



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



**Date:** May 6, 2015  
**Board Meeting Date:** June 16, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Amendment to Lease Agreement with Premia South County, LLC, for office space occupied by the Probation Department Pretrial Services at 601 Allerton Street, Suite 100, Redwood City (Lease No. 1272)

**RECOMMENDATION:**

Adopt a resolution authorizing an amendment to Lease No. 1272 with Premia South County, LLC, for 4,528 square feet of office space at 601 Allerton Street, Suite 100, Redwood City:

**BACKGROUND:**

In August 2005, the County and Landlord entered into Lease No. 1272 for office space at 601 Allerton Street, Suite 100, in Redwood City, for use by the Probation Department Pretrial Services. This location is convenient, as it is within walking distance to County Center, and the space is of ideal size. The Lease expires on November 30, 2015, and the County has negotiated an amendment to the lease. The County and Landlord desire to amend the Lease to extend the Term to December 31, 2020, modify the base rent, modify the Base Year for the computation of Operating Costs, and reduce the number of parking spaces, but otherwise under the same terms and conditions.

**DISCUSSION:**

Real Property Services has negotiated a First Amendment to Lease No. 1272 which extends the Term of the Lease for 61 months to December 31, 2020. There are no changes to the Premises or use of the facility as a result of the Amendment. The amendment helps maintain a convenient location for Pretrial Services. Should the Program no longer need the space during the 61 month lease extension term the proximity of the building would also allow for easy re-use by another County program. The ADA Compliance Committee has reviewed the space and minor modifications will be made to maintain client accessibility to services.

County Counsel has reviewed and approved the amendment and resolution as to form. The Chief Probation Officer and ADA Compliance Committee concur in this recommendation.

Approval of this amendment contributes to the Shared Vision 2025 outcome of a Healthy Community by establishing agreements that allow the County of San Mateo to continue to provide essential functions from a centralized location.

**PERFORMANCE MEASURE(S):**

Measure	FY 2015-16 Actual	Avg. Asking Rate Redwood City Q1-2015
Monthly Rate:	\$4.15	\$4.29

Real Property Services strives to maintain an average cost of leased facilities that compares favorably with the average asking rate for comparable facilities. The rental rate for the leased area of \$4.15 per square foot per month is \$2.01 per square foot higher than the current rate of \$2.14 per square foot per month or approximately 94% higher. Nonetheless, it compares favorably with the citywide average asking rate of \$4.29 per square foot per month, which has seen a drastic increase since the recent Great Recession.

**FISCAL IMPACT:**

The initial base rent of \$18,791.20 per month is included in the proposed Fiscal Year 2015/2016 budget of the Probation Department.