



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 6/2/2020

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services
Staff Name and Phone Number: Caroline Judy, 565-8058
Vote Requirement: Majority
Supervisorial District(s): Third

Title:

Amendment of Existing Lease with Redwood Empire Dispatch and Communications Authority (REDCOM) for office space at 2796 Ventura Avenue, Santa Rosa, CA

Recommended Action:

- A) Authorize the General Services Director to execute an Amendment to the existing Lease with Redwood Empire Dispatch and Communications Authority (REDCOM) for use of additional office space at 2796 Ventura Avenue, Santa Rosa, to provide emergency medical dispatch and ambulance dispatch services for the geographic area of the County of Sonoma, substantially in the form of the attached and subject to approval by County Counsel; and
 - B) Make findings as required by Government Code Section 26227 that the services made feasible pursuant to the lease and the proposed amendment will serve public purposes and that the use of the property subject to the amended lease will not interfere with uses for County purposes during the time of REDCOM's possession; and
 - C) Authorize the General Services Director to execute an agreement with REDCOM for construction, project management, and other improvement support services to be reimbursed by REDCOM for tenant improvements at and in support of the leased premises, in form approved by County Counsel.
- (Third District)

Executive Summary:

General. The County is authorized by law to develop an emergency medical services system and has designated its Health Services Department as its Emergency Medical Services Agency ("EMS Agency") pursuant to the Emergency Medical Services and Prehospital Care Personnel Act ("the EMS Act").

The County and its EMS Agency have designated REDCOM to provide emergency medical dispatch and ambulance dispatch services to the people of the County of Sonoma, per their Agreement for the Provision of Emergency Medical Dispatch and Other Related Services dated July 1, 2007. REDCOM currently performs its dispatch services and related administrative functions currently in approximately 1,861 square feet of office space within the building owned by the County and commonly known as the Sonoma County Sheriff's Main

Administration Building located at 2796 Ventura Avenue, Santa Rosa.

Discussion:

The County provides this space to REDCOM pursuant to the “Lease Agreement for Use of County Facility” executed with REDCOM on January 29, 2014 (“Lease”). The Lease term is from July 1, 2013 through December 31, 2026.

Both parties wish to amend the Lease to increase the size of the premises and make additional tenant improvements agreed to by REDCOM, the Sheriff and County. The amendment will provide to REDCOM an additional 413 square feet of office space in the Building immediately adjacent to the current premises for REDCOM’s use. The space is currently not used and there are no plans for its future use. General Services, REDCOM, the Sheriff, and Emergency Management are coordinating project requirements. Under the amendment, REDCOM would hire the County to perform and REDCOM will pay for the tenant improvements to their current office space, the additional office space, and for related improvements to adjacent Sheriff Office space adjacent needed to accommodate REDCOM’s expanded space configuration. REDCOM requires additional office space to adequately respond to Sonoma County’s growing needs. The Tenant Improvement work is expected to be completed within 180 days of commencement.

The conceptual design of the expansion area will enable REDCOM to reconfigure their space for the administrative staff and to add four (4) additional communications consoles. The recent fire storms, floods, and PSPS events and projected population growth in the area justify the expansion and use of this new space. In the event of a critical incident or an emergency, County emergency personnel, including those from Department of Emergency Management (DEM), shall have the right to temporarily utilize space within the Premises to respond to and manage said events. Specifically, the parties agree that County personnel, including DEM duty officers, shall have the right to setup a temporary workstation/table with computer(s) and phone(s) within the REDCOM Fire & Emergency Services Call Center to monitor, assist and/or coordinate resources to address said emergency and/or critical event(s) for their duration. DEM will withdraw said personnel when the circumstances surrounding said event(s) no longer present an emergent or actual threat human health, safety or property, in its discretion. Amendment of the lease will promote continuity in the delivery of needed services from a centrally located office.

As is the case under the existing Lease, in exchange for operating and maintaining the emergency call center, REDCOM would not pay rent or any other type of payment for its occupancy and use of the expanded premises. However, REDCOM will reimburse the County for the County’s actual incurred costs for the tenant improvements, pursuant to a project management and construction administration services agreement for the tenant improvements that is to be separately negotiated. □

Public Benefit. Government Code Section 26227 allows the Board of Supervisors to “contract with other public agencies or private agencies or individuals to operate those programs which the Board of Supervisors determines will serve public purposes. In the furtherance of those programs, the Board of Supervisors may

make available any real property of the County which is not and, during the time of possession, will not be needed for County purposes, to be used to carry out the programs, upon terms and conditions determined by the Board of Supervisors to be in the best interest of the County and the general public.” Staff is recommending and requesting that the Board find that the services provided by this licensee will serve public purposes and that the property subject to the license will not be needed for County purposes during the time periods indicated of the licensee’s possession.

Prior Board Actions:

01/28/14-Lease with Redwood Empire Dispatch and Communications Authority (REDCOM) for office space at 2796 Ventura Avenue, Santa Rosa CA

07/30/13-Authorized Facilities Development & Management to proceed with the Sheriff Building Shell Space Tenant Improvement Project

04/23/13-Authorized the use of non-departmental Special Revenue Funds for construction of tenant improvements for the REDCOM project

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

None

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Attachment 1 - Existing Lease

Attachment 2 - Proposed First Amendment to Lease

Related Items “On File” with the Clerk of the Board:

OnFile 1 - General Services Project Documents (Statement of Work, Estimating Workbook and Funding

Request Form)

OnFile 2 - Emails: Intent to space allocation agreement, leasing terms and construction services

OnFile 3 - Exhibit A-Additional Premises

OnFile 4 - Exhibit B-Additional Tenant Improvements