



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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On agenda: 9/29/2009 **Final action:** 9/29/2009

Title: Transportation Department recommending Chairman be authorized to sign Amendment II to Lease Agreement 448-L0811 with Broadway Plaza, a Partnership of Judith E. Puthuff and Waldron family Partnership to vacate a portion of the premises commencing November 1, 2009 thereby reducing the lease payments, and to correct and change the actual start date to May 1, 2008 and to correct the expiration date to April 30, 2013 the ending of the first five (5) year term, cost per 6,020 square feet is \$1.41 per square foot.

FUNDING: General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Broadway Plaza Blue Route 09-0957.pdf, 2. B - Broadway Plaza Am II 448-L0811.pdf, 3. C - Broadway Plaza Am I 448-L0811.pdf, 4. D - Broadway Plaza Lease Agreement 448-L0811.pdf, 5. E - Vicinity Map 09-0957.pdf

Date	Ver.	Action By	Action	Result
9/29/2009	1	Board Of Supervisors	Approved	Pass

Transportation Department recommending Chairman be authorized to sign Amendment II to Lease Agreement 448-L0811 with Broadway Plaza, a Partnership of Judith E. Puthuff and Waldron family Partnership to vacate a portion of the premises commencing November 1, 2009 thereby reducing the lease payments, and to correct and change the actual start date to May 1, 2008 and to correct the expiration date to April 30, 2013 the ending of the first five (5) year term, cost per 6,020 square feet is \$1.41 per square foot.

FUNDING: General Fund.

BUDGET SUMMARY:		
Total Estimated Cost:		\$356,504.40
Funding		
Budgeted	\$ 67,905.60	
New Funding	\$	
Savings:	\$	
Other*	\$288,598.80	
Total Funding Available	\$356,504.40	
Change To Net County Cost		\$ 0.00

*to be included in future fiscal year budgets

Fiscal Impact/Change to Net County Cost:

The Sheriff Department's FY 2009/2010 budget includes appropriations for this lease. Total cost of this lease from November 1, 2009 through April 30, 2013 is \$356,504.40 which is a reduction of \$284,432.40. The Sheriff's Department intends to include appropriations in future year budget requests for this lease.

Background:

The Sheriff's Department entered into a lease in November 2007 providing space for the fiscal staff and the support services staff. On March 10, 2009, Amendment I to Lease Agreement 448-L0811 was approved by the Board to reflect a reduction in lease payments of \$0.137 per square foot from \$1.55 to \$1.413 saving \$17,755.20 annually.

Reason for Recommendation:

Current economic conditions require special consideration be given to all fiscal contracts and transactions. Facility consolidation and cost cutting measures are being utilized and as a result of this initial effort, the Sheriff's Department will be vacating the office space (4,780 sq. ft) located at 1319 Broadway, relocating staff into a county owned facility with savings of \$81,266.40 annually in lease payments. Sheriff staff will continue to occupy the office space located at 1323 and 1337 Broadway for \$8,488.20 per month or \$101,858.40 annually.

The original Lease Agreement was approved on November 27, 2007 for a commencement date of January 1, 2008. The County did not receive a Certificate of Occupancy until May 1, 2008, therefore; the Lessor has requested that Amendment II reflect the actual start date of May 1, 2008 and expiration date of April 30, 2013 along with the option for three (3) additional two (2) year terms thereafter, should the Sheriff's Department elect to exercise said option(s).

Action to be taken following Board approval:

Upon approval by the Board, the Board Clerk will forward an original executed Amendment II to Lease Agreement #448-L0811 to the Transportation Department for distribution to Lessor.

Contact:

James W. Ware, P.E.
Director of Transportation

Concurrences:

County Counsel and Risk Management