

*Maria T. Mabey*  
 MARIAT. MABEY  
 ASSISTANT DIRECTOR  
 DEPT. OF MENTAL HEALTH  
 RIVERSIDE COUNTY

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

914



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
 September 23, 2008

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

**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 August 25, 2006, the lease agreement was executed by the Director of the Department of Facilities Management (DOFM) for a two year term for the facility located at 2800 Hulen Place, in Riverside. This First Amendment to Lease will extend the term three years until August 31, 2011.

(Continued)

*Robert Field*

Robert Field, Director  
 Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$97,450	<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> Department Budget - State Funds	<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

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Porfiriana Garcia-Bocanegra* 1/18/09  
 PORFIRIANA GARCIA-BOCANEGRA  
 Consent  
 Consent  
 Policy  
 Policy  
 Dept't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: District: 1 Agenda Number:

ATTACHMENTS FILED WITH  
 THE CLERK OF THE BOARD

3.23

(Continued)

**BACKGROUND:**

This facility is occupied by the Department of Mental Health (DOMH), Safehaven Homeless Shelter and continues to meet the needs of the department.

This First Amendment to Lease is summarized below:

Lessor: City of Riverside  
Development Department  
Real Property Division  
3900 Main Street, 5<sup>th</sup> Floor  
Riverside, California 92522

Premises Location: 2800 Hulen Place  
Riverside, California 92507

Size: Approximately 4,680 square feet

Term: Effective as of September 1, 2008 and terminating August 31, 2011.

Rent:	<u>Current</u>	<u>New</u>
	N/A	\$ 1.88 per square feet
	N/A	\$ 8,812.35 per month
	\$102,668.11 per year	\$105,748.20 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 2007/2008 budget to cover related transactional costs with the property owner. While DOFM will front the costs for the First Amendment to Lease with the property owners, DOMH will reimburse DOFM for all associated costs.

## Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$88,124
10000-7200600000-529540 –Utilities	\$5,616
10000-7200400000-572500 Intra-Leases	(\$88,124)
10000-7200600000-573800- Intra-Utilities	(\$5,616)

# Exhibit A

## DOMH Lease Cost Analysis for FY 2008/09 2800 Hulen Place, Riverside, California

### Current Square Feet Occupied:

Current office: 4,680 SQFT

Lease Cost per Month (Sept. 1, 2008 - June 30, 2009)	\$	88,124	
Total Estimated Lease Cost for FY 2008/09			\$ 88,124 -

### Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs (Sept. 1, 2008 - June 30, 2009) \$ 5,616

**Total Estimated Utility Cost for FY 2008/09** \$ 5,616

**Tenant Improvement Costs for Expansion Space:** \$ -

**RCIT Improvements:** \$ -

**FM Lease Management Fee (Based @ 4.21%)** \$ 3,710

**Total Estimated Lease Cost FY 2008/09:** \$ 97,450