



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: October 22, 2009
BOARD MEETING DATE: November 10, 2009
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Division

SUBJECT: Amendment Number One to the Sublease Agreement with the Employment Development Department (EDD) of the State of California, for a portion of the leased building at 550 Quarry Road, San Carlos. (Lease No. 5293)

RECOMMENDATION:

Adopt a resolution:

1. Authorizing and directing the President of the Board of Supervisors to execute Amendment Number One to the Sublease Agreement with the Employment Development Department (EDD) of the State of California, for a portion of the leased building at 550 Quarry Road, San Carlos, extending the term to October 31, 2010; and
2. Authorizing the County Manager or his designee to execute notices, options and documents associated with Amendment Number One and the Agreement including, but not limited to, extension or termination of the Agreement under the terms set forth therein.

BACKGROUND:

Since 1984, the County Human Services Agency has leased office and warehouse space at 550 Quarry Road in San Carlos for use as a "One-Stop Service Center" serving the Mid-Peninsula. The EDD has subleased portions of the building since 2002 to provide state services to the residents of San Mateo County. They currently pay to the County \$15,919.73 per month for the space, which offsets a proportionate share of the County's costs for the lease of the facility. The monthly Sublease rental is adjusted each January 1st to reflect any increase in the CPI index over the previous year.

The original Lease for the facility contained an expiration date of October 31, 2009, with two options for the County to extend for one year each. The County has exercised the first option to extend the Lease to October 31, 2010. The EDD Sublease is scheduled to expire on October 31, 2009, and the EDD and the County desire to extend the Sublease to coincide with the expiration of the Lease.

DISCUSSION:

The EDD has drafted Amendment Number One to the Sublease Agreement, which extends the term of the Sublease for one year to October 31, 2010, and is otherwise on the same terms and conditions.

County Counsel has reviewed and approved the Amendment as to form. The Director of the Human Services Agency concurs in this recommendation.

Approval of this Agreement contributes to the Shared Vision 2025 outcome of a Prosperous Community by continuing to provide space for the EDD to co-locate complimentary State programs with County programs that provide employment training, vocational rehabilitation and other job placement services to the residents of the San Mateo County.

FISCAL IMPACT:

Rent collected for this sublease will offset the EDD's proportionate share of the facility costs for this location.

cc:/enc: Judith Holiber, Deputy County Counsel
cc: Beverly Beasley-Johnson, Director, Human Services Agency
Shannon Speak, Central Region Manager, Human Services Agency