

605



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 2, 2004

SUBJECT: NEW LEASE – FOURTH DISTRICT BOARD OF SUPERVISOR ROY WILSON/
CITY OF PALM DESERT

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

BACKGROUND: The attached Lease Agreement represents office space located at 73-710 Fred Waring Drive, Suite 222, Palm Desert, California for the Fourth District Board of Supervisor, Roy Wilson. The 3,348 square foot facility is centrally located in the Coachella Valley, in close proximity to various Governmental Agencies. The Lease Agreement reflects a four (4) year lease term with two (2) – one (1) year options to renew. The monthly rental amount is \$3,850.20. The Lessor is providing approximately \$42,000 in Tenant Improvements at no additional charge to the County.

(Continued on Page 2)

MJS:LGH:sh
9.150

for T.L. Miller

MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$46,202	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$46,202	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$46,202	For Fiscal Year:	04/05

SOURCE OF FUNDS: District 4 Budget 10000-1000140000	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandt

County Executive Office Signature

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

Departmental Concurrence

Larry M. Christie
Reviewed by
CIP TEAM

732

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.37

COUNTY OF RIVERSIDE

RECEIVED RIVERSIDE COUNTY

BOARD OF SUPERVISORS

Form 11: NEW LEASE – FOURTH DISTRICT BOARD OF SUPERVISOR ROY
WILSON/CITY OF PALM DESERT

August 2, 2004

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BACKGROUND: (Continued)

The Tenant Improvements include framing, drywall, electrical, carpet and paint. Budgeted at a cost not to exceed \$42,000.00, provided by Lessor.

The lease is summarized below:

Lessor: City of Palm Desert
73-510 Fred Waring, Palm Desert, California 92260

Location: 73-710 Fred Waring Drive, Suite 222
Palm Desert, California 92260

Size: 3,348 square feet.

Rent: \$1.15 per square foot (MG) Exclusive of custodial
\$3,850.20 per month
\$46,202.40 per year

Tenant Improvements: Provided by Lessor

Utilities: Custodial, electrical and telephone provided by County all others by Lessor.

Maintenance: Provided by Lessor.

Parking: Sufficient for County purposes.

Market Data: 44-100 Monterey, \$2.00 Modified Gross
73-712 Alessandro, \$2.05 Modified Gross
44-650 Village Ct., \$2.13 Modified Gross

County IT Costs: Approximately \$10,000.

This New Lease has been approved as to form by County Counsel.