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

FROM: Department of Facilities Management

SUBMITTAL DATE:
October 31, 2008

SUBJECT: Third Amendment to Lease – Human Resources, Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Third 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: On September 16, 2008, a Second Amendment to Lease was approved by the Board of Supervisors for an additional 3,492 square feet and the costs for tenant improvements in suite 150 of the building located at 3880 Lemon Street in Riverside. In addition to suite 150, the department will require tenant improvements to suite 100. These improvements include demolition, replacement of carpet, painting and electrical. This Third Amendment to Lease represents a request for additional costs for tenant improvements in Suite 100.

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$66,589	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Internal Services 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

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
11/24/08
POLICY

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

FORM APPROVED COUNTY COUNSEL
BY:
GORDON V. WOO
11/17/08
DATE
Departmental Concurrence

Prev. Agn. Ref.: 8/01/06, 3.11; District: 2 Agenda Number:
9/16/08, 3.26

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.28

(Continued)

BACKGROUND:

Lessor: Nomel Ventures, L.P.
5120 West Goldenleaf Circle, Suite 300
Los Angeles, California 90058

Premises Location: 3880 Lemon Street, Suite 100
Riverside, California 92553

Improvements: Not to exceed \$63,899.00, to be paid upon completion and acceptance by County including contingency.

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

FINANCIAL DATA:

All associated costs for this Third Amendment to Lease will be fully funded through the Human Resources Department (HR) budget. HR 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 owners. While DOFM will front the costs for this Third Amendment to Lease with the property owners, HR will reimburse DOFM for all associated lease costs.

Exhibit A

HR Lease Cost Analysis for FY 2008/09 3880 Lemon Street, Suite 100, Riverside, California

Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs (July 1, 2008 - June 30, 2009)	\$	<u>-</u>	
Total Estimated Utility Cost for FY 2008/09	\$		-
Tenant Improvement Costs:	\$		63,899
RCIT Improvements:	\$		-
FM Lease Management Fee (Based @ 4.21%)	\$		<u>2,690</u>
Total Estimated Lease Cost FY 2008/09:	\$		66,589

Schedule A

Increase Appropriations:

10000-7200400000-522410 – Maintenance-Tenant Improvements	\$63,899
10000-7200400000-572600 – Intra – Maintenance	(\$63,899)