

602

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

612



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 8, 2003

SUBJECT: REVENUE SUBLEASE AGREEMENT, AMENDMENT NUMBER 1 /
EMPLOYMENT DEVELOPMENT DEPARTMENT OF THE STATE OF CALIFORNIA /
ECONOMIC DEVELOPMENT AGENCY

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Sublease Agreement and authorize the Chairman to execute same on behalf of County.

BACKGROUND: The County of Riverside leases the facility at 44-199 Monroe Street, Indio from Indio-Monroe Street Associates, LLC (Master Lease) for EDA's Workforce Development Center. Approximately 7,215 square of office space in this facility is subleased to the Employment Development Department of the State of California for seven years. The attached Revenue Sublease Agreement, Amendment Number One reflects the new rental (revenue) schedule reflecting rent escalations beginning July 1, 2003.

(Continued on Page 2)

Departmental Concurrence

SP

MJS:LGH:sh
8.795

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

| | | | | |
|----------------|-------------------------------|------|-------------------------|-----|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | N/A |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | NA |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | |

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

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

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

Prev. Agn. Ref.: 11/6/01.#3.26

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.12

BOARD OF SUPERVISORS

Form 11: REVENUE SUBLEASE AGREEMENT – STATE OF CALIFORNIA,
EMPLOYMENT DEVELOPMENT DEPARTMENT/ ECONOMIC
DEVELOPMENT AGENCY

December 8, 2003

Page 2

BACKGROUND: (Continued)

The sublease is summarized below:

Sublessor: County of Riverside
Department of Facilities Management
3133 Mission Inn Avenue
Riverside, California 92507

Sublessee: State of California
Employment Development Department
800 Capitol Mall, MIC-62
Sacramento, California 95814

Subleased
Premises Address: 44-199 Monroe Street, Indio, California

Total Size of Premises: 102,400 square feet

Subleased Premises: 7,215 square feet

Use: State of California, Employment Development
Department

Term: October 1, 2001 and expires September 30, 2008

Revised Rental
Schedule: Effective July 1, 2003

| | |
|-----------------------------------|-------------|
| July 1, 2003 - September 30, 2003 | \$17,782.27 |
| October 1, 2003 - June 30, 2004 | \$18,220.00 |
| July 1, 2004 - September 31, 2008 | \$18,821.26 |

| | <u>Current</u> | <u>New</u> |
|-------|-------------------------|-------------------------|
| Rent: | \$ 2.45 per square foot | \$ 2.53 per square foot |
| | \$ 17,671 per month | \$ 18,220 per month |
| | \$ 212,052 per year | \$ 218,640 per year |

Services: County shall provide all utilities, custodial, furnishings
and equipment:

This Sublease has been approved as to form by County Counsel.