



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Manager's Office

**DATE:** May 1, 2007  
**BOARD MEETING DATE:** May 22, 2007  
**SPECIAL NOTICE/HEARING:** None  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** Steve Alms, Manager, Real Property Division

**SUBJECT:** Second Amendment of the Lease with Furneri Properties for the North Fair Oaks Sheriff's Substation at 3121 Middlefield Road, Redwood City (Lease No. 1213).

**RECOMMENDATION:**

Adopt a resolution authorizing:

1. Execution of a Second Amendment to Lease Agreement between Furneri Properties and the County of San Mateo, for the Lease of Office Space at 3121 Middlefield Road, Redwood City for the North Fair Oaks Sheriff's Substation, which extends the expiration of the Term to May 31, 2010 with two options to extend the Term for an additional year each, and
2. The County Manager or designee to accept or execute on behalf of the County, any and all notices, options, consents, approvals, extensions, terminations and documents in connection with the Second Amendment and the Lease.

**VISION ALIGNMENT:**

**Commitment:** Responsive, effective and collaborative government.

**Goal 20:** Government decisions are based on careful consideration of future impact, rather than immediate gain. The Second Amendment to Lease Agreement contributes to this commitment and goal by maintaining a local presence for the Sheriff's Office to serve the public in North Fair Oaks and assuring a favorable lease rate at the premises until 2012.

**PERFORMANCE MEASURES:**

Real Property Services strives to maintain an average cost of leased facilities that compares favorably with the average asking rate for comparable facilities in the County.

Measure	Actual	County-wide
Average Asking Rate	\$1.86 per sq. ft.	\$2.44 per sq. ft.

**BACKGROUND:**

Since 1997, the Sheriff's Office has operated a substation at 3121 Middlefield Road in Redwood City. In 2002, as authorized by Resolution No. 65248, the First Amendment to Lease increased the leased premises by approximately 912 square feet and extended the final expiration to May 31, 2007. At that time, the Landlord made ADA improvements to the premises at its cost.

**DISCUSSION:**

The current lease expires May 31, 2007. The proposed amendment extends the lease through May 31, 2010, with two options to extend the Lease for one additional year each.

The rent of \$3,474.32 per month, approximately \$1.86 per square foot, will increase 3% per year during the term and any extended terms.

The Sheriff concurs with this recommendation.

**FISCAL IMPACT:**

The rent of \$3,474.32 per month is included as part of the Sheriff's recommended budget for Fiscal Year 2007/2008.

cc:/enc: Lee Thompson, Deputy County Counsel  
cc: Greg Munks, Sheriff  
Lee Lazaro, Deputy Director Of Sheriff's Administrative Services