



June 27, 2008
John B. Todd, Foreperson
2007-2008 Riverside Grand jury
PO Box 829 Riverside CA 92502

Sir:

Please allow me to respond to elements of your letter dated 6/25/08 which raises a number of issues associated with the Mental Health operation located in lease quarters at 1330 West Ramsey Street Banning ,CA. Only #2(Exterior Lighting) of the complaints raised communicated by the Grand Jury lie within the scope of services of the Real Estate Division of The Department of Facilities Management.

Let me begin my review for the Grand Jury of The Department of Facilities Management Division of Real Property in support of county agencies. Real Estate manages in excess of 200 leases for more than 2,000,000 square feet of space across the county. Perhaps 2/3 of this space is uses by social service, mental health and physical health agencies to provide programs close to residents of this large county. . These agencies are heavily funded by grant support from the federal and state governments. This reimbursement structure all but mandates that we lease rather than own the space where these critical services are supplied. (The fed sponsors will not reimburse space costs when the county owns the buildings.) This in turn means that landlord and not the county maintains the buildings.

When structure is leased, Real Estate staff works with the agencies to establish a list of building improvements which are required for the program to function. Generally known as Tenant Improvements or TI's, the work list is developed by the user group and by Real Estate's professional staff which is skilled in the development of these work lists. The landlord makes the improvements to the building and is paid either by direct reimbursement or by an increase in rents over the term of the lease. The agency and its program provides the funds. Evidentially, we missed the need for exterior lighting around the building at lease initiation in 2002 and no request for added lighting was made until 2008.

We got a compliant in February of this year regarding exterior lighting. Landlord responded by increasing the wattage of existing fixtures. I am not sure if this change resulted in a significant improvement. Real Estate also started a formal work request for site lighting improvements. I am not sure why these improvements were not installed more promptly. Real Estate will follow through on this matter with vigor. I will have the site checked to see it is meeting building code for exterior lighting and we check to see if added lighting was installed or is scheduled

Thank you for bringing this specific issue to our attention.

I am responding to this request, since I was Deputy Director Real Property for the past 5 years. I recently was shifted to somewhat different function running major acquisitions. Vincent Yzaguirre is now Deputy Director. The other concerns should be direct to Mental Health

Feel free to call me or Vince, if more information is needed.

Sincerely,



✓ Jon K. Hutchison