



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: October 1, 2007
BOARD MEETING DATE: October 30, 2007
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Division

SUBJECT: First Amendment to Lease Agreement with Joseph and Donna Awender for office space at 2342 El Camino Real, Redwood City, for the Health Department (Lease No. 1264).

RECOMMENDATION:

Adopt a resolution:

1. Authorizing the execution of a First Amendment to the Lease Agreement with Joseph and Donna Awender of 2,489 square feet of office space at 2342 El Camino Real, Redwood City, California, which extends the expiration date to October 31, 2010 at an initial monthly rent of \$6,024 with three options to extend for an additional one year each, and
2. Authorizing the County Manager or his designee to execute notices, options and documents associated with the First Amendment and the Lease including, but not limited to, extension or termination of the agreement under the terms set forth therein.

VISION ALIGNMENT:

Commitment: Responsive, effective and collaborative government

Goal 20: Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain. This Amendment contributes to this commitment and goal by continuing to provide a convenient location for an important community resource.

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. The rental rate for the leased area is \$2.42 per square foot per month, which compares favorably with the Countywide average asking rate of \$2.96.

Measure	Actual	County-wide
Average Asking Rate:	\$2.42 per sq. ft.	\$2.96 per sq. ft.

BACKGROUND:

Since October of 2003, the Health Department has leased a portion of 2342 El Camino Real in San Mateo for use by the Women, Infants and Children Supplemental Nutrition Program, providing services to individuals and families in the Redwood City and North Fair Oaks areas. The Term of the Lease expires on October 31, 2007.

DISCUSSION:

Real Property Services has negotiated the First Lease Amendment which extends the termination date to October 31, 2010 at an initial monthly rent of \$6,024, with three options to extend for an additional one year each, and is otherwise on the same terms and conditions contained in the Lease.

County Counsel has reviewed and approved the Amendment as to form. The Director of the Health Department concurs with this recommendation.

The ADA Compliance Committee has assessed the facility and the Landlord and County have made the necessary repairs and modifications. The Committee will review the items at it's November 2007 meeting.

FISCAL IMPACT:

The initial monthly rent of \$6,024 per month is included in the Health Department FY 2007-08 Adopted Budget.

cc:/enc: Deborah Penny Bennett, Deputy County Counsel
cc: Charlene Silva, Director, Health Department
Brian Zamora, Director, Public Health
Mary Hansell, Deputy Director, Public Health