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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 9, 2005

**SUBJECT:** LEASE – RIVERSIDE COUNTY INFORMATION TECHNOLOGY / THE EDM HILL PROPERTY OWNERS, EDM HILL COMMUNICATIONS SITE, INDIO

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

**BACKGROUND:** Riverside County Information Technology (RCIT) operates an 800 MHz radio system in support of the Public Safety Radio System that's mission is critical to the County's Sheriff Department. The County communication site at Edom Hill is an essential site for our current radio network. This site is one of three sites identified by the Capital Improvement Program Team on July 12, 2004 for FY 04-05 financing.  
(Continued on Page 2)

*Mary Christmas*  
Reviewed by  
**CIP TEAM**

123departmental Concurrence

MJS:JRF:eo  
9.449

*Michael J. Sylvester*  
MICHAEL J. SYLVESTER, DIRECTOR  
Department of Facilities Management

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 05/06:	\$6,000.00	For Fiscal Year:	04/05

SOURCE OF FUNDS: 526700-45500-7400151300 Information Technology Fund	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.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: 2/1/2005, #3.17 | District: 4 | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.9

BOARD OF SUPERVISORS

Form 11: LEASE – RIVERSIDE COUNTY INFORMATION TECHNOLOGY / THE EDM HILL PROPERTY OWNERS, EDM HILL COMMUNICATIONS SITE, INDIO

June 8, 2005

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**BACKGROUND:** (Continued)

The proposed new site at Edom Hill has been identified as a suitable location to continue to provide radio coverage improvements to the desert communities. It is RCIT's desire to construct a communications site to continue providing critical communications service for public safety, as well as routine County functions.

The Department of Facilities Management has negotiated a ten (10) year lease term with options to extend the tenancy for three (3) additional five (5) year terms. Annual rent for the first year will be Six Thousand Dollars (\$6,000). The second year will be Twelve Thousand Dollars (\$12,000). Rent will increase Five Percent (5%) each anniversary thereafter. Site development costs will come from CIP funds.

For comparison, the current leased space costs \$ 4,448.14 per month. The annual rental savings will be in excess of \$ 40,000.00.

The Lease is summarized below:

Lessor:	The Edom Hill Property Owners Post Office Box 12121 Palm Desert, California 92255
Premises Location:	Edom Hill Communication Site Indio, California
Term:	Ten (10) years commencing July 1, 2005.
Rent:	\$ 500.00 Per Month, 1 <sup>st</sup> year \$1,000.00 Per Month, 2 <sup>nd</sup> Year Five percent (5%) annual increase each anniversary thereafter.
Utilities:	Electricity only, paid by County directly.

The attached Lease has been approved as to form by County Counsel.