



Legislation Text

File #: 19-0129, **Version:** 1

Chief Administrative Office and Probation Department recommending the Board consider the following:

- 1) Approve and authorize the Chair to sign Lease Agreement 611-L1311 (FENIX 1002) Amendment V, with EL Dorado Foothills, LLC, for Department office spaces located at 3974 Durock Road, to extend the agreement for five (5) years through March 31, 2024, with one (1) renewal option for three (3) years; and
- 2) Authorize the Purchasing Agent, or designee, to execute further documents relating to lease agreement 611-L1311, including future Options and Amendments that do not affect rates, contingent upon approval by County Counsel and Risk management.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

The Probation Department currently occupies 10,346 square feet of office space located at 3974 Durock Road, Suites 205-211 (Area 1), Shingle Springs, CA 95682, and 1,750 square feet in the back portion of suites 203 and 204 (Area 3), plus an additional 4,124 square feet, Suites 201-204 (Area 2), occupied by the Community Corrections Center and funded by Public Safety Realignment, AB 109 Special Revenue Funds.

The original lease 611-L1311 was approved by the Board on July 30, 2013 - Agenda (item 13-0847). Amendment I, correcting the street address and adding the lease of storage area #3, was approved by the Board on September 30, 2014 (item 14-1260). Amendment II defined the cost of Tenant Improvements for the Community Corrections Center and approved a six (6) month time extension for Lessor's reimbursement to Lessee. Amendment III, assigned the lease to the new property owners El Dorado Foothills, LLC which purchased the property effective March 18, 2016, and was approved by the Board on June 7, 2016 (item 14-1260 v.2). Amendment IV, modified lease by including all square footage in Area 3 at a monthly rate of \$1,260.00, and to assign electrical service responsibility of Area 3 to lessee, and was approved by the Board on June 6, 2017 (item 14-1260 v.3). Amendment V, would extend the term of the lease for the current rate of the existing agreement until March 31, 2019; start date for five (5) additional years of April 1, 2019 through March 31, 2024; reduce the number of parking stalls from 90 to 89; monthly rental rates will drop from \$1.55 per square foot to \$1.41 per square foot and then increase \$.05 per year per square foot; add one (1) three (3) year renewal term.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

- Agenda Item 13-0847 Original Lease Agreement
- Agenda Item 13-0847 Amendment I
- Agenda Item 14-1260 Amendment II
- Agenda Item 14-1260 v.2 Amendment III

Agenda Item 14-1260 v.3 Amendment IV

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Facilities/Chief Administrative Office

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

The Probation Department has allocated funds in their FY 2018-19 budget for this lease agreement. Community Corrections Partnership has approved FY 2018-19 budget to include the agreed upon portion of the lease agreement costs.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Chair to sign two (2) original Lease Agreements No. 611-L1311, AMDT V
- 2) Board Clerk to return one original amendment to the Probation Dept.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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