



**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:** October 2, 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:** Accept Lease Bid for Space at 1062 South K St. in Tulare

**REQUEST(S):**

That the Board of Supervisors:

1. Accept Family HealthCare Network as the successful bidder for 16,046 square feet of space in the Tulare Hillman Health Center, located at 1062 South K St., Tulare.
2. Direct the Property Manager to begin negotiation of final terms and prepare a lease agreement with the successful bidder for Board approval.

**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:** Accept Lease Bid for Space at 1062 South K St. in Tulare

**DATE:** October 2, 2018

On September 25, 2018, pursuant to Government Code §25530 et seq, the Board opened, examined, and declared one (1) sealed bid. No oral bids were received and the item was continued to the October 2, 2018 Board meeting for staff to return to the Board with information on the successful bidder.

Upon review of the proposed lease terms, it is requested that the Board accept Family HealthCare Network as the successful bidder and direct the Property Manager to begin negotiation of final terms and prepare a lease agreement based on the proposed terms. This agreement will be brought back to the Board for approval.


**FISCAL IMPACT/FINANCING:**

There is no Net County Cost to the General Fund. Any awarded 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 ACCEPT LEASE BID     )  
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. Accepted Family HealthCare Network as the successful bidder for 16,046 square feet of space in the Tulare Hillman Health Center, located at 1062 South K St., Tulare.
2. Directed the Property Manager to begin negotiation of final terms and prepare a lease agreement with the successful bidder for Board approval.