



Legislation Details (With Text)

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Title: Lease Amendment for the Department of Health Services Urgent Care Center, 2225 Challenger Way, Santa Rosa, CA

Sponsors: General Services, Health Services

Indexes:

Attachments: 1. Summary Report.pdf, 2. Att1-Site Plan.pdf

Date	Ver.	Action By	Action	Result
1/25/2022	1	Board of Supervisors	Approved as recommended	Pass

To: Sonoma County Board of Supervisors

Department or Agency Name(s): General Services, Department of Health Services

Staff Name and Phone Number: Caroline Judy, 707-565-8058 / Tina Rivera, 707-565-4774

Vote Requirement: Majority

Supervisory District(s): Fifth

Title:

Lease Amendment for the Department of Health Services Urgent Care Center, 2225 Challenger Way, Santa Rosa, CA

Recommended Action:

Delegate authority to the General Services Director to execute a lease amendment, in form approved by County Counsel, between SR Office Properties, LLC and Redbird SR Office Properties LLC, and the County, to allow for the installation of an emergency power generator in support of the Urgent Care Center (UCC) (also known as, Crisis Stabilization Unit - CSU). (Fifth District)

Executive Summary:

This matter involves an effort to install an emergency power generator for the Urgent Care Center (UCC) (also known as, Crisis Stabilization Unit - CSU), a 24/7 facility that is a key component of the Health Services Behavioral Health campus, located at the Lakes, 2225 Challenger Way, Santa Rosa. The UCC facility was constructed in March 2016, and provides services to adult and juvenile clients who are experiencing psychiatric crises.

The UCC facility does not currently have a back-up power generator. The proposed generator will enable the UCC to continue operations without disruption in the event of a power outage, such as a PG&E Public Safety Power Shutoff event or disaster, and will mitigate the need for Health Services to transport clients and associated support staff off-campus to alternate locations in the interim before electrical power is restored. The effort is a private project on the Landlord's property for which the County will provide funding, and which will incidentally support the County's leased premises and operations. Given the needs for the generator to be compatible with existing site conditions and to be maintainable by the Landlord at their sole responsibility, the

Landlord requires that all work and equipment be designed and performed by Landlord and their agents. The proposed lease amendment provides for County funding of the generator equipment installation and associated work to be performed by the Landlord, along with the terms of payment for the work and maintenance and repair of the generator.

Discussion:

The County Health Services Department Urgent Care Center/Crisis Stabilization Unit (UCC/CSU) is located at the DHS Behavioral Health campus at 2225 Challenger Way in southwest Santa Rosa, in a leased facility comprised of 14,066 sq. ft. of office and clinic space.

The UCC facility is a 24-hour per day, 7-day per week program, with a capacity of 16 overnight treatment beds. The UCC houses voluntary and involuntary clients separately, addressing the individual treatment needs of each client. The UCC addresses the unique treatment needs of minors by providing a separate service/treatment area from adult clients. The UCC provides services for clients in crisis who may not need an overnight stay but may require respite support and care coordination services. The UCC is staffed with 18 FTE Behavioral Health Division staff.

This item seeks Board authorization for the General Services Director to negotiate and execute an amendment of the lease between the Landlord and the County, in order to provide for installation of an emergency power generator for the UCC. The lease expires February 28, 2031, and there are three, 5-year options to extend the term through February 2046.

In 2016, at the time of construction of the UCC facility, the Landlord installed an auxiliary electrical panel and system upgrades sufficient to power an emergency power generator, in anticipation of a planned generator installation.

Power outages disrupt services to clients and present significant operational challenges. The UCC has managed standard power outages utilizing flashlights for lighting and ordering food deliveries. Previous outages have resulted in the need to relocate clients and staff to nearby appropriate facilities and hospitals in Napa, Marin and Solano counties.

Proposed Lease Amendment. The terms for the proposed lease amendment include:

Generator Installation:	The Landlord will design, install, and provide needed materials (including the generator equipment, absent other arrangement), and secure the required permit approvals from the City of Santa Rosa and Bay Area Air Quality Management District.
Cost:	The total cost for the installation will not exceed \$334,682. On December 14, 2021, your Board approved use of IGT fund balance for 1-time funding for this project, pending Board authority to execute a proposed lease amendment.
Maintenance and Repair:	The Health Services Department will be responsible for maintenance and repair costs, including monthly testing and fuel. Upon expiration or early termination of the lease, the generator would remain the property of the Landlord.

Funding: Funding for the UCC lease rent costs is paid with Intergovernmental Transfer (IGT) fund balance. On December 14, 2021, your Board approved additional appropriations of \$334,682 in Fiscal Year 21-22 for the one-time costs for the installation of the emergency power generator. Additional ongoing costs will be approximately \$10,600 per year to maintain the generator.

Public Notice Requirement. Government Code Section 25350 requires the Board to publish a notice of its intent to enter into a lease valued in excess of \$50,000 for three (3) consecutive weeks prior to consummation of the proposed lease amendment. The notice of intent for this lease transaction has been published for the required notice period pursuant to the Board's action on December 14, 2021 and in accordance with the Government Code.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Resilient Infrastructure

Goal: Goal 2: Invest in capital systems to ensure continuity of operations and disaster response.

Objective: Objective 2: Invest in electric power resiliency projects at County facilities, including Veteran's Buildings, used for evacuation sites, warming/cooling centers, or as alternate work facilities for delivery of critical services.

Prior Board Actions:

12/14/21 - Declared intent to enter into the proposed lease amendment with SR Office Properties, LLC and Redbird SR Office Properties, LLC; adopted a Resolution to authorize budgetary adjustments to Department of Health Services Fiscal Year 2021-2022 adopted budget, programming available Inter-governmental Transfer fund balance to finance facilities improvements to the County's Urgent Care Center in the amount of \$334,682.

06/09/15 - Authorized the General Services Director to execute a lease with SR Office Properties, LLC and Redbird SR Office Properties, LLC

05/12/15 - Declared intent to enter into a lease with SR Office Properties, LLC and Redbird SR Office Properties LLC for premises located at 2225 Challenger Way (The Lakes campus)

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY 22-23 Projected	FY 23-24 Projected
Budgeted Expenses		\$10,600	\$10,600
Additional Appropriation Requested	\$669,364		
Total Expenditures	\$669,364	\$10,600	\$10,600
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$334,682	\$10,600	\$10,600
Use of Fund Balance	\$334,682		
Contingencies			
Total Sources	\$669,364	\$10,600	\$10,600

Narrative Explanation of Fiscal Impacts:

Use of \$334,682 of IGT fund balance in addition to appropriations for the purchase and installation of the generator for a total appropriation request of \$669,364 was approved by your Board on December 14, 2021.

Ongoing maintenance costs for the generator will be included as part of the Health Services Department's annual proposed budget.

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:

Site Plan

Related Items "On File" with the Clerk of the Board:

None.