September 1, 2015

Board of Supervisors
Kern County Administrative Center
1115 Truxtun Avenue
Bakersfield, CA 93301

PROPOSED AMENDMENT NO. 2 TO LEASE AGREEMENT 1148-2009 WITH CAL STOCK PARTNERSHIP TO REDEFINE THE PREMISES, TERM, RENTAL CONSIDERATION, AND ACKNOWLEDGE TENANT IMPROVEMENTS AT 5121 STOCKDALE HIGHWAY, BAKERSFIELD, CA; S.D. #2
(Fiscal Impact: $25,974 Increase FY 2015-2016; Fund 00141 Budget Unit 4120; Budgeted; Discretionary)

This is to request your Board’s approval of the attached Amendment No. 2 to Lease Agreement 1148-2009 between Kern County Department of Mental Health (“Mental Health”) and Cal Stock Partnership (“Lessor”) for use of a portion of 5121 Stockdale Highway, Bakersfield, California (“Premises”). The purpose of Amendment No. 2 is to add Suite 205 to the Premises; define the termination date for Suite 105 and Suites 205, 265 – 275 separately; redefine the rental consideration for the adjusted size of the Premises; and acknowledge Lessor’s proposed improvements to Suite 205. This project is funded by Realignment.

Proposed Amendment No. 2 has been approved as to content by the General Services Division and Mental Health, and approved as to form by the Office of County Counsel.

The General Services Division’s review of possible environmental effects has determined that this project involves negligible or no expansion of use beyond that previously existing, and is declared to be categorically exempt from the requirement to prepare environmental documents pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; further, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.
Therefore, IT IS RECOMMENDED that your Board: 1) find the project to be exempt from further CEQA review pursuant to Sections 15301 and 15061(b)(3) of the State CEQA Guidelines; and 2) approve and authorize the Chairman to sign Amendment No. 2 to Lease Agreement 1148-2009 with Cal Stock Partnership to redefine the Premises, term, rental consideration, and acknowledge tenant improvements.

Sincerely,

[Signature]

Jeff R. Frapwell
Assistant County Administrative Officer for General Services

JRF:kw/W-1w
Attachment
cc: County Administrative Office
Auditor
Department of Mental Health
Cal Stock Partnership
c/o Stockdale Property Management, Inc.
5001 California Avenue, Suite #100
Bakersfield, CA 93309
AGREEMENT AT A GLANCE

Proposed Vendor Name: Cal Stock Partnership

Requesting Department Contact Information:
Dept Name: General Services - Property Management
Contact: Katie Watkins
Phone: 868-3074

Necessity for Board's approval (check all boxes that apply):

- [ ] Establish a new agreement
- [X] Amendment to existing agreement
- [ ] Amendment number: 1148-2009
- [ ] Date Agreement Began: Dec. 15, 2009

Brief explanation: redefine Premises and Rent; extend term; acknowledge tenant improvements

- [ ] Dollar amount is beyond Purchasing Agent's authority
- [ ] County Counsel cannot approve terms and conditions – explain in body of Board letter
- [ ] Sole source – no competitive process can be performed
- [ ] Purchasing Agent has given concurrence
- [ ] Purchasing Agent has not given concurrence – explain in body of Board letter
- [ ] Retroactive agreement
- [ ] Date retroactive to: 
- [ ] Reason for delay in approval: 

- [ ] Emergency situation
- [ ] Brief explanation:

- [ ] Other:

Type of Agreement:

- [X] Personal/Professional Services
- [ ] Construction Project
- [ ] Equipment / Software
- [ ] Training
- [ ] Grant
- [ ] State
- [X] Lease
- [ ] Joint Powers
- [ ] Memorandum of Understanding
- [ ] Other

Brief description of services being contracted:
redefine Premises and Rent; extend term; acknowledge tenant improvements

Fiscal Impact: $ 25,974 FY 2015-2016; Source of Funds: Fund 00141 Budget Unit 4120

- [X] Budgeted
- [ ] Not Budgeted
- [ ] Discretionary
- [ ] Mandated

Term of Agreement From: December 15, 2009 To: December 31, 2021

Provision for Extensions:

- [ ] Yes Please explain:
- [X] No

Basis of compensation/cost:

- [ ] Low bid
- [ ] RFP – Date of Award: 
- [ ] Utilize another governmental agency or Buying Alliance award – Agency: 
- [X] Other: fair market rent

I verify that all information above is accurate to the best of my knowledge.

[Signature]
Department Head

[Date] 8/21/15

GENERAL SERVICES DIVISION
PROPERTY MANAGEMENT

INFORMATION SHEET
For the Board of Supervisors
September 1, 2015

TYPE OF TRANSACTION: Amendment No. 2 to Lease Agreement

LESSEE: Kern County Department of Mental Health

LESSOR: Cal Stock Partnership

PROPERTY DESCRIPTION: 5121 Stockdale Hwy, Bakersfield, CA

PURPOSE: Redefine the premises (add a suite), rental consideration, term and acknowledge tenant improvements.

RENT: Current thru acceptance date of tenant improvements = $37,180/month
Acceptance Date thru 12/10/16 = $40,066/month
12/11/16 – 12/31/2021 = $22,936/month

TERM: Suite 150 thru 12/10/16
Suites 205, 265 – 275 thru 12/31/2021

EARLY TERMINATION: County may terminate with 90-day written notice if Mental Health’s federal/state funding is reduced or eliminated.

ADDITIONAL COMMENTS: