



Legislation Details (With Text)

File #: 10-0192 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 2/28/2013 **In control:** Board of Supervisors

On agenda: 3/26/2013 **Final action:** 3/26/2013

Title: Probation Department recommending the Board authorize month-to-month occupancy of leased office space located at 3974 Durock Road in Shingle Springs effective April 1, 2013 and continued payment in the amount of \$18,208.96 per month in accordance with section 27, Hold Over, of Lease Agreement 309-L0811 with Durock Road, LLC.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route Amendment II 309-L0811.pdf, 2. B - Amendment II to Lease Agreement 309-L0811.pdf, 3. C - Amendment I to Lease Agreement 309-L0811.pdf, 4. D - Lease Agreement 309-L0811.pdf, 5. E - Vicinity map Probation Durock Road 10-0192.pdf

Date	Ver.	Action By	Action	Result
3/26/2013	2	Board of Supervisors	Approved	Pass
5/4/2010	1	Board Of Supervisors	Approved	Pass

Probation Department recommending the Board authorize month-to-month occupancy of leased office space located at 3974 Durock Road in Shingle Springs effective April 1, 2013 and continued payment in the amount of \$18,208.96 per month in accordance with section 27, Hold Over, of Lease Agreement 309-L0811 with Durock Road, LLC.

BUDGET SUMMARY:	
Total Estimated Cost.....	\$54,627
Budgeted.....	\$54,627
New Funding.....	
Savings.....	
Other.....	
Total Funding Available.....	
Change To Net County Cost.....	\$-0-

Fiscal Impact/Change to Net County Cost:

Funding for continued occupancy of leased space at 3974 Durock Road, Suites 205-211, Shingle Springs is included in the Fiscal Year 2012/13 Budget.

Background:

On November 6, 2007, the Board authorized the Chair to sign Lease Agreement 309-L0811 with Durock Properties, LLC, for 10,346 square feet of leased office space located at 3974 Durock Road,

Suites 205-211, by the Probation Department for a term of five years, expiring March 31, 2013. Subsequent to this action, on March 25, 2008, the Board approved the Chair to sign Amendment I changing the name of Lessor to Durock Road, LLC and Amendment II, on May 4, 2010, reducing the monthly lease payments. This leased space has housed the West Slope Probation Office that provides juvenile/adult probation services and administrative functions for the past five years.

Article 27 of Lease Agreement 309-L0811 states "Any holding over after the expiration of this Lease shall be construed as a month-to-month tenancy at the monthly rental amount then in effect. In the event the Lessor wishes to terminate said month to month tenancy, Lessor shall provide Lessee written notice at least ninety (90) days prior to said termination." The monthly lease amount in effect at the expiration of this lease, as listed in Amendment II, is \$18,208.96.

Reason for Recommendation:

CAO Facility Manager, Russell Fackrell, is currently in negotiations with Durock Road, LLC, for continuation of existing Probation lease space of 10,436 square feet plus approximately 4,700 additional square feet to be occupied by the Community Corrections Center funded by Public Safety Realignment. For this reason, Probation is recommending occupancy continue on a month-to-month basis at the current rate of \$18,208.96 per month in accordance with Article 27, Hold Over, of Lease Agreement 309-L0811. The month-to-month tenancy will continue until a new lease is returned to the Board and fully executed.

Action to be taken following Board approval:

- 1) Probation to continue tenancy on a month-to-month basis while a new lease is negotiated and returned to the Board and fully executed.
- 2) Auditor/Controller's Office to continue processing monthly lease payments for office space located at 3974 Durock Road, Suite 205-211, in the amount of \$18,208.96 per month pending a new lease agreement.

Contact:

Gregory S. Sly, Chief Probation Officer

Concurrences:

Russ Fackrell, CAO Facilities Manager
Durock Road, LLC