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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
January 3, 2007

**SUBJECT:** Resolution No. 2007-024, Notice of Intention to Purchase Real Property, APN's 608-080-017 and 608-080-029

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2007-024, Notice of Intention to Purchase Real Property, APN's 608-080-017 and 608-080-029, better known as the Monroe Park office building; and
2. Authorize the Department of Facilities Management to negotiate the purchase of the Monroe Park office building for an estimated \$16,000,000 and to incur typical transaction costs including staff time, appraisal costs, title insurance, and other due diligence studies regarding the property at a cost not to exceed \$50,000.

**BACKGROUND:** (Commences on Page 2)

RF:JKH:cm  
10.368

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 16,050,000	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07

**SOURCE OF FUNDS:** 31% General Fund Designation, 31% Redevelopment Pass Through Funds, 38% Future Financing

<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

FORM APPROVED  
COUNTY COUNSEL

JAN 29 2007

Reviewed by  
CIP TEAM

Departmental Concurrence

Consent     Policy  
 Consent     Policy

Dep't Recomm.:  
Per Exec. Ofc.:

**BACKGROUND:**

Facilities Management proposes that the county purchase the 102,400 SF Monroe Park office building located at 44-199 Monroe Street in Indio, a few blocks north of the current Indio County Administrative Center (CAC), to permit relocation of non-justice functions from the CAC. Facilities Management proposes to relocate the County's general government functions from the Indio CAC to Monroe Park, then remodel and modernize the existing CAC into a configuration optimized for use by criminal justice legal departments. The District Attorney and the Public Defender would then occupy the former CAC, which is situated in close proximity to the Indio Superior Court/Larson Justice Center and the Indio Jail.

The agencies displaced from the Indio CAC would move to the Monroe Park office building. Monroe Park, which was fully renovated under a lease/construct program in 2001, is essentially a new building and requires little renovation to house the new agencies. The anticipated purchase price is \$157 per square foot, which is at least \$100 per square foot below the cost of new construction. The county already owns the systems furniture and conventional furniture in the building. The building is well suited for multi-agency use, having three distinct main entrances, and is parked at retail levels permitting the parking of employees and fleet vehicles while still allowing generous parking for the public having contact with county agencies.

Monroe Park is presently leased by the county from the sellers and supports the Economic Development Agency (EDA) and the Department of Public Social Services (DPSS). A portion of the building is subleased to the College of the Desert (COD) as instructional space, but COD has a site and funds for a new campus in the eastern Coachella Valley. COD's use will continue until the new campus opens.

DPSS can be relocated to a new location and their rents and tenant improvements will continue to be supported by federal and state program grants. A Request for Proposals regarding construction of a new facility for DPSS will be advertised shortly to permit the series of moves to take place. The new facility will take approximately 18 months to design and build.

The proposed three property action--conversion of the CAC for criminal justice legal departments, transferring general government functions to Monroe Park, and securing new leased space for DPSS--assures that county government functions in the Indio area can be supported in adequate space, at levels dictated by ongoing population growth in the Coachella Valley.

RESOLUTION NO. 2007-024  
NOTICE OF INTENTION TO PURCHASE REAL PROPERTY  
IN THE CITY OF INDIO  
APN: 608-080-017 and 608-080-029

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on February 6, 2007 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public meeting on February 27, 2007 at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California intends to authorize a transaction in which the County of Riverside will purchase (from Indio Monroe Street Associates) certain real property located at 44-199 Monroe Street, Indio, in the County of Riverside, State of California, identified by Riverside County Assessor's Parcel Numbers 608-080-017 and 608-080-029, more particularly described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of one separate, legal lot of 10.95 acres at a purchase price not to exceed sixteen million dollars (\$16,000,000.00), plus miscellaneous escrow closing costs in the approximate amount of twelve thousand dollars (\$12,000.00).

BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities Management is authorized to expend approximately \$50,000 in Capital Improvement Project (CIP) funds to complete due diligence on the property, consisting of preliminary title reports, appraisal costs, a hazardous materials survey, and miscellaneous other studies as deemed necessary.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

FORM APPROVED  
COUNTY COUNSEL

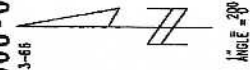
JAN 29 2007

BY 

JRF:dl  
1/16/07  
133FM  
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# EXHIBIT "A"

608-08  
613-65

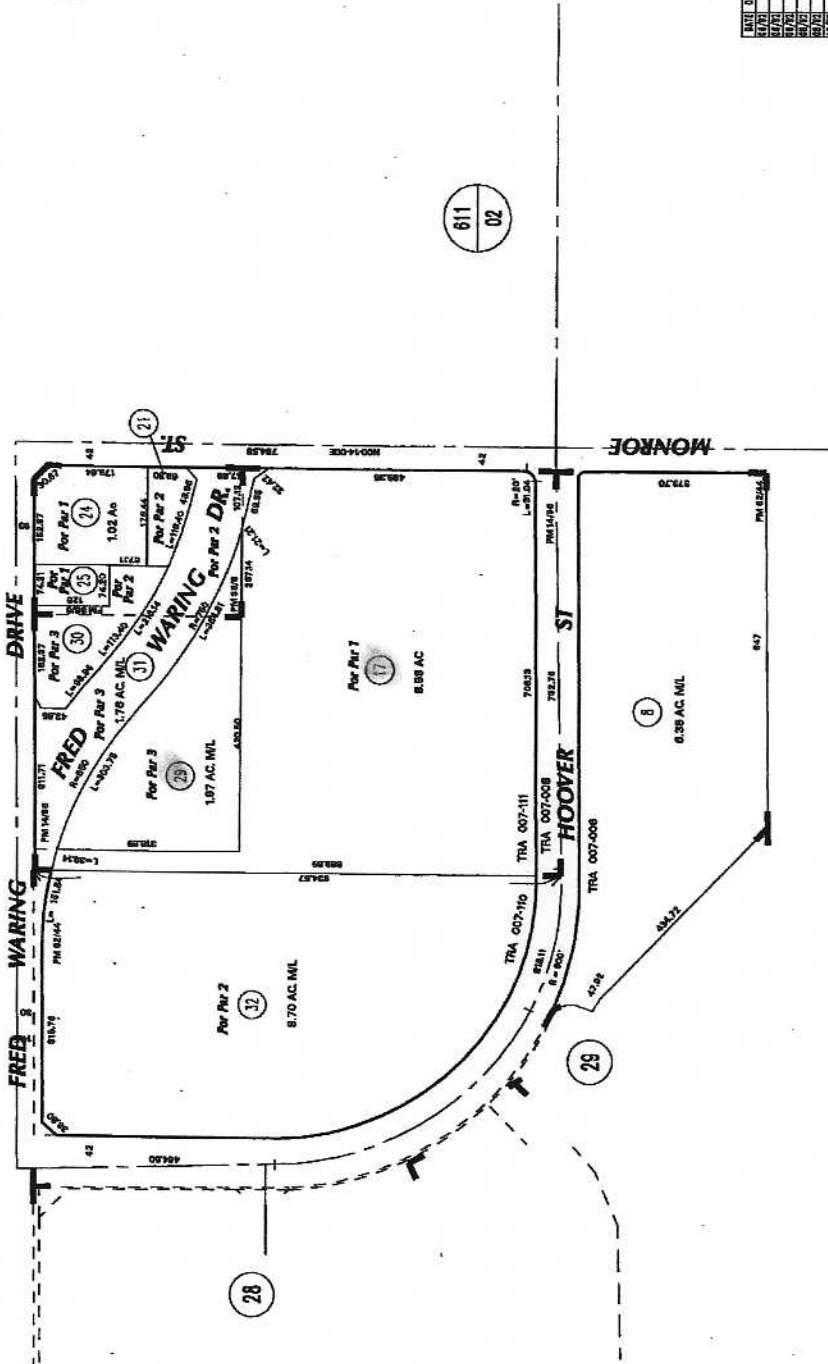


T.R.A.  
007-110  
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POR. N. 22 T. 5S., R. 7E  
CITY OF INDI

610  
04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY INACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



611  
02

12

14/98 PARCEL MAP  
PM 62/44-45 PM NO 14256  
PM 38/6-7 PARCEL MAP

DATE	OLD NUMBER	NEW NUMBER
6/7/78	1	1
6/7/78	2	2
6/7/78	3	3
6/7/78	4	4
6/7/78	5	5
6/7/78	6	6
6/7/78	7	7
6/7/78	8	8
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6/7/78	100	100

Dec 2002

DATE: 12-15-02

ASSESSOR'S MAP BK008 PG.08  
Riverside County, Calif.

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