



**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: April 2, 2013

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"/>
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: Bertha A. Cervantes PHONE: 624-7241

SUBJECT: Approve an amendment to Lease Agreement No. 21029 with John F. George and Donna Taber George

REQUEST(S):

That the Board of Supervisors:

1. Approve an amendment to Lease Agreement No. 21029 with John F. George and Donna Taber George to extend the term of the lease agreement for five years, to commence upon approval by the Board of Supervisors, for use of office space located at 26644 S. Mooney Blvd, Building B, Visalia, CA.
2. Authorize the Chairman to sign the amendment to Lease Agreement

SUMMARY:

Tulare County entered into Agreement No. 21029 with John and Donna George on March 12, 2002 to lease space at 26644 Mooney Blvd, Buildings B and C, Visalia, CA. This agreement had a five year term. These buildings have been used by the Health and Human Services Agency (HHS) since March 2002. On November 25, 2008, the Lessor was notified of a reduction of leased space consisting of 3,320 square feet, Building C, effective December 2008. Tulare County continues to occupy 20,000 square feet at Building B. In March 2008, the lease went into holdover status and in March 2009 an amendment was generated to extend the term of the lease for an additional five years in exchange for a new foam roof. This lease will expire in March 2014.

The Lessor has requested to have this lease, plus two additional leases at 26644 S.

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Mooney Blvd., extended for five years and terminate on the same date. This has been requested by their financial institution in order to obtain favorable rates. In lieu of extending the term on the agreements, the parties have agreed to extend the term of the lease for five years from the date of Board of Supervisors approval; add two, three year options to renew; and to modify the annual rent adjustment language to suspend the annual rental adjustment through December 31, 2015. The rent will be adjusted annually by 2% effective January 1, 2016. The lease would expire in April 2018.

HHSA desires to continue leasing the 20,000 sq. ft. of office space. The monthly rental rate of \$28,652.92 will remain through December 31, 2015 as the 2% annual rental adjustment will be suspended and then re-established on January 1, 2016.

FISCAL IMPACT/FINANCING:

The lease agreement's dollar amount will remain at \$28,652.92 per month (\$343,835.04 annually/\$1.43 square foot) plus utilities, telephone and custodial services for the 20,000 square feet of office space. The Lessor will provide all maintenance. Charges will be paid from budget account line: 001-142-4030-2180. Reimbursement for costs will be provided by State and Federal allocations. No additional net costs to County.

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 Specialist III

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

Attachment(s) Amendment to Lease Agreement No. 21029

IN THE MATTER OF: APPROVE AN)
AMENDMENT TO LEASE AGREEMENT) Resolution No. _____
No. 21029 WITH JOHN F. GEORGE AND) Agreement No. _____
DONNA TABER GEORGE)

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2. Authorized the Chairman to sign the amendment to Lease Agreement