



**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: January 25, 2011

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|--|-----|-------------------------------------|----|-------------------------------------|-----|--------------------------|
| Public Hearing Required | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Scheduled Public Hearing w/Clerk | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Published Notice Required | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Advertised Published Notice | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Meet & Confer Required | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input 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 checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Personnel Resolution attached | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input 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: Bertha A. Cervantes PHONE: 559-624-7241

SUBJECT: Amendment to Lease Agreement No. 20349 with Tulare County Superintendent of Schools

REQUEST(S):

That the Board of Supervisors:

1. Ratify and approve Amendment to Lease Agreement No. 20349 between the County of Tulare and Tulare County Superintendent of Schools for office space located at 2637 Burrel Avenue in the City of Visalia, to extend the term for an additional ten years, January 1, 2011 thru December 31, 2020, as reflected by the option to extend the lease exercised by Lessee.
2. Find that the Board has authority to enter into the proposed Amendment to Lease Agreement as of January 1, 2011 and that it is in the County's best interest to enter into the Amendment to Lease Agreement as of that date.
3. Authorize the Chairman to sign the Amendment to Lease Agreement.

SUMMARY:

Tulare County Superintendent of Schools, formerly Tulare County Board of Education, has been located at this facility since January 1, 1980. The lease, Agreement No. 11685, was for twenty years and no rental amount was addressed in the agreement. In 1999, the lease was renegotiated under a new lease agreement number listed as Agreement No. 20349 to include monthly rent beginning January 1, 2000, with an additional rental increase effective January 1, 2005. The lease was for ten years with one, ten year option to renew under the same terms and

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conditions, except for rent, which would be renegotiated. Lessee served notice of their intent to exercise the ten year option and begin negotiations on the monthly rental amount. Both parties agreed to modify the monthly rent effective January 1, 2011 and include a rental rate increase effective January 1, 2016. The rental rate for the 27380 s/f building will increase from \$13,365 per month / \$160,380 annually (\$.49 s/f) to \$27,927.60 per month / \$335,131.20 annually (\$1.02 s/f) effective January 1, 2011. On January 1, 2016 the rental rate will increase to \$30,665.60 per month / \$367,987.20 annually (\$1.12 s/f) under the same terms and condition.

FISCAL IMPACT/FINANCING:

Annual revenue from this lease will be \$335,131.20 (\$1.02 s/f) effective January 1, 2011 and increase to \$367,987.20 (\$1.12 s/f) effective January 1, 2016. Lessee has been and will continue to be responsible for all utilities and upkeep/maintenance of building and grounds.

Revenue will continue to apply to account line: 001-031-2031-4050

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 and educational opportunities. Board approval of the Amendment to Lease Agreement between the County and Tulare County Superintendent of Schools will help fulfill this initiative by continuing to develop and maintain mutually beneficial relationships by promoting and encouraging quality education opportunities for all county residents.

ALTERNATIVES:

N/A

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

CAO's office approved the terms.

Tulare County Superintendent of Schools approved the terms.

County Counsel reviewed the Amendment to Lease Agreement and approved as to form.

Counsel for Tulare County Superintendent of Schools reviewed the Amendment to Lease Agreement and approved as to form.

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Superintendent of Schools
DATE: January 25, 2011

ADMINISTRATIVE SIGN-OFF:



Hal Cypert
General Services Manager

cc: Auditor/Controller
County Counsel
County Administrative Office (3)

Attachment: Amendment to Lease Agreement

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

IN THE MATTER OF: Amendment to)
Lease Agreement No. 20349 with Tulare) RESOLUTION NO. _____
County Superintendent of Schools) AGREEMENT NO. _____

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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2. Found that the Board had authority to enter into the proposed Amendment to Lease Agreement as of January 1, 2011 and that it is in the County's best interest to enter into the Amendment to Lease Agreement as of that date.
3. Authorized the Chairman to sign the Amendment to Lease Agreement.