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

FROM: Economic Development Agency

SUBMITTAL DATE:
January 5, 2010

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

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 Economic Development Agency's FY 2009/10 budget as set out on Schedule A.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER

BY: *[Signature]* 2/11/10
SUSANA GARCIA-BOCANEGRA

[Signature]

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$496,361	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	09/10

SOURCE OF FUNDS: Medical Center Retained Earnings	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

Reviewed by
[Signature]
OIP TEAM
Christopher Hans

APPROVE

BY: *[Signature]*
Christopher M. Hans

County Executive Office Signature

Policy

Policy

Consent

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; 1/27/09, 3.26	District: 5
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Agenda Number:

3.64

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 1-28-10
DATE: 1-28-10
SYNTHIA M. GUNZEL
Departmental Concurrence

BY: *[Signature]*
Douglas Bagley, Hospital CEO

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 an upgrade to the telecommunications facility at the Campus Professional Center site to accommodate the installation of equipment associated with the Hospital Information System (HIS) project. The attached Fourth 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: \$295,559.00 to be paid in full upon completion.

RCIT Cost: \$189,600.00 to be paid by RCRMC.

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 RCRMC's budget. RCRMC has budgeted for these costs in FY 2009/10; however, the Economic Development Agency (EDA) requires a budget adjustment to its FY 2009/10 budget to cover related transactional costs with the property owner. While EDA will front the costs for this amendment with the property owner, RCRMC will reimburse EDA for all associated improvement costs.

Schedule A

Increase Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$295,559
10000-7200400000-572500 – Intra – Leases	(\$295,559)

Exhibit A

RCRMC Lease Cost Analysis for FY 2009/10 14375 Nason Street, Moreno Valley, California

Current Square Feet Occupied:

Office: 73,770 SQFT

Cost per Square Foot:

Lease Cost per Month (December 1, 2009 - June 30, 2010)	\$ -	
Total Estimated Lease Cost for FY 2009/10		N/A

Estimated Utility Costs:

Utility Cost per Square Foot	\$ -	
Estimated Utility Costs (December 1, 2009 - June 30, 2010)	\$ -	
Total Estimated Utility Cost for FY 2009/10		N/A

Tenant Improvements:	\$	295,559
RCIT:	\$	189,600
EDA Lease Management Fee (Based @ 3.79%)	\$	11,202
Total Estimated Lease Cost FY 2009/10:	\$	496,361