

97-27

DEPARTMENT: Public Works

Michael D. Edwards  
Public Works Director

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes\_ No X)

Select a preferred option and authorize the Chairman to execute a lease agreement of a building for temporary County administrative and Board offices during construction of the new County Government Center building, upon approval by County Counsel. Time is of the essence in order to secure space and move in prior to the anticipated start of construction in June. A one-year lease is necessary.

Staff has identified three viable options for leased space. They are listed below in staff's recommended order of preference:

1. This option consists of a new proposed commercial building addition adjacent to the offices of Yosemite Motels, Inc. on Stroming Road (near 6th Street). The owner's initial proposal is shown on Attachment #1. This space would have the advantages of being new and the interior space built to best suit the County's interim needs. Additionally, it has the availability (by reservation) of a large conference room, kitchen and other facilities not available in Option #2. The schedule for completion coincides well with the anticipated construction start date for the Government Center.
2. This option is the former medical building occupied by Dr. Nichols. Attachment #2 outlines staff's initial proposal to the owner of the building. Some issues may still need to be negotiated before a lease agreement can be prepared. This building is located opposite the John C. Fremont Hospital. It has 2,096 square feet with adequate offices, parking and grounds improvements to support the County's interim needs. Staff is investigating the building for possible concerns, such as suitability of the electrical circuits for computers and office machines.
3. This option would be to occupy all or part of the commercial space previously occupied by Western Auto, adjacent to the Pioneer Market. This space would require extensive interior remodeling to be suitable, which probably would not be cost effective for a one-year lease.

Staff will present additional information, such as floor plans and site plans at the Board meeting.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

The Board has taken prior actions authorizing the Government Center project and directed staff to locate suitable temporary space since the current offices must be demolished as part of the construction.

**LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

1. Direct staff to attempt to locate adequate space elsewhere. There is no other space known to staff that is as well suited as the options presented.
2. No action will result in the possibility of utilizing an inferior building or location.

COSTS: ( ) Not Applicable	
A. Budgeted current FY	\$ 3,151,416
B. Total anticipated costs	\$ 35,000
C. Required additional funding	\$ -0-
D. Internal transfers	\$
SOURCE: ( ) 4/5th Vote Required	
A. Unanticipated revenues	\$
B. Reserve for contingencies	\$
C. Source description:	
Balance in Reserve Contingencies, _____	
if approved: \$ _____	

SPECIAL INSTRUCTIONS:	
List the attachments and number the pages consecutively:	
1.	Yosemite Motels, Inc. Letter to Edwards
2.	Edwards Letter to Bobbe Standen
	_____
	_____
	_____

**CLERK'S USE ONLY**

Res. No.: 97-27 Ord. No. \_\_\_\_\_ This item on agenda as:

Vote - Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_

Absent: \_\_\_\_\_ Abstained: \_\_\_\_\_

Approved  Denied

Minute Order Attached  No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: \_\_\_\_\_

ATTEST: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California

By: \_\_\_\_\_  
Deputy

**ADMINISTRATIVE OFFICER'S RECOMMENDATION:**

- Recommended
- Not Recommended
- For Policy Determination
- Submitted with Comment
- Returned for Further Action

Comment: \_\_\_\_\_

A.O. Initials: 

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

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TO: MIKE EDWARDS, Public Works Director  
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*  
SUBJECT: TEMP. COUNTY ADMINISTRATIVE/BOARD OFFICES; RES. 97-27

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on January 21, 1997

ACTION AND VOTE:

**9:39 a.m.** Mike Edwards, Public Works Director;

A) Select a Preferred Option and Authorize the Chairman to Execute a Lease Agreement for a Building for Temporary County Administrative and Board Offices During Construction of the New County Government Center Building, Upon Approval by County Counsel

**BOARD ACTION:** Mike Edwards presented options for temporary space and advised of a letter received from Bobbe Standen relative to the former medical building across from the Hospital and their willingness to discuss a month-to-month lease. Discussion was held concerning the options. Art Baggett, representing Jerry Fischer, responded to questions relative to the new proposed commercial building addition adjacent to the offices of Yosemite Motels, Inc. (M)Pickard, (S)Parker, Res. 97-27 adopted approving the option for the space adjacent to the offices of Yosemite Motels, Inc., as recommended/Ayes: Unanimous.

cc: Jeff Green, County Counsel  
Ken Hawkins, Auditor  
File



# COUNTY of MARIPOSA

4639 Ben Hur Road  
Mariposa, CA 95338  
(209) 966-5356 FAX (209) 966-2828

DEPARTMENT OF  
PUBLIC WORKS  
Divisions of:  
• Design & Construction  
• Administration  
• Operations

January 9, 1997

**MICHAEL D. EDWARDS**  
*Director*

Roberta Standen  
Coldwell Banker Mother Lode Properties  
P. O. Box 1129  
Mariposa, CA 95338

**RE: Proposal for Lease of the Nichols' Medical Building**

Dear Bobbe:

Pursuant to the meeting Janet Hogan, Jeff Green and I had with you, we suggest a proposal for the County (Lessee) to lease the Nichols' medical building as follows:

1. The lease would be for one year, commencing March 1, 1997, at the rate of \$1.25 per square foot with an option to rent on a month-to-month basis if we need it beyond February, 1998.
2. The Lessor would pay for water, sewer, taxes, and assessments on the property.
3. The Lessee would pay for PG & E, telephone and waste removal.
4. The Lessee would maintain the exterior landscaping.
5. The Lessor would maintain the structural part of the building, including the roof, heating and air.
6. The Lessee would have the ability, with Lessor's consent, to remove sinks in some of the rooms, to add electrical and phone connections for computers, and to add bookshelves and lighting.
7. The Lessor would paint the interior and polish the tile floors prior to occupancy.
8. The Lessor would repair one bad spot on the asphalt near the covered porch area on the south end of the building, the leaking water service line and any other deficiencies detected by the Lessee during the Lessee's evaluation of the building and during the process of moving into the building.
9. The Lessor would guarantee that all of the parking on the south side and in front of the structure is available to the Lessee and the Lessee would also have the right to improve with gravel the vacant portion of the property to the north of the building for additional parking.

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I will place this proposal on the Board of Supervisors' January 21, 1997 Agenda for their consideration. When the information becomes available, I will inform you of the time the item will appear on the Agenda. If the Board is favorable, we will prepare a lease agreement for your client's approval.

In the interim, I would appreciate it if you would provide the name, address and phone number of your client. Additionally, I would appreciate it if you could obtain a floor plan of the building.

Should you have any comments or questions regarding this proposal, please give me a call.

Sincerely,



Michael D. Edwards  
Public Works Director

sm

cc: Janet Hogan, County Administrative Officer  
Jeff Green, County Counsel



# CO NTY of MARIPOSA

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- Design & Construction
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9. The Lessor would guarantee that all of the parking on the south side and in front of the structure is available to the Lessee and the Lessee would also have the right to improve with gravel the vacant portion of the property to the north of the building for additional parking.



January 13, 1997

Mr. Mike Edwards  
Mariposa County Public Works  
4639 Ben Hur Road  
Mariposa, CA 95338

Dear Mr. Edwards:

Please accept this letter as an offer by Yosemite Motels to lease interim office space to the County of Mariposa for the Board of Supervisors, Administrative Office and County Counsel for a period of one year commencing June 1, 1997 at a price of \$1.25 per square foot.

The office building is a remodel of our existing office with an additional 32' x 120' building. We can make available up to 3,840 square feet. Included is the use of our conference room facility which will have a table with 32 seats, audio visual center, and kitchen independent from our company offices.

Our office will have someone present at your January 21st Board meeting to answer any questions to discuss details for plans.

Sincerely,

Gerald Fischer  
President

Best Western  
Yosemite Way Station

Cedar Lodge

E.C. Yosemite Motel

Miners Inn

Comfort Inn  
Oakhurst

Comfort Inn  
Mariposa

Yosemite View Lodge