



**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: November 6, 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 checked="" type="checkbox"/>	N/A	<input 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 checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Maria Benavides PHONE: 205-1124				

SUBJECT: Amendment to Lease Agreement No. 27991 for Reduction of Space at 6500 S. Mooney Blvd., Ste. D, Visalia

REQUEST(S):
That the Board of Supervisors:

1. Approve an Amendment to Lease Agreement No. 27991 with John F. George and Donna Taber George for property located at 6500 S. Mooney Blvd., Ste. D., Visalia, CA, to reduce the square footage leased retroactive to November 1, 2018. This agreement is retroactive due to the time necessary to negotiate a new contract.
2. Find that the Board had the authority to enter into the proposed agreement as of November 1, 2018 and that it is in the County's best interest to enter into the agreement as of that date.
3. Authorize the Chairman to sign the Amendment to Lease Agreement.

SUMMARY:
On March 16, 2017, the County entered into Lease Agreement No. 27991 with John F. George and Donna Taber George for 16,000 square feet of temporary space located at 6500 S. Mooney Boulevard, Suite D, Visalia, to be used for housing staff during the remodeling project at Government Plaza. The temporary space was intended to enable first HHSA, and then TCiCT, to continue providing the required level of service needed for both internal and external clients during construction.

In September 2018, HHSA staff vacated the temporary space and returned to Government Plaza, and the temporary space was occupied by TCiCT staff, who will remain until their portion of the Government Plaza remodel is completed. Also in

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September 2018, the building owner requested to reduce the leased space by approximately 1,072 square feet. TCiCT does not have any objections to the reduction in square footage.

Under the proposed lease amendment, the new monthly rent will be \$24,601 (\$1.65 per square foot) per month for 14,928 square feet of office space. The reduction in space represents a savings of \$1,799 per month. The lease will remain in a month-to-month status.

FISCAL IMPACT/FINANCING:

Proposed lease amendment costs are \$24,601 per month (1.65 s/f) plus utilities, telephone and janitorial services for the 14,928 square feet of office space. County is responsible for utilities, telephone, and interior janitorial. The Lessor will provide all exterior maintenance.

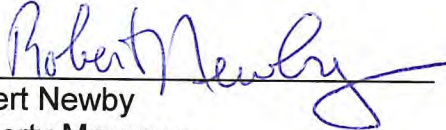
Budget Account Line: 030-086-3460-8153

Funding sources will be through State and Federal allocations. There is no Net County Cost to General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Quality of Life Initiative to promote public health and welfare. Board approval of the amendment to agreement will help fulfill this initiative by ensuring supportive services for Health and Human Services clients located in Tulare County.

ADMINISTRATIVE SIGN-OFF:


Robert Newby
Property Manager

cc: County Administrative Office

Attachment(s) Amendment to Lease Agreement

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

IN THE MATTER OF AMENDMENT TO)
LEASE AGREEMENT 27991 FOR) Resolution No. _____
REDUCTION OF SPACE AT 6500 S.) Agreement No. _____
MOONEY BLVD., STE. D, VISALIA)

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: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

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3. Authorized the Chairman to sign the Amendment to Lease Agreement.