



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: April 29, 2013
Board Meeting Date: June 4, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: John Maltbie, County Manager
Subject: Amendment to Lease Agreement at 900 Veterans Blvd, Redwood City
(Lease No. 1282)

RECOMMENDATION:

Adopt a Resolution authorizing an amendment to the lease agreement with Vista Marin, LLC, of office space at 900 Veterans Boulevard in Redwood City, extending the term through April 30, 2014, increasing the base rent from \$11,720.44 to \$12,007.27 per month, and authorizing the County to terminate the Lease on 180 days' notice.

BACKGROUND:

In May 2007, the County and Vista Marin, LLC (the "Landlord") entered into a Lease Agreement of approximately 3,709 square feet of office space at 900 Veterans Blvd in Redwood City, for the use of Behavioral Health Services ("BHRS") back office staff. In April 2012, the County and Vista Marin entered into a First Amendment of the lease, extending the term for one year to April 30, 2013 increasing the rent to \$11,720.44 per month. BHRS is currently exploring alternative locations for these staff, including County owned space or consolidating staff with other County functions. BHRS expects to have a plan in the next three months to address their space needs.

The County and Landlord desire to amend the Lease to extend the Term for one additional year, authorize the County to terminate the Lease on 180 days' notice and increase the Base Rent, but otherwise under the same terms and conditions.

DISCUSSION:

Real Property Services has negotiated a Second Amendment to Lease Agreement which extends the Term for one year to April 30, 2014, authorizes the County to terminate the Lease on 180 days written notice and increases the Base Rent in accordance with the CPI from \$11,720.44 to \$12,007.27 per month. There are no changes to the Premises or use of the facility as a result of this Amendment.

County Counsel has reviewed and approved the Amendment and Resolution as to form. The Chief of the Health System concurs in this recommendation.

Approval of the Amendment contributes to the Shared Vision 2025 outcome of a Healthy Community by establishing an agreement that allows the Health system to continue to provide essential functions from an accessible and convenient location.

FISCAL IMPACT:

The base rent of \$12,007.27 per month is included in the adopted FY 2012-13 budget of the Health System.