



# County of El Dorado

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## Legislation Text

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**File #:** 09-1502, **Version:** 1

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Transportation Department recommending Chairman be authorized to sign Lease Agreement 198-L1011 with Town Center East, L.P. for 1,064 square feet of improved office space located at 4354 Town Center Blvd., Suite 112 in El Dorado Hills. Rent payments shall be in the amount of zero dollars (\$0) per month plus the share of Operating Expenses as outlined in Exhibit A, for the term commencing May 1, 2010 and ending April 30, 2013, noting additional costs of \$748 per month are a prorated share of the Operating Expenses for the entire building as outlined in Exhibit A to this Lease Agreement.

**FUNDING:** General Fund.

Fiscal Impact/Change to Net County Cost:

Funds for the Operating Expenses have been included in the 2009-10 budget and 2010-11 budget.

Background:

The Sheriff's Department has been leasing space in El Dorado Hills for a substation since 1997. Currently the department is paying \$1,718.15 per month plus a 2% annual increase in September 2010 for a total of \$24,363.34 per year. The Sheriff's department will be vacating their currently leased space in El Dorado Hills on May 15, 2010. Move costs are estimated at \$2,000 and funds are available in the FY 2009-10 budget to cover these costs. There are no tenant improvements necessary for the new space. The move to the new space is estimated to save the department approximately \$12,000 annually.

Reason for Recommendation:

The lease shall provide space at Town Center East located in El Dorado Hills for the Sheriff's Department with a zero dollar (\$0.00) charge for rent payments in consideration of the benefits of having greater visibility of the Sheriff's Department being located in Town Center and the surrounding areas.

This is a Triple Net lease (NNN) and the additional costs incurred are a prorated share of the space to the entire building's rentable square footage of 5,149 square feet. Suite 112's square footage is 1,064 sq. ft. which equates to 20.664% of the pool of Operating Expenses. Each year the cost may vary but at no time increase by more than three (3%) percent of the prior years' Operating Expenses. The estimated charges for 2010 will be \$748.20 per month and will be reconciled to the actual expenses at the end of each calendar year per Exhibit A to the Lease Agreement.

Action to be taken following Board approval:

The Board Clerk will forward to the Transportation Department fully executed original copies to Lease Agreement 198-L1011 for distribution.

Contact:

James W. Ware, P.E.

Director of Transportation

Concurrences:  
County Counsel and Risk Management