



Legislation Details (With Text)

File #: 2019-1702
Type: Consent Calendar Item **Status:** Agenda Ready
File created: 12/17/2019 **In control:** General Services
On agenda: 12/17/2019 **Final action:**
Title: New Lease for Probation Department at 3333 Mendocino Avenue, Suite 230, Santa Rosa
Sponsors: General Services, Probation
Indexes:
Attachments: 1. Summary Report.pdf, 2. Att1-Lease Agreement.pdf, 3. Att2-NOI.pdf

Date	Ver.	Action By	Action	Result
12/17/2019	1	Board of Supervisors	Approved as recommended	Pass

To: Sonoma County Board of Supervisors
Department or Agency Name(s): General Services, Probation
Staff Name and Phone Number: Caroline Judy, General Services-707-565-8058; David Koch, Probation-707-565-2732
Vote Requirement: Majority
Supervisorial District(s): Countywide

Title:
New Lease for Probation Department at 3333 Mendocino Avenue, Suite 230, Santa Rosa

Recommended Action:

Authorize the Board Clerk to publish notice declaring the intent of the Board of Supervisors to execute a lease with SR Stony Point DE LLC, as Landlord, for a Premises at 3333 Mendocino Avenue, Suite 230, Santa Rosa, California, for 1,719 rentable square feet of Class A office space for a term of two years commencing March 1, 2020, and continuing through February 28, 2022, with one (1) three-year option to extend the lease term through 2025, at an initial monthly rent of Three Thousand Five Hundred Ninety-Two and 71/100 Dollars (\$3,592.71), (\$2.09 per square foot of Rentable Area per month), with annual rent escalations of three percent (3%). All tenant improvements to the Premises are to be provided by the landlord at the landlord's sole expense. The lease may be terminated by the County at any time due to non-appropriation of funds.

Executive Summary:

Purpose. The Director of General Services, in consultation with the Probation Department, requests Board consideration of a Lease at 3333 Mendocino Avenue, Suite 230, for 1,719 rentable square feet to be occupied by the Probation Department's Adult Services Pre-trial Unit. The proposed Lease will increase operational efficiency for the Probation Department's Pre-trial Services by enabling the Unit to occupy a Premises that offers an efficient, open layout and existing, high quality improvements well suited for Pre-trial client service needs. Board approval of the Lease will enable the Department of Probation to increase their ability to effectively run their operations and serve the public.

Discussion:

The Probation Department's Adult Services' Pre-trial Program will be relocating to the proposed Premises at 3333 Mendocino Avenue, Suite 230, Santa Rosa.

In September of 2019, the Probation Department, supported by the Department of General Services, initiated a search for office space located within walking distance of the County Hall of Justice, with the goal of identifying suitable space to meet the Probation Department's Adult Services' Pre-trial Program's anticipated administrative operations.

The Probation Department's Adult Services Pre-Trial Program seeks to expand from its current site at 600 Administration Drive, Santa Rosa. The expansion is made possible through the Judicial Council of California 2-year Pre-trial Pilot Program grant awarded to the local Superior Court and Probation, approved by the Board on October 22, 2019.

In October of 2019, the General Services Department initiated lease negotiations on behalf of the Probation Department at 3333 Mendocino Avenue, a building located close to Probation's current operations and walking distance to the County Hall of Justice. The initial term will be two (2) years and expire on January 31, 2022. The County will have one (1) three (3) year option to further extend the lease term to 2025. The Premises, Suite 230, will consist of 1,719 rentable square feet on the second floor of the building. The monthly rent will be Three Thousand Five Hundred Ninety-Two and 71/100 Dollars (\$3,592.71), (\$2.09 per square foot of Rentable Area per month), with annual rent escalations of three percent (3%). All tenant improvements to the Premises are to be provided by the landlord at the landlord's sole expense. The lease may be terminated by the County at any time due to non-appropriation of funds.

Your approval of the proposed Lease will allow the Probation Department to utilize the 2-year grant it received to grow its Adult Services Pre-Trial Program, while meeting the Probation Department's need to have the Program located within walking distance of the County Hall of Justice. It allows the Probation Department uninterrupted operations in its new Premises at 3333 Mendocino Avenue, Suite 230, for up to five (5) years, while giving the Probation Department the flexibility to terminate the lease at any time due to non-appropriation of funds, and enabling the Probation Department's Adult Services Pre-Trial Program to occupy a Premises well suited to its operational needs, thereby increasing its operational efficiency and improving its effectiveness in serving the Public.

Lease Agreement. The proposed Lease Agreement between SR Stony Point DE LLC, as Landlord, and the County of Sonoma, as Tenant, contains the following key provisions:

1. Two (2) year initial lease term running from March 1, 2020 to February 28, 2022
2. One (1) option that will extend the term an additional three (3) years at a rental rate set at 100% of the prevailing market rate, enabling the County to maintain control of the Premises through February 28, 2025. The extension option is subject to written notice from the County at least 9 months prior to the end of the then current term.
3. Premises total 1,719 rentable square feet.
4. Rent is Three Thousand Five Hundred Ninety-Two and 71/100 Dollars (\$3,592.71), (\$2.09 per square foot of Rentable Area per month).
5. Annual rent escalations of three percent (3%)

6. On-site parking spaces are provided free of charge.
7. Landlord will provide tenant improvements at the Landlord's sole cost.
8. Lease may be terminated by the County at any time due to non-appropriation of funds. Termination fee shall equal unamortized tenant improvement and closing costs.

County staff, determined that the negotiated rent, lease terms and Landlord's Tenant Improvements contribution represent an acceptable fair market rental rate for the location and is consistent with rates and lease terms of other office tenants in the area.

The proposed Probation Department's Adult Services Pre-Trial Program will be located in 3333 Mendocino Avenue, Suite 230, Santa Rosa, a two-story, Class A office building with free, on-site and street parking located adjacent to the County campus and within walking distance of other Probation Department's Adult Services Divisions and the Hall of Justice. Premises will be improved by the landlord at the landlord's sole cost.

Project Costs. The total relocation cost to the Probation Department is estimated to be seventy-two thousand four hundred dollars (\$72,400), consisting of forty-four thousand (\$44,000) for refurbished furniture, eighteen thousand four hundred (\$18,400) for cabling and ISD support, and ten thousand (\$10,000) for proximity card installation. Landlord is to complete all tenant improvements, at the landlord's sole expense, with estimated completion in February, 2020. Rental costs for the first year total \$43,112.52, and \$44,405.90 for the second year.

Procedural Authority. Government Code Section 25350 requires publication of notice of the Board's intent to enter into a lease for three successive weeks prior to execution of the lease agreement where it is valued at more than \$50,000. If your Board takes the requested action, this matter will return to the Board on or after January 14, 2020, for consideration and consummation of the proposed lease.

Prior Board Actions:

October 22, 2019: Board approved budget and position change Resolutions, and authorized Probation to enter into an agreement with the Sonoma County Superior Court to implement the Judicial Council's Pretrial Pilot Program Grant.

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	\$86,770.84	\$43,543.65	\$29,603.93
Additional Appropriation Requested			
Total Expenditures	\$86,770.84	\$43,653.65	\$29,603.93
Funding Sources			
General Fund/WA GF			
State/Federal	\$86,770.84	\$43,543.65	\$29,603.93
Fees/Other			
Use of Fund Balance			
Contingencies			

Total Sources	\$86,770.84	\$43,543.65	\$29,603.93
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Narrative Explanation of Fiscal Impacts:

The Pretrial Pilot Program grant includes \$375,583 in appropriations, which will cover all moving and leasing costs through June 30, 2021. Probation will continue to work with the County Administrator on a long-term sustainability funding plan for Pretrial Services occurring after June 30, 2021, including the potential for state funding pending the outcome of the California State Senate Bill 10 (Bail Reform) Referendum vote in November 2020.

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 - Lease Agreement between SR Stony Point DE LLC as Landlord and the County of Sonoma as Tenant

Attachment 2 - Notice of Intent to Lease

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

None