

906



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
May 16, 2008

**SUBJECT:** First Amendment to Lease – Department of Public Social Services, Lake Elsinore

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the county.

**BACKGROUND:** This First Amendment to Lease represents costs associated with additional design requirements requested by the department in addition to an increase in construction costs from the inception of the project, as described in Exhibit A.

(Continued)

Reviewed by  
CIP TEAM

Christopher Hans

Robert Field, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$382,104	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 11,081	Budget Adjustment:	Yes, 1st Qtr Rept
	Annual Net County Cost:	\$ 11,081	For Fiscal Year:	08/09
SOURCE OF FUNDS: Federal 59.2%, State 33.3%, General Funds 2.9%, Realign 4.5%, Other .1%				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:

County Executive Office Signature

Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
BY: Gordon V. Woo 5/27/08  
DATE: 5/27/08  
GORDON V. WOO  
Departmental Counsel

BY: Susan Joerd 6/3/08  
Loew, Director

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

Prev. Agn. Ref.: 2/27/08, 3.46, 10/23/07, 3.13  
District: 1  
Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.30

(Continued)

**BACKGROUND:**

Lessor: CBC1, LP  
1351 12325 Kerran Street, Suite 201  
Vista, California 92064

Premises Location: 1400 Minthorn Street  
Lake Elsinore 92530

Size: 56,005 square feet

Term: Ten (10) years

Rent: \$ 2.10 per square foot  
\$ 117,612.60 per month  
\$1,411,351.20 per year

Improvements: Not to exceed \$1,100,000.00 (paid in three annual installments commencing FY 2008/09)

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

**FINANCIAL DATA:** Tenant improvements related to this First Amendment to Lease will be fully funded through the Department of Public Social Services' budget starting in FY 2008/09. DPSS has budgeted for these costs in FY 2008/09. Since this amendment takes effect in early FY 2008/09 any subsequently needed budget adjustment will be reported in the first quarter budget report for FY 2008/09. While Facilities Management will front the costs for this First Amendment to Lease with the property owner, the Department of Public Social Services will reimburse Facilities Management for all associated lease costs.

# Exhibit A

## DPSS Lease Cost Analysis for FY 2008/09 1400 Minthorn Street, Lake Elsinore, California

### Current Square Feet Occupied:

Office:		56,005 SQFT
Cost per Square Foot:	\$	2.10

### Estimated Costs:

Tenant Improvement Costs for Expansion Space:	\$	366,667
RCIT Improvements:	\$	-
FM Lease Management Fee (Based @ 4.21%)	\$	<u>15,437</u>
Total Estimated Lease Cost FY 2008/09:	\$	382,104
Current Net County Cost @ 2.9%	\$	11,081