

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

200



FROM: Department of Facilities Management

SUBMITTAL DATE:
July 3, 2008

SUBJECT: First Amendment to Lease – Department of Mental Health, Cathedral City

RECOMMENDED MOTION: That the Board of Supervisors approve the attached First Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND: On November 27, 2007, the county entered into a lease for the facility located at 68-625 Perez Road, Suites 11 and 12, in Cathedral City, for office space. This First Amendment to Lease represents a request from the Department of Mental Health to expand its office at 68-625 Perez Road, Suites 11 and 12, and will accommodate staff for the Older Adult Program to relieve overcrowding. The rent will be increased by \$2,836.80 per month for the additional 1,440 square feet and tenant improvements will be paid upon completion. Anticipated date for occupancy is September 2008, as described on Exhibit A.

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$240,812	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: State	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

By: Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 7/7/08
 GORDON V. WOO
 DATE: 7/7/08
 Departmental Counsel
 RIVERSIDE COUNTY

MARIAT. MABEY
 ASSISTANT DIRECTOR
 DEPT. OF MENTAL HEALTH
 RIVERSIDE COUNTY

Prev. Agn. Ref.: 11/27/07, 3.12

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.66

(Continued)

BACKGROUND: The attached First Amendment to Lease is summarized below:

Lessor: T. W. Investments
c/o Capri Realty
44650 Village Court, Suite 200
Cathedral City, California 92260

Premises Location: 68-625 Perez Road, Suites 11 and 12
Cathedral City, California 92253

Size: 6,528 square feet

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.80 per square foot	\$ 1.80 per square foot
	\$ 10,028.40 per month	\$ 12,865.20 per month
	\$120,340.80 per year	\$154,382.40 per year

Rental Adjustments: Four (4%) percent annually

Custodial Services: Provided by Lessor

Maintenance: Provided by Lessor

Improvements: Not to exceed \$67,680.00 – County to pay in full upon completion and acceptance

RCIT Costs: The costs are already included on the original Lease

Parking: Sufficient to meet County needs

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 to Lease will be fully funded through the Department of Mental Health budget. The Department of Mental Health has budgeted for these costs in FY 2008/09 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 lease with the property owner, the Department of Mental Health will reimburse Facilities Management for all associated lease costs.

Exhibit A

Department of Mental Health Lease Cost Analysis for FY 2008/09 68-625 Perez Road, Suites 11 and 12, Cathedral City, California

Total Proposed Square Footage to be Leased:

Current Office:	5,088	SQFT
Proposed Office	1,440	SQFT
Total Square Footage:	6,528	SQFT

Cost per Square Foot:	\$	1.80
-----------------------	----	------

Lease Cost per Month (July 1, 2008 - August 31, 2008)	\$	25,730	
Lease Cost per Month (September 1, 2008 - June 30, 2009)	\$	128,652	
Total Estimated Lease Cost for FY 2008/09			\$ 154,382

Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12
------------------------------	----	------

Estimated Utility Costs (July 1, 2008 - June 30, 2009)	\$	9,400
--	----	-------

Total Estimated Utility Cost for FY 2008/09			\$ 9,400
--	--	--	-----------------

Tenant Improvement Costs for Expansion Space:			\$ 67,680
--	--	--	------------------

RCIT Improvements:			\$ -
---------------------------	--	--	-------------

FM Lease Management Fee (Based @ 4.21%)			\$ 9,349
--	--	--	-----------------

Total Estimated Lease Cost FY 2008/09:			\$ 240,812
---	--	--	-------------------