

809



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

**SUBMITTAL DATE:**  
November 26, 2008

**FROM:** Department of Facilities Management

**SUBJECT:** First Amendment to Lease – Department of Mental Health, Perris

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Ratify the attached First 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 June 23, 1998, the lease agreement was executed by the Director of the Department of Facilities Management (DOFM) for a ten year term for the facility located at 1688 North Perris Boulevard, in Perris. This first amendment to lease will extend the lease term six (6) months until June 8, 2009.

(Continued)  
**FISCAL PROCEDURES APPROVED**  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: Susana Garcia-Bocanegra 12/29/08  
 SUSANA GARCIA-BOCANEGRA

Robert Field  
 Robert Field, Director  
 Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$100,687	<b>In Current Year Budget:</b>	Partially
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	Yes
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	08/09

<b>SOURCE OF FUNDS:</b> State (MHSA) 69% and Realignment 31%	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

**APPROVE**

BY: Jennifer L. Sargent  
 Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

08 DEC 22 3:23 PM '08

Prev. Agn. Ref.: 6/23/1998, 13-23-08 District: 5 Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.17

FORM APPROVED COUNTY COUNSEL  
 BY: Gordon V. Woo 12/19/08  
 GORDON V. WOO  
 Departmental Concurrence  
 DATE: 12/19/08  
 MARIA T. MABEY  
 ASSISTANT DIRECTOR  
 DEPT OF MENTAL HEALTH  
 RIVERSIDE COUNTY

(Continued)

**BACKGROUND:**

This First Amendment to Lease is summarized below:

Lessor: Coudures Family Limited Partnership  
c/o 1<sup>st</sup> Commercial Real Group Inc.  
1688 North Perris Boulevard, Suite F4  
Perris, California 92571

Premises Location: 1688 North Perris Boulevard  
Suites L7 through L11  
Perris, California 92571

Size: Approximately 8,460 square feet

Term: Effective as of December 9, 2008 and terminating June 8, 2009.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.74 per square feet	\$ 1.79 per square feet
	\$ 14,688.29 per month	\$ 15,128.93 per month
	\$176,259.48 per year	\$181,547.16 per year

Annual Increase: Three (3%) percent

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

**FINANCIAL DATA:**

All associated cost for this First Amendment to Lease will be fully funded through DOMH's budget. DOMH has budgeted for these costs in FY 2008/2009; however, DOFM requires a budget adjustment to its FY 2008/2009 budget to cover related transactional costs with the property owners. While DOFM will front the costs for the First Amendment to Lease with the property owners, the DOMH will reimburse DOFM for all associated costs.

08 DEC 22 PM 2:12  
ADDITIONAL CONTROLLER  
SANTA RITA COUNTY

## Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$90,774
10000-7200600000-529540 –Utilities	\$ 6,091
10000-7200400000-572500 Intra-Leases	(\$90,774)
10000-7200600000-573800- Intra-Utilities	(\$ 6,091)

# Exhibit A

## DOMH Lease Cost Analysis for FY 2008/09 1688 N. Perris Blvd., Suites L7 through L11, Perris

### Current Square Feet Occupied:

Current office:	8,460	SQFT		
Cost per square foot	\$	1.79		
Lease Cost per Month (Dec. 9, 2008 - June 08, 2009)	\$	15,129		
Total Estimated Lease Cost for FY 2008/09			\$	90,774

### Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs (Dec. 9, 2008 - June 08, 2009)	\$	6,091		
<b>Total Estimated Utility Cost for FY 2008/09</b>			\$	6,091
<b>Tenant Improvement Costs for Expansion Space:</b>			\$	-
<b>RCIT Improvements:</b>			\$	-
<b>FM Lease Management Fee (Based @ 4.21%)</b>			\$	<u>3,822</u>
<b>Total Estimated Lease Cost FY 2008/09:</b>			\$	100,687