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



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 15, 2004

SUBJECT: SECOND AMENDMENT TO REVENUE SUBLEASE / COLLEGE OF THE DESERT / DEPARTMENT OF PUBLIC SOCIAL SERVICES

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

BACKGROUND: On July 17, 2000 (M.O. 3.17) the Board approved a Revenue Sublease Agreement with the College of the Desert to sublease a portion of the building located at 44-199 Monroe Street, Indio, California from the Department of Public Social Services (DPSS). This Second Amendment to Revenue Sublease represents an expansion of classroom space by 764 square feet. The rental will increase by \$933.25 per month from \$10,351.30 to \$11,284.55.

(Continued on Page 2)

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

MJS:LGH:sh
9.200

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	2004/2005

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

C.E.O. RECOMMENDATION:
APPROVE
Iva Brandt
County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 7/17/00,#3.17, 6/22/04, #3.17 | District: 4 | Agenda Number:

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

3.27

Departmental Concurrence

BOARD OF SUPERVISORS

Form 11: SECOND AMENDMENT TO REVENUE SUBLEASE / COLLEGE OF THE
DESERT / DEPARTMENT OF PUBLIC SOCIAL SERVICES

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BACKGROUND: (Continued)

The lease is summarized below:

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

Sublessee: College of the Desert
43-500 Monterey Avenue
Palm Desert, California 92260

Subleased Premises
Address: 44-199 Monroe Street
Indio, California 92201

	<u>Current</u>	<u>Proposed</u>
Size:	8,474	9,238 square feet
Rent:	\$ 1.22 \$ 10,351.30 \$124,215.60	\$ 1.22 per square foot \$ 11,284.55 per month \$135,414.60 per year
Term:	Expiration August 31, 2007	
Improvement Costs:	None	
Annual Increases:	Base Rent:	CPI, not less than two (2%) or more than five (5%).
	Reimbursable:	Adjusted annually to actual cost.
	Maintenance:	Based on fixed schedule adjusted annually.
Market Rents:	N/A	

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