

623



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

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
March 6, 2014

SUBJECT: Supplemental Lease Agreement No. 5 – General Services Administration, One Year Renewal, District 2, CEQA Exempt [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities; and
2. Approve the attached Supplemental Lease Agreement No. 5 and authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No

For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION: APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 18, 2014
xc: EDA

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: 3.39 of 9/1/09 **District:** 2/2 **Agenda Number:**

3-9

FORM APPROVED COUNTY COUNSEL
 3/4/14
 DATE
 ESTHERIA MUNROE
 Departmental Concurrence

- Positions Added
- Change Order
- A-30
- 4/5 Vote

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

Economic Development Agency/Facilities Management

FORM 11: Supplemental Lease Agreement No. 5 – General Services Administration, One Year Renewal,
District 2, CEQA Exempt [\$0]

DATE: March 6, 2014

Page 2 of 2

BACKGROUND:

Summary

The County of Riverside entered into a Lease Agreement with the General Services Administration (GSA) on behalf of Immigration and Customs Enforcement (ICE) on September 30, 1998. This Supplemental Lease Agreement No. 5 represents a request to extend the term an additional twelve months commencing March 18, 2014 and expiring March 17, 2015. GSA has advised that due to budget issues they are incorporating several offices into one location that is owned by GSA.

Lessor: County of Riverside/EDA
3403 10th Street, Suite 400
Riverside, California 92501

Premises: 3403 10th Street, Suite 600
Riverside, California 92501

Term: Twelve months commencing March 18, 2014 expiring March 17, 2015

Size: 5,040 square feet

Rent: \$3.32 per sq. ft.
\$16,740.21 per month
\$200,882.49 per year

Rent Adjustment: CPI

Utilities: Provided by County, GSA pays for telephones

Maintenance: Provided by County

Custodial: Provided by County

This Supplemental Lease Agreement No. 5 has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The amendment will have a positive impact since immigration and customs services will be provided, and laws enforced, by ICE in their current jurisdiction.

Contract History and Price Reasonableness

The original lease was executed on September 30, 1998 and subsequent supplemental lease amendments executed thereafter.

Attachment:
Supplemental Lease Agreement #5

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147

SUPPLEMENTAL LEASE AGREEMENT

Supplemental Lease Agreement No. 5	To Lease No. GS-09B-97741	Date 3/25/14	Page 1 of 1
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ADDRESS OF PREMISES
3403 10th Street, Riverside, CA 92501

THIS AGREEMENT, made and entered into this date by and between THE COUNTY OF RIVERSIDE

whose address is 3403 Tenth Street, 4th Floor
Riverside, CA 92501

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the term of the this lease and establish the rental rates as follows:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 18, 2014, as follows:

Paragraphs 3 and 9 are deleted in their entirety and the following substituted therefore.

3. The government shall pay the Lessor annual rent of \$200,882.49, or \$39.86 per rentable square foot, at the monthly rate of \$16,740.21, payable in arrears. This amount is inclusive of the 2013 CPI adjustment. Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:

The County of Riverside
3403 Tenth Street, 4th Floor
Riverside, CA 92501

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 18, 1999 through March 17, 2015. The Government may terminate this lease anytime on or after March 18, 2014, by giving at least thirty (30) days notice in writing to the Lessor and no rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

ATTEST.
KECIA HARPER-IHEM, Clerk
By *[Signature]*
DEPUTY

FORM APPROVED COUNTY COUNSEL
3/25/14

All other terms and conditions remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Jeff Stone Chairman, Board of Supervisors
ADDRESS 4080 Lemon St., Riverside, CA 92501	

IN PRESENCE OF	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Kecia Harper-Ihem Clerk of the Board, Deputy
ADDRESS 4080 Lemon St., Riverside, CA 92501	

UNITED STATES OF AMERICA	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER John Bell
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer