

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

943



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 18, 2008

SUBJECT: Third Amendment to Lease – Riverside County Regional Medical Center, Moreno Valley

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: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER

BY: Susana Garcia-Bocanegra 1/14/09
SUSANA GARCIA-BOCANEGRA

Robert Field

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$221,969	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: Enterprise 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
Jennifer L. Sargent

County Executive Office Signature

Policy

Consent

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

Prev. Agn. Ref.: 12/23/02, 3.19;
2/3/04, 3.10; 4/13/04, 3.15; 9/14/04,
3.29; 2/7/06, 3.16

District: 5

Agenda Number:

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

3.26

Douglas D. Bagley / Elite Bennett, Chief Operating Officer
 Hospital Director
 FORM APPROVED COUNTY COUNSEL
 BY: Gordon V. Woo 12/23/08
 GORDON V. WOO
 Departmental Concurrence

BACKGROUND:

On December 23, 2002, the Board of Supervisors entered into a lease for 73,770 square feet of office space at 14375 Nason Street, Moreno Valley, commonly referred to as the Campus Professional Center. The building is occupied by several county departments including entities of the Riverside County Regional Medical Center (RCRMC). RCRMC requires a relocation of their existing data center from the current location in the hospital, and the adjacent Campus Professional Center site can accommodate the installation and operation of the equipment. The attached Third Amendment to Lease provides for the required building modifications to complete the installation.

Location: 14375 Nason Street
Moreno Valley, CA 92201

Lessor: Campus Medical Center, LLC
c/o Germania Corporation
7095 Indiana Avenue, Suite 200
Riverside, CA 92506

Size: 73,770 square feet

Tenant
Improvements: \$94,395.00 to be paid in full upon completion.

RCIT Cost: \$123,600.00 to be paid by RCRMC.

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 Lease Amendment will be fully funded through the RCRMC's budget. RCRMC 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. While DOFM will front the costs for this amendment with the property owner, RCRMC will reimburse DOFM for all associated improvement costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$94,395
10000-7200400000-572500 – Intra – Leases	(\$94,395)

Exhibit A

RCRMC Lease Cost Analysis for FY 2008/09 14375 Nason Street, Moreno Valley

Current Square Feet Occupied:

Office: 57,071 SQFT

Estimated Utility Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs (July 1, 2008 - June 30, 2009)	\$	-	
Total Estimated Utility Cost for FY 2008/09			\$ -
Tenant Improvement Costs for Balance Due:			\$ 94,395
RCIT Improvements:			\$ 123,600
FM Lease Management Fee (Based @ 4.21%)			\$ 3,974
Total Estimated Lease Cost FY 2008/09:			\$ 221,969