



**GENERAL SERVICES AGENCY
PROPERTY MANAGEMENT
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: September 25, 2018

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 205-1124

SUBJECT: Lease Bid Opening for Space at 1062 South K St. in Tulare

REQUEST(S):

That the Board of Supervisors:

1. Open, examine, and declare sealed bids for 16,046 square feet of space in the Tulare Hillman Health Center, located at 1062 South K St., Tulare.
2. Call for oral bids that exceed by not less than five percent the amount of the highest legitimate sealed bid.
3. Direct staff to return on October 2, 2018 with a proposed successful bidder.

SUMMARY:

The County currently owns the Tulare Hillman Health Center, an approximately 56,106 square foot (sq. ft.) building located at 1062 South K St., in Tulare. In June 2018, a 16,046 sq.ft. clinic space in the northwest wing of the building was vacated by the Tulare Regional Medical Center and now sits empty. Approximately 71% of the building is occupied by County departments. The remaining 29% is surplus to current County business needs. As such, the County is seeking qualified tenants to lease the 16,046 sq.ft. of vacant clinic space.

On August 28, 2018, pursuant to Government Code §25526, the Board adopted Resolution No. 2018-0713 declaring its intent to lease the vacant office space. A notice of intent was published pursuant to Government Code §6063 and sealed written bids were accepted by the Clerk of the Board of Supervisors at the County Administration Building, 2800 West Burrel, Visalia, California, at or before 5:00 pm on September 24, 2018.

SUBJECT: Lease Bid Opening for Space at 1062 South K St. in Tulare

DATE: September 25, 2018

It is requested that the Board, at this September 25, 2018 meeting, pursuant to Government Code §25530 et seq, open, examine, and declare all sealed proposals in public session. After opening, but before accepting any written proposal, the Board shall call for oral bids from any responsible person offering to lease the property for a rental exceeding the highest written proposal by at least five (5) percent. In determining which is the highest bid, the Board shall not subtract therefrom any commission to be allowed to a licensed real estate broker.

Staff will return to the Board on October 2, 2018 to either propose a successful bidder, or recommend rejecting all bids.

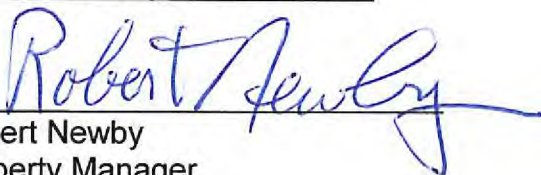
FISCAL IMPACT/FINANCING:

There is no Net County Cost to the General Fund. Any proposed lease will generate income for the County. Rental income will be deposited in the Leased Facilities budget within the General Fund, which help offsets vacant facility expenses. Any proceeds generated from a future tenant could be deposited into a new Fund to be dedicated for this building. This is the practice currently utilized for rental proceeds generated at the Tulare-Akers Professional Center.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Organizational Performance Initiative. This agenda item contributes to this initiative in that it efficiently utilizes surplus space in County-owned facilities to generate revenue.

ADMINISTRATIVE SIGN-OFF:


Robert Newby
Property Manager

cc: County Administrative Office

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF LEASE BID OPENING)
FOR SPACE AT 1062 SOUTH K ST. IN) Resolution No. _____
TULARE)
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Opened, examined, and declared sealed bids for 16,046 square feet of space in the Tulare Hillman Health Center, located at 1062 South K St., Tulare.
2. Called for oral bids that exceed by not less than five percent the amount of the highest legitimate sealed bid.
3. Directed staff to return on October 2, 2018 with a proposed successful bidder.