



# Board Agenda Item 26

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DATE: April 3, 2018

TO: Board of Supervisors

SUBMITTED BY: Margaret Mims, Sheriff-Corner  
Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: Sheriff First Amendment to Lease with Fresno-Air LTD AGT 16-551

RECOMMENDED ACTION(S):

**Approve and Authorize the Chairman to execute First Amendment to Lease Agreement #16-551 with Fresno-Air LTD, a California Limited Partnership, for Tenant Improvement, effective upon execution with no change in term to June 30, 2021 and increasing the maximum by \$11,130 to a total of \$429,327.**

There is no additional Net County Cost associated with the recommended action, which will increase the five-year maximum lease agreement cost from \$418,197 to \$429,327. The recommended amendment will allow the lessor to paint and re-carpet office and warehouse space. The additional costs include, but are not limited to labor, materials, carpet, padding and cleanup. The facility is located in District three; however, this item is countywide.

ALTERNATIVE ACTION(S):

Your Board may choose not to approve the recommended Amendment to the Lease Agreement resulting in no tenant improvements for the leased building.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The recommended action increases the potential five-year maximum lease agreement cost by \$11,130 to \$429,327. Sufficient appropriations are included in the Sheriff-Coroner's FY 2017-18 Adopted Budget Org 3111 and will be included in subsequent recommended budgets.

The Sheriff-Coroner's Office will pay Fresno-Air LTD monthly additional rent of approximately \$285 through the end of the lease term, June 1, 2021. The total five-year maximum lease agreement cost from July 1, 2016 through June 30, 2021 was \$418,197. The recommended amendment for tenant improvements will increase the agreement by \$11,130 to a total of \$429,327.

DISCUSSION:

On September 13, 2016 your Board approved Lease Agreement 16-551 with Air-Fresno LTD to lease office and warehouse space for the Sheriff-Coroner's Office. The recommended action will amend the lease agreement to allow for tenant improvement to the property. The property owner will replace carpet, paint and make other improvements as stated in Exhibit "C" of the First Amendment to Lease Agreement. Additional tenant improvements consisting of the build-out of minor improvements to support operations, all

of which shall be subject to the review and written approval by the Fresno County Sheriff-Coroner and the Director of Internal Services, and in no event shall the amount for such tenant improvements exceed \$11,130.

REFERENCE MATERIAL:

BAI #32, September 13, 2016, Agreement #16-551

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Agreement with Fresno-Air LTD

CAO ANALYST:

Jeannie Z. Figueroa