



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

**COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: March 23, 2010

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: Robert Newby PHONE: 559-624-7242

SUBJECT: Approve and ratify Building Space Lease Amendment No. 1, Tulare County Agreement No. 24136, with the Department of General Services of the State of California.

REQUEST(S):
That the Board of Supervisors:

1. Ratify and approve Building Space Lease Amendment No. 1 with the Department of General Services of the State of California for the Tulare County Fire Department space at 1968 South Lovers Lane, Visalia, retroactive to December 31, 2009.
2. Find that the Board had the authority to enter into, Building Space Lease Amendment No. 1 as of the lease expiration date of December 31, 2009 and that it is in the County's best interest to enter into Amendment No. 1 on that date.
3. Authorize the Chairman of the Board to sign the Building Space Lease Amendment No. 1.
4. Direct the Clerk of the Board to return the signed Building Space Lease Amendment No. 1 to Property Management for transmittal to the Department of General Services of the State of California.

SUMMARY:
The Tulare County Fire Department (TCFD) currently occupies space at the Cal Fire Headquarters at 1968 South Lovers Lane, Visalia. The site is the current location of

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TCFD Engine Company No. 1 which serves the surrounding geographical area.

TCFD's space at the site consists of 703.8 square feet of dormitory living space; 768 square feet of apparatus stalls and 105.6 square feet of storage area.

TCFD is currently in a hold over status pending approval of this amendment by both parties. This two year lease extension requires approval and ratification by the County of Tulare prior to Department of General Services (DGS) execution. The term of Agreement No. 24136 went into affect on July 1, 2008 and went through December 31, 2009. Amendment No 1. will extend the term of the lease until December 31, 2011.

A project to construct a new facility for TCFD Engine Company 1 has been approved by your Board, and is currently in Design. It is anticipated that the project will be bid and constructed over the next 10 – 12 months. The lease agreement contains early termination provisions that we can exercise in this event.

FISCAL IMPACT/FINANCING:

The monthly cost will increase from \$1,184.00 (\$0.75 per square foot/month) to \$1,244.00 per month (\$0.79 per square foot/month) or \$60 a month. Should TCFD hold over after expiration of the two year term, the tenancy will be considered month to month and subject to a five percent (5%) rental increase. The rent will continue to be paid in advance. TCFD will continue to be responsible for the janitorial and telephone service. DGS will continue to pay for: electricity, gas, water, sewer and garbage collection. DGS reserves the right to adjust the monthly rent should the utility costs paid by the State change. Budget Account Line:013-245-2100-2180

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic business plan includes the Quality of Life Initiative to promote public health and welfare. Continued occupancy at this site will help fulfill this initiative by insuring timely response to the citizens of Tulare County within this geographic area.

ALTERNATIVES:

The Board could choose not to approve and ratify the amendment and direct staff to seek other space to house TCFD Engine Company Number 1.

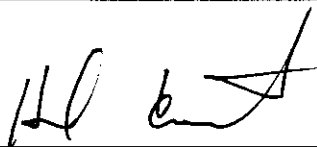
INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

TCFD approved the terms and desires to remain at this location.

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ADMINISTRATIVE SIGN-OFF:

A handwritten signature in black ink, appearing to read 'Hal Cypert', is written above a horizontal line.

Hal Cypert
General Services Manager

Cc: Auditor/Controller
County Counsel
County Administrative Office (2)

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

IN THE MATTER OF APPROVE AND)
RATIFY BUILDING SPACE LEASE)
AMENDMENT NO. 1, TULARE COUNTY)
AGREEMENT NO. 24136, WITH THE) RESOLUTION NO. _____
DEPARTMENT OF GENERAL SERVICES) AGREEMENT NO. _____
OF THE STATE OF CALIFORNIA)

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: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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