

756



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
March 7, 2008

**SUBJECT:** Second Amendment to Lease - Cooperative Extension, Moreno Valley

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Ratify the 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 amend Facilities Management's FY 2007/08 budget as set out in Schedule A.

**BACKGROUND:** The County of Riverside entered into a Lease Agreement on February 24, 2004 for the Cooperative Extension Program for the facility located at 21150 Box Springs Road, Suite 202 in Moreno Valley. This Second Amendment to Lease will extend the Lease for a period of one (1) year effective as of January 1, 2008. This facility continues to meet Cooperative Extension's space requirements, as described on Exhibit B.

FISCAL PROCEDURES APPROVED  
ROBERT E. BYRD, AUDITOR-CONTROLLER  
BY [Signature] 4/7/08  
MARIANA GARCIA-BECANERA

[Signature]  
Robert Field, Director  
Department of Facilities Management

RF:MR:pa  
11.5377/2008.02.309

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 35,445	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 35,445	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 35,445	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 [Signature]  
County Executive Office Signature Jennifer L. Sargent

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD FOR APPROVED COUNTY COUNSEL

3/20/08  
ETAFERAHU TAKELE

DATE 3/17/08  
BY GORDON V. WOO

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

**BACKGROUND:** (Continued)

Lessor: Riverside County Farm Bureau  
21160 Box Springs Road  
Moreno Valley, California 92557

Premises Location: 21150 Box Springs Road, Suite 202  
Moreno Valley, California 92557

Size: Approximately 6,000 square feet.

Term: One (1) year lease extension effective as of January 1, 2008.

Rent:

	<u>Current</u>	<u>New</u>
	\$ 0.81 per sq. ft.	\$ 0.83 per sq. ft.
	\$ 4,880.05 per month	\$ 4,978.00 per month
	\$58,560.60 per year	\$59,736.00 per year

Utilities: County pays electric.

Rental Adjustments: Two (2%) percent.

The attached Second Amendment to Lease 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 Cooperative Extension's budget. Cooperative Extension has budgeted these costs in FY 2007/08; however, Facilities Management required a budget adjustment to its FY 2007/08 budget to cover related transactional costs with the property owners. While Facilities Management will front the costs for the Second Amendment to Lease with the property owners, Cooperative Extension will reimburse Facilities Management for all associated lease costs.

## Schedule A

Increase Appropriations:

10000-7200400000-526700 - Rent/Lease Buildings	\$29,868
10000-7200600000-529540 – Utilities	\$4,320
10000-7200400000-572500 – Intra – Leases	(\$29,868)
10000-7200600000-573800 - Intra Utilities	(\$4,320)

# Exhibit B

## Cooperative Extension Lease Cost Analysis for FY 2007/08 21150 Box Springs Road, Suite 202, Moreno Valley, CA 92557

### Current Square Feet Occupied:

Office:		6,000	SQFT
Cost per Square Foot:	\$	0.8133	

### Total Proposed Square Footage to be Leased:

Current Office:		6,000	SQFT
Proposed Office		-	SQFT
<b>Total Square Footage:</b>		<u>6,000</u>	<b>SQFT</b>
Cost per Square Foot:	\$	0.8297	
Additional Lease Cost per Month (Jan 1, 2008 - June 30, 2008)		\$	29,868
<b>Total Estimated Lease Cost for FY 2007/08</b>			<b>\$ 29,868</b>

### Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs (Jan. 1, 2008 - June 30, 2008)		\$	4,320
<b>Additional Total Estimated Utility Cost for FY 2007/08</b>		<u>\$</u>	<b>4,320</b>
<b>Tenant Improvement Costs for Expansion Space:</b>		\$	-
<b>RCIT Improvements:</b>		\$	-
<b>FM Lease Management Fee (Based @ 4.21%)</b>		<u>\$</u>	<b>1,257</b>
<b>Total Estimated Lease Cost FY 2007/08:</b>		\$	<b>35,445</b>

## Exhibit B

### Cooperative Extension Lease Cost Analysis for FY 2008/09 21150 Box Springs Road, Suite 202, Moreno Valley, CA 92557

#### Current Square Feet Occupied:

Office:		6,000	SQFT
Cost per Square Foot:	\$	0.8297	

Estimated Lease Cost Per Month (July 1, 2008 - December 31, 2008)	\$	29,868	
Estimated Lease Cost (July 1, 2008 - December 31, 2008)		<hr/>	\$ 29,868

#### Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs (July 1, 2008 - December 31, 2008)			\$ 4,320
FM Lease Management Fee (Based @ 4.21%)			<hr/> \$ 1,257
Total Estimated Lease Cost FY 2008/09:	\$		35,445