



FRESNO REGIONAL WORKFORCE DEVELOPMENT BOARD

Workforce Development Board

January 20, 2021 @ 4:30 p.m.

SPECIAL MEETING

Per Executive Order N-29-20, which allows local and state legislative bodies to hold meetings via teleconference and to make meetings accessible electronically, this meeting will be held via Zoom.

Use the information below to join this meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/85149162909?pwd=b01Sc1ZZZVN5WEpUcVJ0eFE0RFRmZz09>

or Join by Phone: 1-669-900-6833

Meeting ID: 851 4916 2909

Passcode: 548799

**The public may participate in the meeting
as otherwise permitted under the Brown Act.**

Mission Statement: The Fresno Regional Workforce Development Board exists to oversee the optimal administration of Workforce Innovation and Opportunity Act funds in the Fresno region. In serving both the business community and the individual job seeker with the provision of human capital development services, we hope to foster the economic vitality of the Fresno region.

REMINDER: PLEASE TURN OFF CELL PHONES OR PUT ON VIBRATE

1. ROLL CALL
2. COMMENTS BY FRWDB CHAIR AND/OR EXECUTIVE STAFF
3. AGENDA CHANGES: REMOVAL OF ITEMS OR EMERGENCY ADDITIONS
4. ABSTENTIONS/RECUSALS/DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
5. PUBLIC COMMENT

Item #	Description	Presenter	Enclosure	Action	Page #
6.	New Location for Fresno City and County's America's Job Centers of California	Konczal	Yes	Approve	2
7.	Transit and Equity	Councilmember Maxwell	No	Information	--

ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Disabled individuals and individuals who are limited English proficient who need special assistance to attend or participate in this meeting may request assistance by contacting the Fresno Regional Workforce Development Board, at 2125 Kern Street, Suite 208, Fresno, California, or by calling (559) 490-7100. Every effort will be made to reasonably accommodate individuals with disabilities or who are limited English proficient by making meeting materials available in alternative formats. Requests for assistance should be made at least three (3) working days in advance of the meeting.

FRESNO REGIONAL WORKFORCE DEVELOPMENT BOARD

AGENDA ITEM:	6
MEETING DATE:	January 20, 2021
ACTION:	APPROVE

2125 Kern Street, Suite 208 • Fresno, CA 93721 • (559) 490-7100 • Fax (559) 490-7199 • www.frwdb.net

TO: Fresno Regional Workforce Development Board
FROM: Blake Konczal, Executive Director
SUBJECT: New Location for Fresno City and County's America's Job Centers of California

RECOMMENDATION:

Approve new location for the City and County of Fresno's America's Job Center of California (AJCC) office at the Winepress Shopping Center at 3170 West Shaw Avenue, Fresno, CA 93711.

REASON FOR RECOMMENDATION:

The Fresno Regional Workforce Development Board (FRWDB) is required under the Workforce Innovation and Opportunity Act (WIOA) to provide a comprehensive AJCC for the City and County of Fresno for workforce services. These workforce services are a comprehensive range of no-cost employment and training services for employers and job seekers. The AJCC is a collaboration of local, state, private, and public entities that provide comprehensive and innovative employment services and resources to meet the needs of the California workforce.

In September 2019, FRWDB staff developed the space requirements for the new AJCC with its primary partners and subtenants: State of California Employment Development Department (EDD), County of Fresno Department of Social Services (DSS), and the State of California Department of Rehabilitation (DOR). The collective work established a need of approximately 33,500 square feet of office space among the primary agencies, with Workforce being the largest occupant at (59%) followed by EDD (25%), DOR (11%) and DSS (5%). As such, the collective work started the site search process, including the release of a Request for Proposals, with final negotiations completed in December 2020. A summary of the material lease terms is contained in Attachment I, the space layout in Attachment II, and a summary of FRWDB's site search activities is in Attachment III.

The Winepress Shopping Center was preferred over the competing site due to its many benefits it provided. This location offered better access from a major street (corner of Shaw/Marks), a Fresno Area Transit bus stop at the front location, better space utilization requiring less space to lease, and visible signage on Shaw Avenue. The location will also be easier to find by job seekers and guests.

The lease agreement for the new AJCC office will be between the Fresno Area Workforce Investment Corporation (FAWIC) and AMI, LTD, and will be presented for the FAWIC's review and approval on January 20, 2021.

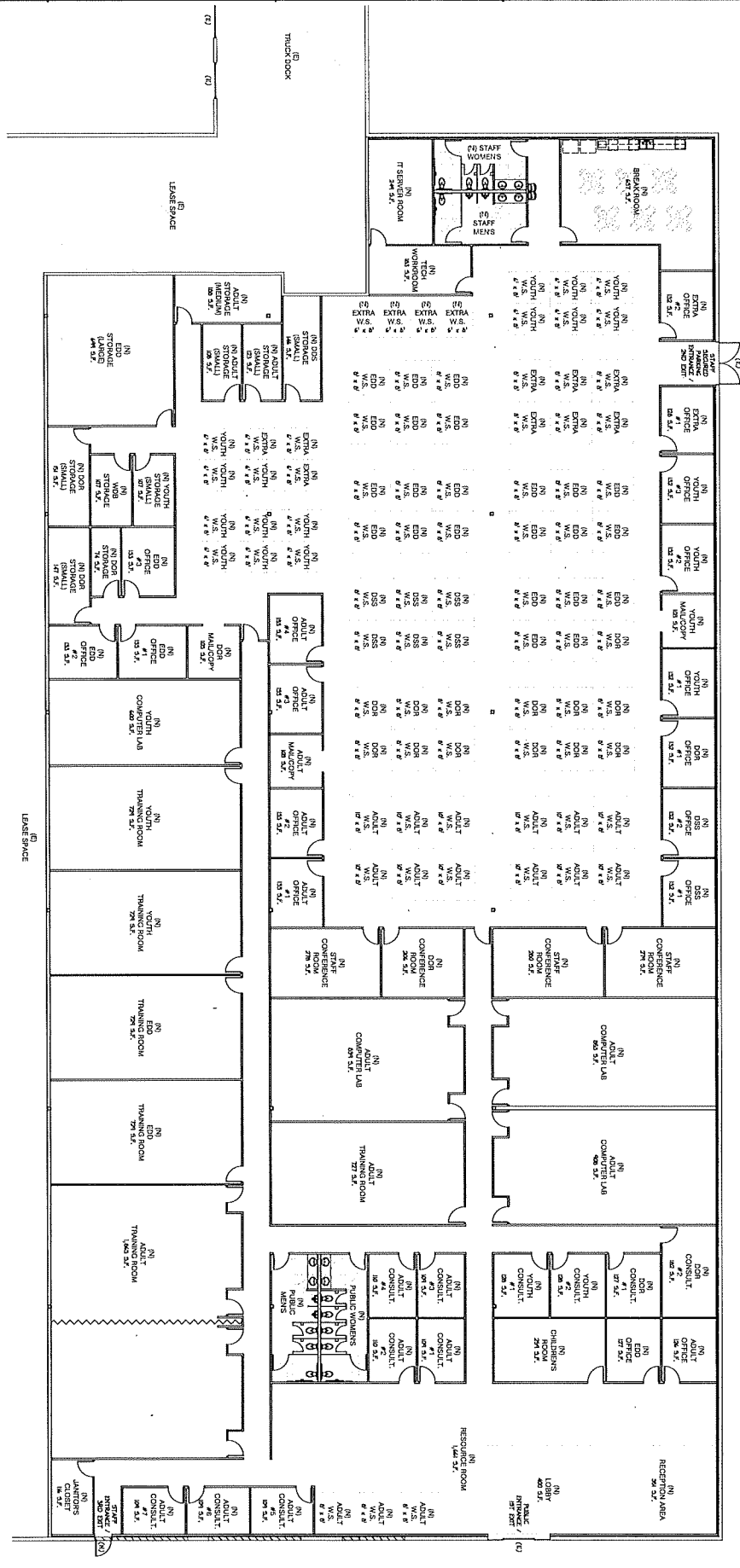
ATTACHMENTS:

ATTACHMENT I – Summary of Lease Terms
ATTACHMENT II – Space Layout, Site Plan, and Arial Map
ATTACHMENT III – New AJCC Office Request for Proposals Summary

Summary of Lease Terms

1) Building Information	Name: Winepress Shopping Center Address: 3170 W. Shaw Avenue, suite to be determined Fresno, CA. 93711 Year Built: Approx. 1992 Lease Space: Approximately 33,000 rentable square feet																																	
2) Owner/Landlord	AMI, LTD 5 E. River Park Place W, Suite 203 Fresno, CA 93720																																	
3) Lease Terms	Initial Term: Ten (10) Years Renewal Options (may be exercised by Workforce): Two (2) Five (5) Year extensions Lease Type: Modify Gross																																	
4) Lease Commencement and Delivery Date	Estimated to be September 1, 2021.																																	
5) Rent	Initial Rent and Operating Expenses: \$1.71/rsf. monthly Tenant Improvement Rent: Estimated at \$1.11/rsf. monthly (subject to change based on actual costs). Annual rent increase: 3% <table><thead><tr><th></th><th>Rate /s.f.</th><th>Monthly</th></tr></thead><tbody><tr><td>Year 1</td><td>\$2.82</td><td>\$93,060.00</td></tr><tr><td>Year 2</td><td>\$2.90</td><td>\$95,700.00</td></tr><tr><td>Year 3</td><td>\$2.99</td><td>\$98,670.00</td></tr><tr><td>Year 4</td><td>\$3.08</td><td>\$101,640.00</td></tr><tr><td>Year 5</td><td>\$3.17</td><td>\$104,610.00</td></tr><tr><td>Year 6</td><td>\$3.27</td><td>\$107,910.00</td></tr><tr><td>Year 7</td><td>\$3.37</td><td>\$111,210.00</td></tr><tr><td>Year 8</td><td>\$3.47</td><td>\$114,510.00</td></tr><tr><td>Year 9</td><td>\$3.57</td><td>\$117,810.00</td></tr><tr><td>Year 10</td><td>\$3.68</td><td>\$121,440.00</td></tr></tbody></table>		Rate /s.f.	Monthly	Year 1	\$2.82	\$93,060.00	Year 2	\$2.90	\$95,700.00	Year 3	\$2.99	\$98,670.00	Year 4	\$3.08	\$101,640.00	Year 5	\$3.17	\$104,610.00	Year 6	\$3.27	\$107,910.00	Year 7	\$3.37	\$111,210.00	Year 8	\$3.47	\$114,510.00	Year 9	\$3.57	\$117,810.00	Year 10	\$3.68	\$121,440.00
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6) Utilities and Janitorial Services	Workforce responsible for utilities and janitorial to the lease premise.																																	

7) Maintenance	Landlord responsible for all maintenance to the site, building, and premise.
8) Early Termination; Non Appropriation	<p>Workforce shall have the right to reduce space or terminate the lease due to a reduction funds or a complete non-appropriation from the Department of Labor for WIOA.</p> <p>Upon electing to reduce or terminate early, Workforce shall pay any unamortized portion of the Tenant Improvements Cost to the Landlord.</p>
9) Subleasing and Assignment	Workforce shall have the right to sublease all or a portion of the Premises to State, County, and local agencies that provide similar services.
10) ADA Compliance	Landlord will deliver an ADA compliant premise upon delivery of premise using the State of California's current standards.
11) Parking: Public and Secured	Landlord will provide sufficient parking for staff and guests and provide fifteen (15) secured stalls (fenced) for State, County, and Workforce vehicles.
12) Signage	Landlord will provide appropriate signage as part of the Tenant Improvements Costs.



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PROPOSED FLOOR PLAN - SCHEME 2.0

A-1.0

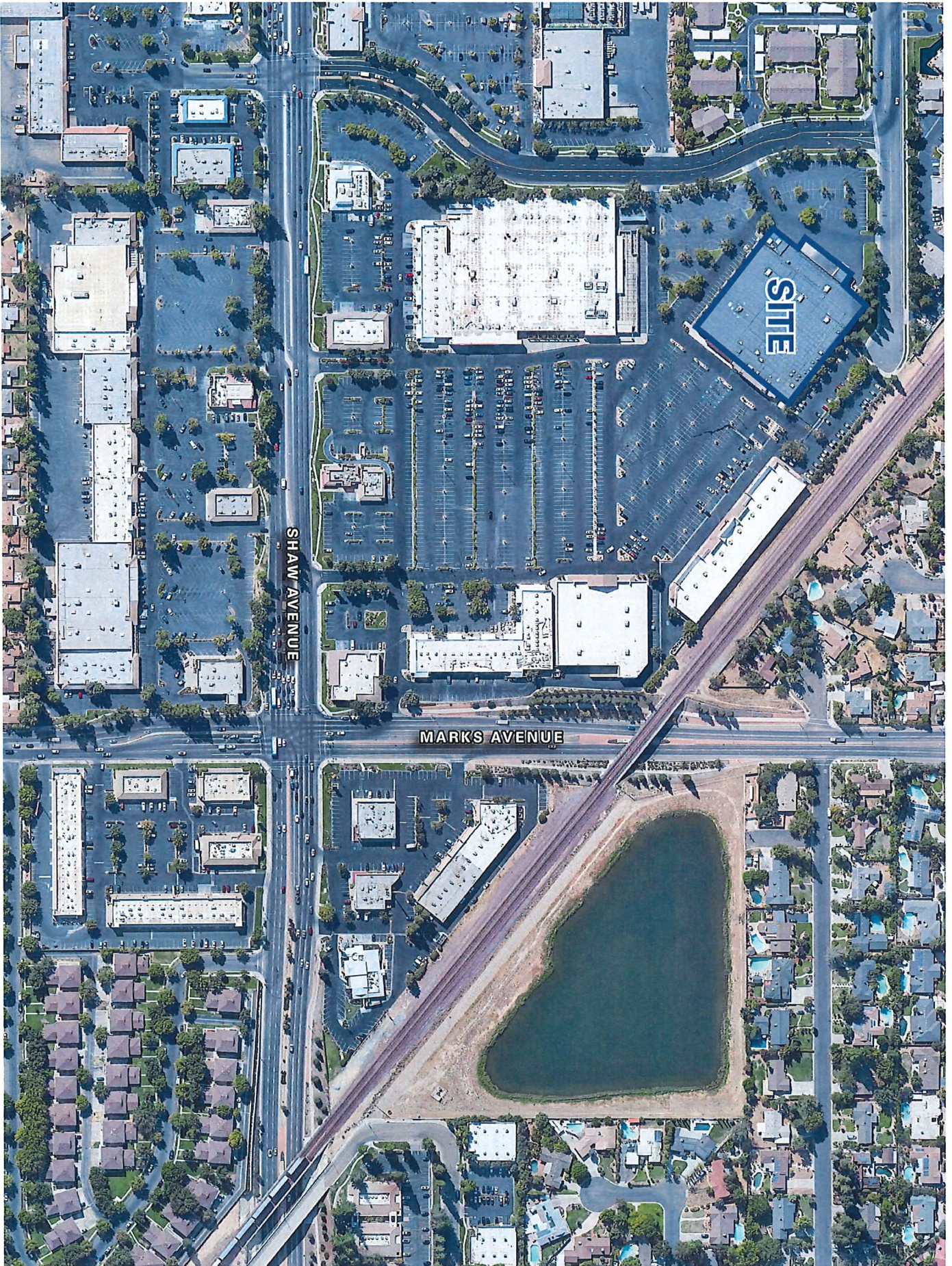


REVISIONS	DATE	BY	DESCRIPTION
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STATUS	DATE	BY	DESCRIPTION
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PROJECT
SCHEMATIC PLANS FOR:
FRESNO REGIONAL WORKFORCE DEVELOPMENT BOARD
3170 WEST SHAW AVENUE
FRESNO, CALIFORNIA 93711

CENTERLINE
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**New America's Job Centers of California Office
Request for Proposals Summary**

September 2019 – Developed space needs for new America's Job Centers of California (AJCC) office with State of California Employment Development Department, County of Fresno Department of Social Services, and State of California Department of Rehabilitation. Approximately 33,500 square feet.

October 2019 - Engaged with Newmark Pearson Commercial Real Estate, Phil Souza, to provide information for potential sites that would meet the space needs requirement within the City of Fresno.

November 2019 to January 2020 - Received information from Phil Souza on 12 potential sites for the Comprehensive AJCC site. Staff reviewed and visited each potential site and presented a final recommendation to Blake Konczal of which he accepted.

March 2020 - Staff released and provided the Request for Proposals (RFP) to those site(s) that were deemed suitable for an AJCC office.

May 2020 - No proposals were received by the RFP due date and the RFP was declared a failed competition on May 18, 2020.

June 2020 to November 2020 - Staff engaged with two (2) property owners to negotiate office space for the new AJCC office.

December 2020 - Staff reached an agreement on lease terms with the property owner AMI, LTD for the Winepress Shopping Center location.