

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

108



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 25, 2008

SUBJECT: Fourth Amendment to Lease – Probation Department, Indio

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Fourth 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 Department of Facilities Management's FY 2008/09 budget as set out on Schedule A.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY: Susana Garcia-Bocanegra 10/22/08
SUSANA GARCIA-BOCANEGRA

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$29,930	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$29,930	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Probation Department budget	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

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 1/26/96, 3.10; 12/17/96, 3.15; 7/25/00, 3.15; 5/21/02, 3.12; 3/16/04, 3.7
District: 4
Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

3.21

FORM APPROVED COUNTY COUNSEL
 BY: Alan M. Crogan 10/7/08
 GORDON V. WOO
 Departmental Concurrence
 Chief Probation Officer

BACKGROUND:

The Probation Department has occupied this 15,000 square foot leased facility since November, 2007. Fenced parking has been requested to secure county vehicles and this Fourth Amendment to Lease will provide for a fenced area for approximately 22 vehicles.

Location: 47-940 Arabia Street
Indio, California 92201

Lessor: Riverside County Office, Inc.
c/o Vanir Development
980 Ninth Street, #900
Sacramento, California 95814-2719

Size: Approximately 22 parking stalls.

Tenant
Improvements: \$28,721.00. To be paid in full upon completion.

RCIT Cost: N/A

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

FINANCIAL DATA:

All associated costs for this Fourth Amendment to Lease will be fully funded through the Probation Department's budget. Probation has budgeted for these costs in FY 2008/09; however, the Department of Facilities Management (DOFM) requires a budget adjustment to its FY 2008/09 budget to cover related transactional costs with the property owner. This tenant improvement will be a one time cost for FY 2008/09. While DOFM will front the costs for this Fourth Amendment to Lease with the property owner, Probation will reimburse DOFM for all associated improvement costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$28,721
10000-7200400000-572500 – Intra – Leases	(\$28,721)

Exhibit A

Probation Department Lease Cost Analysis for FY 2008/09 47-940 Arabia Street, Indio, California

Proposed Square Footage:

Parking 22 Stalls

Estimated Lease Cost (July 1, 2008 - June 30, 2009) N/A

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs (July 1, 2008 - June 30, 2009)	\$	-
Tenant Improvement Cost:	\$	28,721
FM Lease Management Fee (Based @ 4.21%)	\$	<u>1,209</u>
Total Estimated Lease Cost FY 2008/09:	\$	29,930