AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
SubLease Agreement; Crested Butte Snowsports Foundation; Gunnison County Juvenile Services Rental of Property at 214 6th Street, #8, Crested Butte, CO 81224; 6/1/13; $250/Month

Action Requested: County Manager Signature

Parties to the Agreement: Crested Butte Snowsports Foundation & Gunnison County

Term Begins: 6/1/2013 **Term Ends:** 4/30/2014 **Grant Contract #:**

Summary:
Sub-Lease Agreement with CB Snowsports Foundation and Juvenile Services to share office space in CB to support FAST & GCSAPP missions. CB Snowsports is agreeing to share office space very affordably. FAST & GCSAPP budgets can cover costs.

Fiscal Impact: $250/month

Submitted by: B. Lucero for J. Reinman **Submitter's Email Address:** jreinman@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

$250/mo. on a montn-to-month basis beginning June 1, 2013. Janet affirms that this cost can be covered in current year's adopted budget.

Reviewed by: Lnienhueser Discharge Date: 5/31/2013

County Attorney Review: (●) Required ( ) Not Required

Comments:

ok eb 5/31/13

Reviewed by: DBaumgarten Discharge Date: 5/31/2013 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reviewed by: MBirnie Discharge Date: 6/4/2013

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted:

Agenda Date: 6/18/2013 Follow Up Agenda Date: N/A

Revised April 2013

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Gunnison County Legal Instrument # _____

Date of Request: 5/31/2013 **Contractual Deadline:** 6/15/2013 **Received in Administration:**

Desired Agenda Date: 6/4/2013 **Amount of Discussion Time Desired:**

Action Requested: Sigantures for Sub-Lease Agreement between Juvenile Services and Snowsports Foundation

Parties to the Agreement: Crested Butte Snowsports Foundation & Gunnison County

Term Begins: 6/1/2013 **Term Ends:** 4/30/2014 **Grant Contract #: N/A**

Summary: Juvenile Services would like to share office space in Crested Butte to support FAST and GCSAPP missions. CB Snowsports Foundation is agreeing to share office space very affordably. FAST and GCSAPP budgets can cover costs.

Recommendation:

Fiscal Impact:

Submitted by: Janet Reinman - Juvenile Services **Return To:** Janet Reinman - Juvenile Services

Finance Department Review: ● Required ○ Not Required

Comments:

Signature Discharge Date

County Attorney Review: ● Required ○ Not Required

Comments:

Certificate of Insurance Required

Yes ____ No ____ Initials ____

Signature Discharge Date

Returned to Administration: **Original Returned:**

County Manager Approval:

Signature Date

○ Consent Agenda ○ Regular Agenda Time Allotted: _____

Revised January 2011

SubLease Agreement

By and between the Crested Butte Snowsports Foundation, referred to as "CBSF" or "Lessor", and Gunnison County Juvenile Services, 200 E. Virginia, Gunnison, CO 81230, referred to as "Sub-Lessee"

CBSF, located at 214 6th St., #8, Crested Butte, CO 81224, mailing address PO Box 56(the "property"), agrees to allow Sub-Lessee to share the CBSF offices on the following terms and conditions:

1. **Term:** On a month-to-month basis beginning June 1, 2013.

2. **Rent:** $250/month, payable in advance, on the 1st of each month to the mailing address listed above.

3. **Termination:** With 30-day advance notice in writing by either party at addresses listed above.

4. **Utilities:** Utilities are included. Wi Fi included. Copier/FAX included.

5. **Property Condition:** as is. Sub-Lessee is responsible for any damage to property by Sub-Lessee or Guests that exceeds reasonable wear and tear.

6. **Landlord Approval:** This sublease is not binding upon either party unless approved by the landlord, Doug Gorman.

7. **Common Area:** The Common Area will consist of the large room at the entrance to the unit. Lessor and Sub-Lessees will each have 1 exclusive desk space and one filing/storage cabinet in the common area, as determined by the Lessor. Desk will be provided by Lessor.

   It is understood that Sub-Lessee will be utilizing the property on a part-time basis, 1-2 days per week. If, as determined by Lessor, usage exceeds this part-time basis, the terms of this lease will be renegotiated.

   It is understood that Lessor and Sub-Lessee engage in activities that are protected by confidentiality agreements, and all parties agree to respect these parameters as much as possible in a shared office space.

8. **Meeting Room:** The Meeting Room will be set up for private meetings for up to 12 people. Sub-Lessees can reserve this space for private meetings or for use during pre-arranged office hours. It is the responsibility of the meeting host to clean up the room and return it to its original state after each meeting.

9. **Signage:** There is limited signage available on the property. The CBSF will post signage in its name, and, if desired, Sub-Lessee can post a sign on the front door of the office.

10. **Building Rules and Covenants:** It is the Sub-Lessee's responsibility to abide by all Rules and Covenants submitted by the Ore Bucket Owners Association at all times.

By,

_____ _____

Matthew Birnie, Gunnison County Manager — Date

ATTEST:

_____ _____

Katherine Haase, Deputy County Clerk — Date

_____ _____

William Gallen, Vice President — Date

Crested Butte Snowsports Foundation