



Legislation Details (With Text)

File #: 2021-1343
Type: Consent Calendar Item **Status:** Agenda Ready
File created: 12/14/2021 **In control:** General Services
On agenda: 12/14/2021 **Final action:**
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-Budget Resolution.pdf, 3. Att2-Site Plan.pdf, 4. Att3-Notice of Intent.pdf

Date	Ver.	Action By	Action	Result
12/14/2021	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: 4/5th
Supervisorial District(s): Fifth

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

Recommended Action:

- A) Authorize the Clerk to post a notice declaring the Board's intention to authorize a lease amendment between SR Office Properties, LLC and Redbird SR Office Properties LLC and the County, to allow for the installation of an emergency power generator, on terms and conditions in form approved by County Counsel, (formerly or also known as the Crisis Stabilization Unit), located at 2225 Challenger Way, Santa Rosa.
 - B) Adopt a resolution authorizing 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.
- (4/5th Vote Required) (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 of 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 which the County is passively 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 memorializes the scope of work for the installation of the generator equipment and associated work, which will be performed by the Landlord, 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 30 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 Clerk to publish a notice declaring the Board’s intention to authorize 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 the County proceeding with a planned generator installation.

Power outages disrupt services to clients and present operational challenges significant. 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 the materials and generator equipment, 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 is \$334,682. DHS is requesting 1-time funding for this project.
Maintenance and Repair:	DHS will be responsible for maintenance and repair costs, including monthly testing and fuel. Upon expiration or early termination of the lease, the generator shall remain the property of the Landlord.

Funding: Funding for the UCC lease rent costs is paid with Intergovernmental Transfer (IGT) fund balance. The

department has submitted a proposal for consideration of American Rescue Plan Act (ARPA) funding for costs related to the amendment. If the ARPA funding is approved, IGT will be back filled for the full amount. DHS is requesting 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. After the required posting period, this matter will return to the Board on or after January 25, 2022, for consummation of the authorization as to the proposed lease.

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:

06/09/15-Authorized the General Services Director to execute the lease with SR Office Properties, LLC and Redbird SR Office Properties, LLC for premises located at 2225 Challenger Way (The Lakes campus).

05/12/15-Declared intent to enter into lease with SR Office Properties, LLC and Redbird SR Office Properties LLC.

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	\$334,382	\$10,600	\$10,600
Use of Fund Balance	\$334,682		
Contingencies			
Total Sources	\$669,364	\$10,600	\$10,600

Narrative Explanation of Fiscal Impacts:

Department of Health Services is requesting 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 to be added

with the attached budget resolution. 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:

- 1 - Budget Resolution
- 2 - Site Plan
- 3 - Notice of Intent

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

None.