

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

644



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:

March 6, 2014

SUBJECT: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA Exempt, District 1, [\$47,020], 26% Federal, 62% State, 7% Other, 5% County

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;
2. Approve the attached Second Amendment to Lease; and
3. Authorize the Chairman of the Board to execute the same on behalf of the County.

BACKGROUND:

Summary (Commences on Page 2)

Robert Field

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	\$ 5,785	\$ 23,324	\$ 47,020	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 289	\$ 1,166	\$ 2,351	\$ 0	

SOURCE OF FUNDS: 26% Federal, 62% State, 7% Other, 5% County

Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
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: *[Signature]*
Deputy

Prev. Agn. Ref.: 3.21 of 3/15/11

District: 1/1

Agenda Number:

3-12

FORM APPROVED COUNTY COUNSEL
DATE 2/28/14
BY: PATRICIA MUNROE

Departmental Concurrence

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *[Signature]* 3/11/14
Esteban Hernandez

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

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

Economic Development Agency/Facilities Management

FORM 11: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA

Exempt, District 1, [\$47,020], 26% Federal, 62% State, 7% Other, 5% County

DATE: March 6, 2014

Page 2 of 3

BACKGROUND:

Summary

This Second Amendment to Lease represents a request from the Department of Mental Health (DOMH) to extend the lease through March 31, 2016, for its storage facility located at 11681 Sterling, #8F1 and 8G1, Riverside, California. This storage facility continues to meet the requirements of the department. At the request of the DOMH, the Economic Development Agency, Real Estate Division (EDA), has negotiated a two year renewal with a 3% rental rate reduction.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the Lease, is the letting of property involving existing facilities and no expansion of an existing use will occur.

This Second Amendment to Lease is summarized below:

Lessor: Biltmore Riverside 1, LLC
11860 Magnolia Avenue, Suite I
Riverside, California 92503

Premises Location: 11681 Sterling, Suites 8F1 and 8G1, Riverside, California

Size: 1,984 Square Feet

Rent:	Current	New
	\$ 0.85 per sq. ft.	\$ 0.82 per sq. ft.
	\$ 1,686.40 per month	\$ 1,626.88 per month
	\$ 20,236.80 per year	\$ 19,522.56 per year

Savings:	Per Sq. Ft.	\$ 0.03
	Per Month	\$ 59.52
	Per Year	\$714.24

Term: April 1, 2014 through March 31, 2016

Rent Adjustment: Year 2, \$0.85 per sq. ft. \$1,686.40 per month

Utilities: County pays for telephone services, Lessor pays for all other services.

Option to Terminate: Termination for any reason providing ninety day advance notice.

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

(Continued)

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

Economic Development Agency/Facilities Management

FORM 11: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA

Exempt, District 1, [\$47,020], 26% Federal, 62% State, 7% Other, 5% County

DATE: March 6, 2014

Page 3 of 3

FINANCIAL DATA:

Impact on Residents and Businesses

This renewal will ensure storage services to the DOMH.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibit A, B & C

The DOMH has budgeted these costs in FY 2013/2014 and will reimburse EDA for all lease costs on a monthly basis. No budget adjustment is required.

Contract History and Price Reasonableness

This is a two year renewal with a 3% rental rate reduction. This contract has been in place since April 16, 1991.

Attachment:

Exhibits A, B & C

Second Amendment to Lease

Exhibit A

FY 2013/14

Department of Mental Health Lease Cost Analysis 11681 Sterling, #8F1 and #8G1, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	1,984	SQFT		
Approximate Cost per SQFT (July - March) 1st Amendment	\$	0.85		
Approximate Cost per SQFT (April - June) 2nd Amendment	\$	0.82		
Lease Cost per Month (July - March) 1st Amendment	\$		1,686.40	
Lease Cost per Month (April - June) 2nd Amendment	\$		1,626.88	
Total Lease Cost (July - March) 1st Amendment			\$	15,177.60
Total Lease Cost (April - June) 2nd Amendment			\$	4,880.64
Total Estimated Lease Cost for FY 2013/14			\$	20,058.24

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month (July - March) 1st Amendment	\$		2,142.72	
Estimated Utility Costs per Month (April - June) 2nd Amendment	\$		714.24	
Total Estimated Utility Cost			\$	2,856.96
RCIT			\$	-
Tenant Improvement			\$	-
EDA Lease Management Fee - 3.89% (July - March) 1st Amendment	\$		590.41	
EDA Lease Management Fee - 3.89% (April - June) 2nd Amendment	\$		189.86	
Total EDA Lease Management Fee			\$	780.27
TOTAL ESTIMATED COST FOR FY 2013/14			\$	23,695.47
Amount Previously approved in 1st Amendment			\$	17,910.73
Amount of FY13/14 for 2nd Amendment			\$	5,784.74
TOTAL COUNTY COST 5.00%			\$	289.24

Exhibit B

FY 2014/15

Department of Mental Health Lease Cost Analysis

11681 Sterling, #8F1 and #8G1, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	1,984	SQFT	
Approximate Cost per SQFT (July - March)	\$	0.82	
Approximate Cost per SQFT (April - June)	\$	0.85	
Lease Cost per Month (July - March)	\$	1,626.88	
Lease Cost per Month (April - June)	\$	1,686.40	
Total Lease Cost (July - March)	\$		14,641.92
Total Lease Cost (April - June)	\$		5,059.20
Total Estimated Lease Cost for FY 2014/15	\$		19,701.12

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - June)		\$	238.08
Total Estimated Utility Cost	\$		2,856.96
RCIT	\$		-
Tenant Improvement	\$		-
EDA Lease Management Fee - 3.89%	\$		766.37
TOTAL ESTIMATED COST FOR FY 2014/15	\$		23,324.45
TOTAL COUNTY COST 5.00%	\$		1,166.22

Exhibit C

FY 2015/16

Department of Mental Health Lease Cost Analysis

11681 Sterling, #8F1 and #8G1, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 1,984 SQFT

FY 2015/16

Approximate Cost per SQFT (July - March)	\$	0.85	
Approximate Cost per SQFT (April - June)	\$	-	
Lease Cost per Month (July - March)		\$	1,686.40
Lease Cost per Month (April - June)		\$	-
Total Lease Cost (July - March)		\$	15,177.60
Total Lease Cost (April - June)		\$	-
Total Estimated Lease Cost for FY 2015/16		\$	15,177.60

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - March)		\$	238.08
Total Estimated Utility Cost		\$	2,142.72
RCIT		\$	-
Tenant Improvement		\$	-
EDA Lease Management Fee - 3.89%		\$	590.41
TOTAL ESTIMATED COST FOR FY 2015/16		\$	17,910.73
TOTAL COUNTY COST 5.00%		\$	895.54

1 7. **Effective Date.** This Second Amendment to Lease shall not be binding or
2 consummated until its approval by the Riverside County Board of Supervisors and fully
3 executed by the Parties.

4 WITNESS WHEREOF, the parties have executed this Amendment as of the date first
5 written above.

6 Dated: March 18, 2014

7
8 COUNTY:
9 COUNTY OF RIVERSIDE, a political
10 Subdivision of the State of California

LESSOR:
BILTMORE RIVERSIDE, I, LLC,
By: Biltmore-Riverside Management, Inc., a
California corporation
Its: Manager

11 By: Jeff Stone
12 Jeff Stone, Chairman
13 Board of Supervisor

By: Michael D. Wilson
Name: Michael D. Wilson
Title: President

14 ATTEST:
15 Kecia Harper-Ihem
16 Clerk of the Board

17 By: Opil Ekko
18 Deputy

19
20 APPROVED AS TO FORM:
21 Pamela J. Walls
22 County Counsel

23 By: Patricia Munroe
24 Patricia Munroe
25 Deputy County Counsel

26 MH:ra/011314/RV088/16.646 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.646.doc
27
28



Transmittal



COUNTY OF RIVERSIDE
 ECONOMIC DEVELOPMENT AGENCY
 3403 10th Street, Suite 500
 Riverside, CA 92501
 (951) 955-8916

RIVERSIDE COUNTY
 AUDITOR-CONTROLLER
 14 MAR -3 PM 3:57

Date: February 28, 2014

To: Auditor-Controller's Office
 Attn: Esteban Hernandez
 Rohini Dasika

From: Lynda Trumbauer

Re: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA Exempt, District 1, [\$64,931], 26% Federal, 62% State, 7% Other, 5% County
 Project Manager: Maribel Hyer, 58431

12321

Quantity	Dated	Description	Pages
1	3/6/14	Form 11 & Exhibits	6
3		Second Amendment to Lease	3 ea
PROJECTED BOARD DATE: 3/18/14 Public Hearing Item: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

Remarks:

Once approved, please send me an e-mail confirming approval and delivery to the Executive Office. Please let me know if you have any questions.

Date Stamp:

Submitted by: Lynda Trumbauer
 Phone: (951) 955-4885
 Main Office: (951) 955-6662
 Email: LTrumbauer@rivcoeda.org

FORM APPROVED COUNTY COUNSEL
 BY: PATRICIA MUNROE
 DATE: 3/28/14

Departmental Concurrence

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



FROM: Economic Development Agency/Facilities Management ✓

SUBMITTAL DATE:
 March 6, 2014 ✓

SUBJECT: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA Exempt, District 1, [\$64,931], 26% Federal, 62% State, 7% Other, 5% County

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;
2. Approve the attached Second Amendment to Lease; and
3. Authorize the Chairman of the Board to execute the same on behalf of the County.

**BACKGROUND:
 Summary (Commences on Page 2)**

Robert Field ✓
 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	\$ 23,695	\$ 23,324	\$ 64,931	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 1,185	\$ 1,166	\$ 3,247	\$ 0	
SOURCE OF FUNDS: 26% Federal, 62% State, 7% Other, 5% County				Budget Adjustment: No	
				For Fiscal Year: 2013/14 ✓	

C.E.O. RECOMMENDATION:

100% ✓

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 3.21 of 3/15/11

District: 1/1 ✓

Agenda Number:

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

Economic Development Agency/Facilities Management ✓

FORM 11: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA Exempt, District 1, [\$64,931], 26% Federal, 62% State, 7% Other, 5% County

DATE: March 6, 2014 ✓

Page 2 of 3

BACKGROUND:

Summary

This Second Amendment to Lease represents a request from the Department of Mental Health (DOMH) to extend the lease through March 31, 2016, for its storage facility located at 11681 Sterling, #8F1 and 8G1, Riverside, California. This storage facility continues to meet the requirements of the department. At the request of the DOMH, the Economic Development Agency, Real Estate Division (EDA), has negotiated a two year renewal with a 3% rental rate reduction.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the Lease, is the letting of property involving existing facilities and no expansion of an existing use will occur.

This Second Amendment to Lease is summarized below:

Lessor: Biltmore Riverside 1, LLC
11860 Magnolia Avenue, Suite I ✓
Riverside, California 92503

Premises Location: 11681 Sterling, Suites 8F1 and 8G1, Riverside, California ✓

Size: 1,984 Square Feet

Rent:	Current	New
	✓ \$ 0.85 per sq. ft. <i>R</i>	\$ 0.82 per sq. ft. <i>R</i>
	\$ 1,686.40 per month <i>L</i>	\$ 1,626.88 per month <i>L</i>
	\$ 20,236.80 per year <i>L</i>	\$ 19,522.56 per year <i>L</i>

Savings:	Per Sq. Ft.	\$ 0.03 <i>R</i>
	Per Month	\$ 59.52 <i>L</i>
	Per Year	\$714.24 <i>L</i>

Term: April 1, 2014 through March 31, 2016

Rent Adjustment: Year 2, \$0.85 per sq. ft. \$1,686.40 ←

*IS this needed?
for monthly add*

Utilities: ✓ County pays for telephone services, Lessor pays for all other services.

Option to Terminate: ✓ Termination for any reason providing ninety day advance notice.

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

(Continued)

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

Economic Development Agency/Facilities Management

FORM 11: Second Amendment to Lease, Department of Mental Health, Riverside, 2-Year Lease, CEQA Exempt, District 1, [\$64,931], 26% Federal, 62% State, 7% Other, 5% County

DATE: March 6, 2014

Page 3 of 3

FINANCIAL DATA:

Impact on Residents and Businesses

There will be no foreseeable impact on the residents and local businesses. This renewal will ensure storage services to the DOMH.

SUPPLEMENTAL:

Additional Fiscal Information

See attached Exhibit A, B & C

The DOMH has budgeted these costs in FY 2013/2014 and will reimburse EDA for all lease costs on a monthly basis. No budget adjustment is required.

Contract History and Price Reasonableness

This is a two year renewal with a 3% rental rate reduction. This contract has been in place since April 16, 1991.

Attachment:

Exhibits A, B & C

Second Amendment to Lease

Exhibit A

FY 2013/14 ✓

Department of Mental Health Lease Cost Analysis 11681 Sterling, #8F1 and #8G1, Riverside

Use new template

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 1,984 SQFT

Approximate Cost per SQFT (July - March) \$ 0.85
Approximate Cost per SQFT (April - June) \$ 0.82

Lease Cost per Month (July - March) \$ 1,686.40
Lease Cost per Month (April - June) \$ 1,626.88

Total Lease Cost (July - March) \$ 15,177.60
Total Lease Cost (April - June) \$ 4,880.64
Total Estimated Lease Cost for FY 2013/14 ✓ \$ 20,058.24

delete Prev Form II
delete

Estimated Additional Costs:

Utility Cost per Square Foot \$ 0.12
Estimated Utility Costs per Month (July - June) \$ 238.08

Total Estimated Utility Cost \$ 2,856.96

RCIT \$ -

Tenant Improvement \$ -

EDA Lease Management Fee - 3.89% \$ 780.27

TOTAL ESTIMATED COST FOR FY 2013/14 ✓ \$ 23,695.47

TOTAL COUNTY COST 5.00% ✓ \$ 1,184.77 ✓

*→ add Redlocks
Δ front*

Exhibit B

FY 2014/15 ✓

Department of Mental Health Lease Cost Analysis 11681 Sterling, #8F1 and #8G1, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	1,984	SQFT		
Approximate Cost per SQFT (July - March)	\$	0.82		
Approximate Cost per SQFT (April - June)	\$	0.85		
Lease Cost per Month (July - March)		\$	1,626.88	
Lease Cost per Month (April - June)		\$	1,686.40	
Total Lease Cost (July - March)		\$	14,641.92	
Total Lease Cost (April - June)		\$	5,059.20	
Total Estimated Lease Cost for FY 2014/15 ✓		\$	19,701.12	

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month (July - June)		\$	<u>238.08</u>	
Total Estimated Utility Cost		\$	2,856.96	
RCIT		\$	-	
Tenant Improvement		\$	-	
EDA Lease Management Fee - 3.89%		\$	<u>766.37</u>	
TOTAL ESTIMATED COST FOR FY 2014/15 ✓		\$	<u>23,324.45</u>	✓
TOTAL COUNTY COST 5.00% ✓		\$	1,166.22	✓

Exhibit C

FY 2015/16 ✓

Department of Mental Health Lease Cost Analysis 11681 Sterling, #8F1 and #8G1, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:

1,984 SQFT

FY 2015/16

Approximate Cost per SQFT (July - March)	\$	0.85	
Approximate Cost per SQFT (April - June)	\$	-	
Lease Cost per Month (July - March)		\$	1,686.40
Lease Cost per Month (April - June)		\$	-
Total Lease Cost (July - March)			\$ 15,177.60
Total Lease Cost (April - June)			\$ -
Total Estimated Lease Cost for FY 2015/16 ✓			\$ 15,177.60

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - June)		\$	<u>238.08</u>
Total Estimated Utility Cost			\$ 2,142.72
RCIT			
Tenant Improvement			
EDA Lease Management Fee - 3.89%			\$ <u>590.41</u>
TOTAL ESTIMATED COST FOR FY 2015/16 ✓			\$ <u>17,910.73</u>
TOTAL COUNTY COST 5.00% ✓			\$ 895.54

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

109



FROM: Economic Development Agency

SUBMITTAL DATE:
March 3, 2011

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached First Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the county; and
2. Approve and direct the Auditor-Controller to make the budget adjustments as shown on Schedule A, attached.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY Samuel Wong 2/16/11
SAMUEL WONG

Robert Field
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ (927)	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: 100% State

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 15, 2011
xc: EDA, DMH, Auditor, EO

Kecia Harper-Ihem
Clerk of the Board
By: [Signature]
Deputy

Prev. Agn. Ref.: N/A

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

District: 1

Agenda Number: **3.21**

[Signature]
MARIA T. MAREY, ASST. DIRECTOR
RIVERSIDE COUNTY DMH

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 1-31-11
DATE: [Signature]
SYNTHIA M. GUNZEL
Departmental Concurrence

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

BACKGROUND:

The County of Riverside has leased this storage facility located at 11681 Sterling, #8F1 & #8G1, Riverside, California originally since April 16, 1991, and entered into a new lease March 31, 2008. This facility continues to meet the needs and requirements of the Department of Mental Health (DOMH). At the request of the DOMH, the Economic Development Agency, Real Estate Division (EDA), has negotiated a three year renewal with a 17 % rental rate reduction.

This First Amendment to Lease is summarized below:

Lessor: Biltmore Riverside 1, LLC
11860 Magnolia Avenue, Suite I
Riverside, California 92503

Premises Location: 11681 Sterling #8F1 & #8G1
Riverside, California

Size: 1,984 square feet

Term: Three Year, April 1, 2011, through March 31, 2014

Rent:	<u>Current</u>	<u>New</u>
	\$.90 per sq. ft.	\$.75 per sq. ft.
	\$ 1,785.60 per month	\$ 1,488.00 per month
	\$21,427.20 per year	\$17,856.00 per year

<u>Savings</u>	
Per Sq. Ft.	\$.15
Per Month	\$ 297.60
Per Year	\$3,571.20

Rent Adjustment: Year 2, \$.80 per square feet, Year 3, \$.85 per square feet

Custodial Services: Provided by County

Utilities: County pays for telephone services, Lessor pays for all other utility services

Option to Terminate: Termination after eighteen months with 90 days advance written notice

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

Financial Data: (Commences on Page 3)

FINANCIAL DATA:

All associated costs for this First Amendment to Lease will be fully funded through the DOMH budget. DOMH has budgeted these costs in FY 2010/11. While EDA will front the costs for the First Amendment to Lease with the property owners, the DOMH will reimburse EDA for all associated lease costs.

ATTACHMENTS:

Schedule A
Exhibit A
First Amendment to Lease

Schedule A

Decrease Appropriations:

47220-7200400000-526700 – Rent/Lease Buildings \$893

Decrease Estimated Revenues:

47220-7200400000-777330 – Leasing Services \$893

Exhibit A

Department of Mental Health Lease Cost Analysis FY 2010/11 11681 Sterling, Suites 8F1 & 8G1, Riverside, California

Total Square Footage to be Leased:

BUDGETED AMOUNTS

Current office:	1,984	SQFT		
Cost Per Sq. Ft:	\$	0.90		
Lease Cost per Month		\$	<u>1,785.60</u>	
Total Lease Cost included in Budget for FY 2010/11				\$ 21,427.20

ACTUAL AMOUNTS

Current office:	1,984	SQFT		
Approximate Cost per SQFT (July - March)	\$	0.90		
Approximate Cost per SQFT (April - June)	\$	0.75		
Lease Cost per Month (July - March)	\$	1,785.60		
Lease Cost per Month (April - June)	\$	1,488.00		
Total Lease Cost (July - March)		\$	16,070.40	
Total Lease Cost (April - June)		\$	<u>4,464.00</u>	
Total Lease Cost for FY 2010/11				\$ 20,534.40
TOTAL LEASE COST SAVINGS FOR FY 2010/11				\$ (892.80)

Estimated Additional Costs:

BUDGETED AMOUNTS

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month	\$	<u>238.08</u>		
Total Estimated Utility Cost for FY 2010/11			\$ 2,856.96	
EDA Lease Management Fee (Based @ 3.79%)			\$ <u>812.09</u>	
Total Estimated Additional Costs included in Budget for FY 2010/11				\$ 3,669.05

ACTUAL AMOUNTS

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month	\$	<u>238.08</u>		
Total Additional Estimated Utility Cost for FY 2010/11 (July - June)			\$ 2,856.96	
EDA Lease Management Fee (Based @ 3.79%)			\$ <u>778.25</u>	
Total Estimated Additional Costs for FY 2010/11				\$ 3,635.21
TOTAL ESTIMATED ADDITIONAL COST SAVINGS FOR FY 2010/11				\$ (33.84)
TOTAL SAVINGS FOR LEASE COST FY 2010/11				\$ (926.64)

