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

SUBMITTAL DATE:
May 8, 2008

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, Auditor-Controller

BY Samuel D. Sankel 6/12/08
Deputy Auditor-Controller

FROM: Department of Facilities Management
SUBJECT: Second Amendment to Lease – OASIS, Riverside
RECOMMENDED MOTION: That the Board of Supervisors:

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

(Continued)

Michael Dearman
Michael Dearman, Director
OASIS

Robert Field
Robert Field, Director
Department of Facilities Management

Christopher Hans
Reviewed by
CIP TEAM

FINANCIAL DATA	Current F.Y. Total Cost:	\$150,184	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: OASIS - Internal Service 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

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY Gordon V. Woo 5/19/08
DATE
GORDON V. WOO
Departmental Counsel

Consent Policy

Consent Policy

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

Prev. Agn. Ref.: 6/27/06 3.22;
11/28/06 3.21; 1/30/07 3.18

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.31

RECOMMENDED MOTION: (Continued)

3. Authorize the Auditor-Controller to adjust OASIS' FY 2007/08 budget as set out in Schedule B.

BACKGROUND: The County of Riverside entered into a Lease Agreement on June 27, 2006 for the facility located at 7898 Mission Grove Parkway, Suite 200, in Riverside. This Second Amendment to Lease will be for modifications to their existing data communications room. OASIS has installed new computer equipment in their data center to support the PeopleSoft Financial and HRMS systems. The owners have modified the data communications room, as described in Exhibit B.

Lessor: Mission Grove Office Park I, L.P.
1875 Century Park E. #1350
Los Angeles, California 90067

Premises Location: 7898 Mission Grove Parkway, Suite 200
Riverside, California 92508

Size: Approximately 23,153 square feet.

Improvements: Not to exceed \$97,000.00 to be paid upon completion.

RCIT Costs: \$49,100.00 (paid by OASIS).

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 the OASIS budget. OASIS has sufficient funds in its current fiscal year budget to cover a portion of the costs associated with this project. A budget adjustment for OASIS is included in this Form 11 to cover the remaining related costs for this fiscal year. OASIS and Facilities Management will require a budget adjustment to their respective FY 2007/08 budgets to cover related transactional costs. While Facilities Management will front the costs for this Second Amendment to Lease with the property owners, OASIS will reimburse Facilities Management for all associated costs.

Schedule A

Increase Appropriations:

10000-7200400000-522410 – Maintenance–Tenant Improvements ✓	\$97,000
10000-7200400000-572500 – Intra Leases ✓	(\$97,000)

Schedule B

Increase Appropriations:

45420-1109200000-524760	Data Processing Services	\$24,550
45420-1109200000-526700	Buildings Rent/Lease	\$48,225
45420-1109300000-524760	Data Processing Services	\$24,550
45420-1109300000-526700	Buildings Rent/Lease	\$48,225

Use of Fund Balance:

45420-1109200000-380100	Unrestricted Net Assets	\$72,775
45420-1109300000-380100	Unrestricted Net Assets	\$72,775

Exhibit B

OASIS Lease Cost Analysis for FY 2007/08 7898 Mission Grove Parkway, Suite 200, Riverside, California

Current Square Feet Occupied:

Office:		23,153	SQFT
Cost per Square Foot:	\$	1.8522	

Tenant Improvement Costs for Expansion Space:	\$	97,000
RCIT Improvements:	\$	49,100
FM Lease Management Fee (Based @ 4.21%)	\$	<u>4,084</u>
Total Estimated Lease Cost FY 2007/08:	\$	150,184