600000-573800 ✓ – Intra – Utilities	(\$11,808)

Exhibit B

DPSS Lease Cost Analysis for FY 2007/08 1020 Iowa Ave., Suite A, Riverside, California

Current Square Feet Occupied:

Office: 16,400 SQFT

Cost per Square Foot: \$ 1.44
(For period of July 1, 2007 - December 31, 2007)

Cost per Square Foot: \$ 1.50
(For period of January 1, 2008 - June 30, 2008)

Additional Estimated Lease Cost per Month (January 1, 2008 - June 30, 2008) \$ 147,570
Total Estimated Lease Cost for FY 2007/08 \$ 147,570 ✓

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Additional Estimated Utility Costs (January 1, 2008 - June 30, 2008) \$ 11,808 ✓

Total Estimated Utility Cost for FY 2007/08 \$ 11,808

FM Lease Management Fee (Based @ 4.21%) \$ 6,213 ✓

Total Estimated DPSS Lease Cost FY 2007/08: \$ 165,591 ✓