



AGENDA ITEM: 26-23

DATE OF MEETING: July 8, 2026

ACTION: ☒

INFORMATION: ☐

**APPROVE SECOND AMENDMENT TO MEMORANDUM OF UNDERSTANDING  
WITH FACILITIES MANAGEMENT – REAL ESTATE  
FOR THE MEAD VALLEY FAMILY RESOURCE CENTER  
FROM OCTOBER 1, 2026 – SEPTEMBER 30, 2029  
(MOU NO. FM30.419)  
[AMOUNT NOT-TO EXCEED \$475,000 – DPSS FAMILY RESOURCE CENTER FUNDS]**

**SUMMARY OF REQUEST**

Approve the Second Amendment to Memorandum of Understanding No. FM30.419 with Facilities Management – Real Estate for the Mead Valley Family Resource Center. The amendment extends the term for three years, from October 1, 2026 through September 30, 2029, and establishes monthly operating rent of \$12,620.25, subject to annual increases of three percent. Staff requests authorization for expenditures not to exceed \$475,000 for the extension period.

**BACKGROUND**

First 5 Riverside County operates the Mead Valley Family Resource Center at the Mead Valley Community Center, located at 21091 Rider Street in Perris. The space is governed by MOU/Space Lease No. FM30.419 with Facilities Management – Real Estate, which was previously amended on April 13, 2023, to extend the term through September 30, 2026.

On May 13, 2020 (Action Item 20-22), the Commission approved MOU No. DPSS-0001997 with DPSS to transition operations of five County Family Resource Centers, including Mead Valley, to First 5 Riverside County.

The proposed Second Amendment extends the term through September 30, 2029, to maintain uninterrupted services at the Mead Valley Family Resource Center.

| <b>Extension Period</b>              | <b>Monthly Rent</b> | <b>Annual Cost</b>  |
|--------------------------------------|---------------------|---------------------|
| October 1, 2026 – September 30, 2027 | \$12,620.25         | \$151,443.00        |
| October 1, 2027 – September 30, 2028 | 12,998.86           | 155,986.32          |
| October 1, 2028 – September 30, 2029 | 13,388.83           | 160,665.96          |
| <b>Estimated Three-Year Cost</b>     |                     | <b>\$468,095.28</b> |
| <b>Contingency</b>                   |                     | <b>6,904.72</b>     |
| <b>Amount Not to Exceed</b>          |                     | <b>\$475,000.00</b> |

The requested amount, not to exceed \$475,000, includes a contingency for potential operating-cost adjustments during the extension period.

## **RECOMMENDED ACTION**

That the Commission:

1. Approve the Second Amendment to MOU/Space Lease No. FM30.419 with Facilities Management – Real Estate to extend the term through September 30, 2029; authorize expenditures in an amount not to exceed \$475,000 for the extension period; and authorize the Executive Director to execute the amendment on behalf of the Commission, subject to County Counsel approval as to form; and
2. Authorize the Executive Director, based on the availability of fiscal funding, to execute amendments that remain within the intent of the MOU/Space Lease without requiring further action from the Commission, provided such amendments do not increase the not-to-exceed amount.

## **BUDGET IMPACT**

Adequate appropriation is included in the approved Fiscal Year 2026/2027 budget for costs incurred during that fiscal year. Costs for future fiscal years will be included in subsequent budget processes and are subject to available funding and appropriation. (526700-25800-938001-92975-FRCMEAD).

## **STRATEGIC PLAN RELEVANCE**

Goal Area 3 - Resilient Families

## **POTENTIAL CONFLICTS OF INTEREST**

None known.

## **ATTACHMENTS**

1. FM30.419 A2 FM Real Estate-Space Lease Mead Valley