



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: A 15-036, **Version:** 1

Approve and authorize the Contracts/Purchasing Officer to execute a Sublease Agreement A-4758-001 Amendment No (1) , effective February 20, 2015, with the State of California, acting by and through the Director of the Department of General Services for approximately 4,380 net usable square feet of space at 730 LaGuardia Street, Salinas, California, for the purpose of providing a joint partnership training facility between the Department of Social Services-Office for Employment Training and State of California's Employment Development Department.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve and authorize the Contracts/Purchasing Officer to execute a Sublease Agreement A-4758-001 Amendment No (1) , effective February 20, 2015, with the State of California, acting by and through the Director of the Department of General Services for approximately 4,380 net usable square feet of space at 730 LaGuardia Street, Salinas, California, for the purpose of providing a joint partnership training facility between the Department of Social Services-Office for Employment Training and State of California's Employment Development Department.

SUMMARY/DISCUSSION:

Approval of this Sublease will allow State of California's Employment Development Department (EDD) to reduce its current occupancy from approximately 5,352 net usable square feet to 4,380 net usable square feet of space located at 730 La Guardia in Salinas. Department of Social Services will assume the additional space and costs associated with the execution of this Sublease amendment. The sublease term will commence on February 20, 2015 and expire on October 31, 2018. Department of Social Services and Office of Employment and Training have occupied 42,094 square feet of general office space at 730 LaGuardia Street, in the Salinas Airport Business Park, since October of 1998, under a lease with Salinas Airport Business Park Partners (SABPP). The lease was renewed on November 18, 2008 and set to expire on October 31, 2018.

On October 21, 1997, the Board of Supervisors, by Resolution No.97-423, approved the concept of a "One-Stop Career Center" collection of the GAIN program, Office for Employment Training, Health Department, Cal-Learn/ACT program and State of California's Employment Development Department. On July 1, 1999, the Board of Supervisors approved a previous sublease with the State of California for EDD occupancy at 730 LaGuardia Street for the purpose of providing a joint partnership training facility. Approval of this Sublease amendment will reduce the useable space for EDD occupancy. The provisions of the County's master lease continues through October 31, 2018.

OTHER AGENCY INVOLVEMENT:

The Department of Public Works facilitated the development of the Sublease Agreement Amendment No (1) with the State of California, and assisted with the development of this report. The Office of the County Counsel has reviewed and approved the Sublease Agreement Amendment No (1) as to form and legality.

FINANCING:

EDD will pay the OET monthly rent in the amount of \$9,592.00, effective February 20, 2015. Monthly rent shall be subject to a fixed 2.5% annual increase through the sublease term. The additional cost of this agreement for Department of Social Services is funded with Social Services Federal and State revenues and Realignment funds. The additional costs are fully funded by Federal, State and Realignment Funds. Sufficient appropriations and estimated revenues for SOC005 are included in the FY 2014-15 Adopted Budget and anticipated available for the life of the Agreement and will be incorporated as part of the budget process. Approval of this action will not have an impact on the General Fund.

Prepared by: Wendy Russell, Deputy Director, x4431

Approved by: Elliott Robinson, Director, x4434

Attachments: Sublease Agreement Amendment No. (1)
Location Map