



County of Santa Cruz⁰⁰⁶⁷

PROBATION DEPARTMENT

P.O. BOX 1812, SANTA CRUZ, CA 95061-1812
(831) 454-2150 FAX: (831) 454-3035

JOHN P. RHOADS
CHIEF PROBATION OFFICER

June 12, 2000

Agenda: June 27, 2000

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

Approve Amendments to Real Property Lease Agreements for Probation Department

Dear Members of the Board:

The Probation Department currently leases office space for Probation Adult Programs and Administrative staff at 303 Water Street, Santa Cruz, and space at 930 East Lake Avenue, Watsonville, for the Challenge Grant Program. A need for additional space at both sites has been identified, and additional space has become available at these sites.

The current lease for offices at 303 Water Street, Santa Cruz encompasses 6,405 square feet, at a cost of \$1.60 per square foot. The proposed lease amendment with Lewis D. Hutchins would incorporate an additional 1,036 square feet (for a new total of 7,441 square feet) into the current lease under the same terms previously negotiated by the County Department of Public Works, Real Property Division, for the period September 1, 1999 through August 1, 2004. Funding for the additional space in the proposed lease agreement is included in the County Administrative Officer's Recommended Budget for Fiscal Year 2000-01.

The current lease for the Challenge Grant program at 930 East Lake Avenue, Watsonville encompasses 4,153 square feet, at a cost of \$1.19 per square foot, triple net. The proposed lease amendment with Six C's East Lake Village Shopping Center would incorporate an additional 662 square feet (for a new total of 4,815 square feet) into the current lease under the same terms also negotiated by the Real Property Division, for the period September 15, 1999 through September 14, 2002. Sufficient funds are available in the Challenge Grant Index, and there is no increase to net county cost as a result of this lease agreement.

IT IS THEREFORE RECOMMENDED that your Board:

1. Approve Amendment No, 1 to Agreement # 90115 with Lewis D. Hutchins for the additional space at 303 Water Street, Santa Cruz;
2. Approve Amendment No, 1 to Agreement 91920 with Six C's East Lake Village Shopping Center for additional space at 930 East Lake Avenue, Watsonville;

Board of Supervisors Agenda: June 27, 2000
Real Property Lease Amendments
Page 2

3. Authorize the Chief Probation Officer to sign the lease amendments on behalf of the County; and
4. Approve the attached ADM 29 forms encumbering additional appropriations in the Probation Indexes for the revised lease agreement amounts.

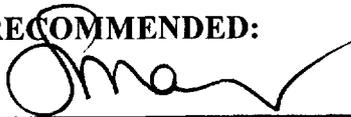
Sincerely,



JOHN P. RHOADS
Chief Probation Officer

JPR:FN

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

cc: Auditor Controller
Public Works, Real Property
Probation

COUNTY OF SANTA CRUZ
REQUEST FOR APPROVAL OF AGREEMENT

0069

TO: Board of Supervisors
County Administrative Officer
County Counsel
Auditor-Controller

FROM: Probation

John P. Rhoads (Signature) 6/12/00 (Date)

The Board of Supervisors is hereby requested to approve the attached agreement and authorize the execution of the same.

1. Said agreement is between the Santa Cruz County Probation Dept. (Agency)
and Lewis D. Hutchins (Name & Address)

2. The agreement will provide leased office space

3. The agreement is needed to process amendment adding additional space

4. Period of the agreement is from Sept 1, 1999 to August 1, 2004

5. Anticipated cost is \$ FY 2000-01 is \$142,688 (~~Fixed amount; Monthly rate; Not to exceed~~)

6. Remarks: _____

7. Appropriations are budgeted in 574000 (Index#) 3810 (Subobject)

NOTE: IF APPROPRIATIONS ARE INSUFFICIENT, ATTACH COMPLETED FORM AUD-74

Appropriations are available and have been encumbered. * Contract No. 0115-02 Date 8/10/99 6/13/00
are not available and will be encumbered.

* SUBJECT TO APPROVAL OF THE 2000/2001
PROBATION BUDGET

GARY A. KNUTSON, Auditor - Controller
By Ronald J. Silva Deputy.

Proposal reviewed and approved. It is recommended that the Board of Supervisors approve the agreement and authorize the officer Probation Dept to execute the same on behalf of the County of Santa Cruz
Probation Dept. (Agency).

Remarks _____ (Analyst)
BY [Signature] Date 6/16/00
County Administrative Officer

Agreement approved as to form. Date _____

Distribution:
Bd. of Supv. - White
Auditor-Controller - Blue
County Counsel - [initials]
Co. Admin. Officer - Canary
Auditor-Controller - Pink
Originating Dept. - Goldenrod
*To Crig. Dept. if rejected.

State of California)
County of Santa Cruz) ss
I _____ ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz,
State of California, do hereby certify that the foregoing request for approval of agreement was approved by
said Board of Supervisors as recommended by the County Administrative Officer by an order duly entered
in the minutes of said Board on _____ County Administrative Officer
_____ 19____ BY _____ Deputy Clerk

LEASE AMENDMENT NO. 1
AGREEMENT 90 115-02

Amendment to that certain Lease dated August 10, 1999 between Lewis D. Hutchins as “Lessor” and the County of Santa Cruz as “Lessee”.

RECITALS

WHEREAS, the Lessee is desirous of exercising it’s right, per Section 2.3 of the Lease Agreement , to lease additional vacant space within the building, being Suite 20 on the second floor, of approximately 1,036 net rentable square feet, which includes a 12% load factor for common area. The additional space will be leased under the same terms and conditions as the existing lease.

WITNESSETH

NOW, THEREFORE, Lessor and Lessee do hereby agree to amend and supplement the Lease as set forth below and the following sections of the Lease are modified and changed and replace or add to the existing Lease sections as follows:

1. Replace existing Section 1.1, Location:

For and in consideration of the rents, covenants and agreements hereinafter agreed by Lessee to be paid, kept and performed, Lessor leases to Lessee and Lessee rents from Lessor that certain office space commonly known as Suites 6, 9, 12, 14, 15, 16, 19, 20, 21, 22, and common area for a total of 7,441 square feet which includes a twelve (12) percent load factor for common areas, situated at 303 Water Street, Santa Cruz, County of Santa Cruz, State of California, and specifically outlined in red on the attached Exhibit “A”, and an allocation of 20 non-designated parking spaces, together with appurtenances hereinafter referred to as “Premises”.

2. Add to existing Section 1.2 Tenant Improvements:

Lessor shall not be required to provide any new tenant improvements for Suite 20, except for the following: Installation of new building standard carpet with color selected by Lessee; installation of framed openings between Suites 19, 20, and 21; removal of three (3) interior windows between offices in Suite 20; and repainting of walls as needed. Lessee shall pay for the costs of any other changes to Suite 20, at his sole cost, after obtaining Lessor approval for any such changes.

3. Replace Section 3.1, Rent Amount:

Based on net rentable square footage plus a twelve (12) percent load factor for common areas, agreed by both parties to be 7,441 total square feet leased to Lessee, after the addition of Suite 20 of 1,036 square feet, effective August 1, 2000, Lessee shall pay

Amendment No. I to Lease Agreement 90115-02
Page 2

Lessor as rent for the Premises leased during said term in lawful money of the United States, payable in advance, in monthly installments, on the first day of each month during said term as follows:

Term	Total Rent Per Month
September 1, 1999 through July 31, 2000	\$10,250
August 1, 2000 through August 31, 2000	\$11,908
September 1, 2000 through August 31, 2001	\$12,053
September 1, 2001 through August 31, 2002	\$12,198
September 1, 2002 through August 31, 2003	\$12,489
September 1, 2003 through August 31, 2004	\$12,779

The remainder of paragraph 3.1 remains unchanged from the current lease.

All other terms and conditions of this Lease shall remain in full force and effect throughout the duration of this amended lease term without further modification, amendment or supplement.

IN WITNESS WHEREOF, the parties have executed this Lease Amendment as of the _____ day of _____ 2000.

LESSEE: COUNTY OF SANTA CRUZ

LESSOR: LEWIS D. HUTCHINS

By: _____

By: _____

John P. Rhoads
 Chief Probation Officer

Name: P.L. FRANOLER

Title: ACSDT FOR L.D.H.

Approved as to form:

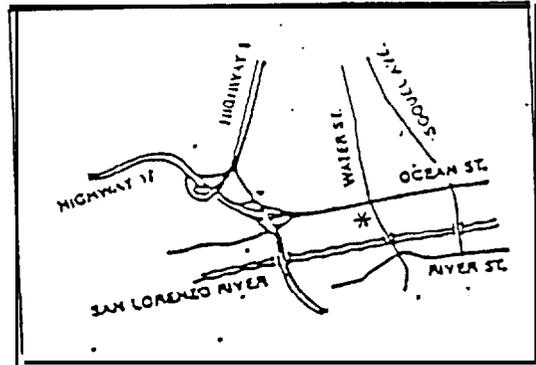
[Signature]
 County Counsel

Date: 6/16/00

Recommended for Approval:

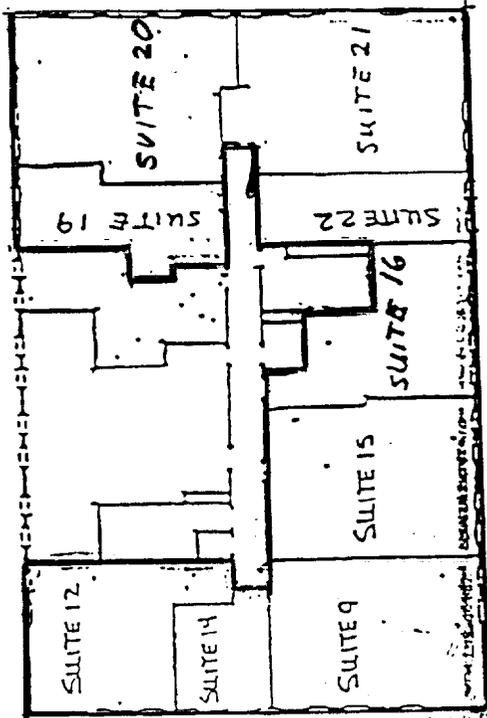
[Signature]
 Real Property Division

Date: 6 1 13/00

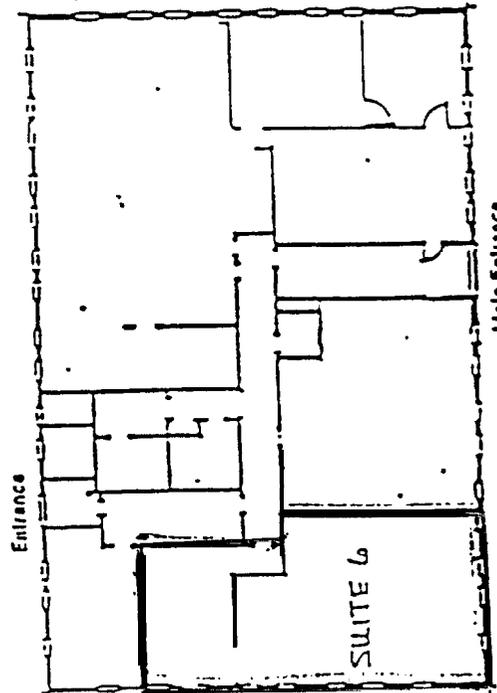


VICINITY MAP

3 03 WATER STREET
SANTA CRUZ, CA 95060



SECOND FLOOR



FIRST FLOOR
110 SCALE

COUNTY OF SANTA CRUZ
REQUEST FOR APPROVAL OF AGREEMENT

0073

TO: Board of Supervisors
County Administrative Officer
County Counsel
Auditor-Controller

FROM: Probation (Dept.)
John P. Rhoads (Signature) 6/12/00 (Date)

The Board of Supervisors is hereby requested to approve the attached agreement and authorize the execution of the same.

1. Said agreement is between the Santa Cruz County Probation Dept. (Agency)
and Six C's East Lake Village Shopping Center (Name & Address)

2. The agreement will provide leased office space for Challenge Grant Program

3. The agreement is needed, to process ame n d m e n t ' ' a d d -

4. Period of the agreement is from Sept. 15, 1999 to Sept. 14, 2002

5. Anticipated cost is \$ 75,230 for FY 2000-01 (~~Fixed/adjust/modify/etc./~~Not to exceed)

6. Remarks: _____

7. Appropriations are budgeted in 574300 (Index#) 3810 (Subobject)

NOTE: IF APPROPRIATIONS ARE INSUFFICIENT, ATTACH COMPLETED FORM AUD-74

Appropriations are available and have been encumbered. * Contract No. 01920 Date 6/13/00
are not available and will be encumbered.

GARY A. KINUTSON, Auditor - Controller
By Ronald J. Scher Deputy

Proposa reviewed and approved. It is recommended that the Board of Supervisors approve the agreement and authorize the Chief Probation Officer to execute the same on behalf of the County of Santa Cruz Probation Dept. (Agency).

Remarks: _____
By [Signature] County Administrative Officer Date 6/15/00

(Analyst)

Agreement approved as to form. Date _____

Distribut on:
Bd. of Supv. - White
Auditor-Controller - Blue
County Counsel - ~~Blue~~
Co. Admin. Officer - Canary
Auditor-Controller - Pink
Originating Dept. - Goldenrod

'To Orig. Dept. if rejected.

State of California)
County of Santa Cruz) ss
I _____ ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz.
State of California, do hereby certify that the foregoing request for approval of agreement was approved by
said Board of Supervisors as recommended by the County Administrative Officer by an order duly entered
in the minutes of said Board on _____ County Administrative Officer
_____ 19 _____ BY _____ Deputy Clerk

ADDENDUM NO. 1 TO LEASE AGREEMENT
co91920

0074

ADDENDUM No. 1 executed and effective as of this _____ day of _____, 2000 by and between the County of Santa Cruz (Tenant) and Six C's East Lake Village Shopping Center, William J. Codiga (Landlord).

For good and valuable considerations, receipt and adequacy which is hereby acknowledged:

IT IS AGREED:

1. ADDITION OF SPACE TO EXISTING LEASE. Landlord hereby leases to Tenant that portion of the rear of the space known generally as 930 East Lake Avenue within the East Lake Village Shopping Center more particularly set forth in Exhibit "A" attached hereto and made a part hereof by this reference and consisting of approximately 662 square feet.
2. RENT. The rent shall be the same rent per square foot-as the existing lease, namely \$1.19 per square foot, per month, NNN.
3. TERM. The lease for this additional space shall commence on July 1, 2000 and shall cease September 14, 2002.
4. IMPROVEMENTS. Landlord will at Landlord's sole cost and expense:
 1. Provide appropriate engineered heating for the entire unit.
 2. Provide floor covering of the same kind as in the portion of the space already leased by the Tenant;
 3. Paint the interior.
 4. Clean up the existing T-bar ceiling.
 5. Provide a door to the new room off the existing hall.

The lease remains in effect, as amended. Except to the extent modified by this Addendum, the Lease remains in full force an effect.

LANDLORD:

TENANT:

Six C's East Lake Village Shopping Center

County of Santa Cruz

By: _____
William J. Codiga, its duly authorized agent

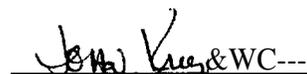
By: _____
John P. Rhoads, Chief Probation Officer

Approved as to form:

Recommended for Approval:



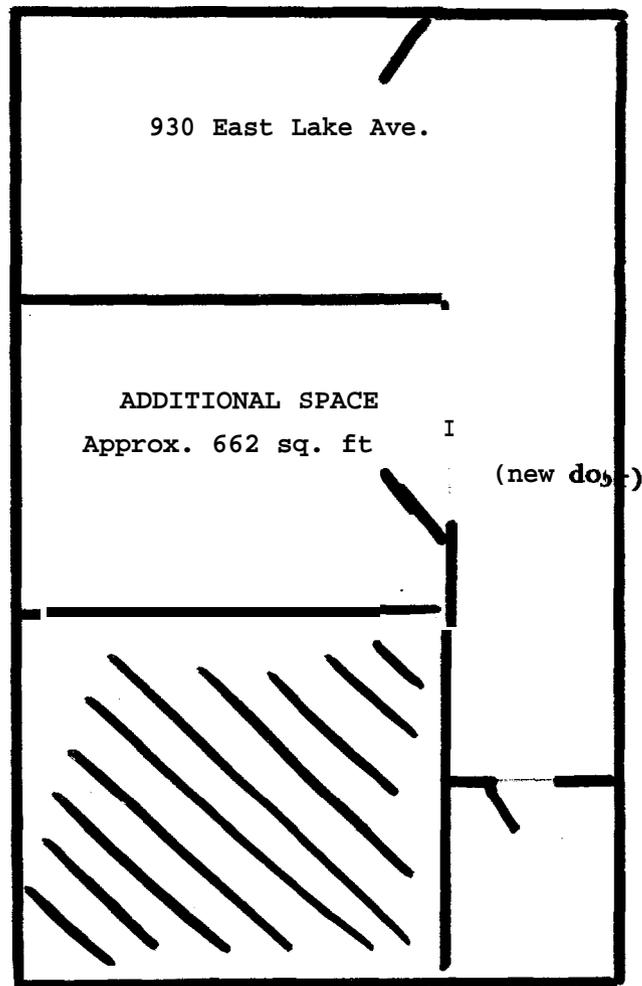
County Counsel



Real Property Division

ADDENDUM NO. 1 TO LEASE AGREEMENT
CO 91920

EXHIBIT "A"



NOT TO SCALE