



Legislation Details (With Text)

File #: 2022-0214
Type: Consent Calendar Item **Status:** Passed
File created: 4/5/2022 **In control:** General Services
On agenda: 4/5/2022 **Final action:** 4/5/2022
Title: Lease Amendment for Probation Department at 3333 Mendocino Avenue, Suite 230, Santa Rosa
Sponsors: General Services, Probation
Indexes:
Attachments: 1. Summary Report.pdf, 2. Lease Amendment.pdf

Date	Ver.	Action By	Action	Result
4/5/2022	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: Johannes J. Hoevertsz, General Services: 707-565-2550; David Koch, Probation: 707-565-2732
Vote Requirement: Majority
Supervisorial District(s): Countywide

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

Recommended Action:

Authorize the General Services Director to execute a First Amendment to Lease with SR Stony Point DE LLC, as Landlord, for 1,719 square feet of office space at 3333 Mendocino Avenue, Suite 230, Santa Rosa, for the Probation Department (Probation), extending the existing Lease term three (3) additional years, commencing April 1, 2022 and expiring March 31, 2025, with an initial monthly rent of \$3,811.52, (\$2.22/sf/month) Full Service.

Executive Summary:

Purpose. The General Services Director, in coordination with the Probation Department, requests Board consideration of an amendment to a Lease at 3333 Mendocino Avenue, Suite 230, Santa Rosa, consisting of 1,719 rentable square feet and occupied by the Probation Department. The proposed lease amendment will allow the Department to avoid relocation costs and continue to run its Adult Pretrial Program at the site uninterrupted for an additional three years. The amendment further supports the Board's strategic pillars of Resilient Infrastructure.

Discussion:

The existing Lease is set to expire March 31, 2022, and Probation currently pays a monthly rent of \$3,700.49. The County initiated Lease extension discussions with the Landlord in November 2021. Negotiations between the County and Landlord continued into January 2022, when Lease extension terms and a draft lease amendment were agreed upon.

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

1. Three (3) year Lease extension commencing April 1, 2022 and expiring March 31, 2025
2. Initial monthly rent of \$3,811.52 (\$2.22/sf/month) Full Service
3. 3% fixed annual rent escalation
4. County retains right to terminate the Lease in the event of non-appropriation of funds

Project Costs and Construction Schedule. None.

Procedural Authority. Government Code Section 25350 requires publication of notice of the Board's intent to enter into a lease or lease amendment for three successive weeks prior to execution of the lease agreement where it is valued at more than \$50,000. Publication occurred pursuant to the Board's March 1, 2022 action authorizing the publication of a notice of intent to enter the proposed first lease amendment.

Strategic Plan:

N/A

Prior Board Actions:

03/01/22 - Declare intent to enter into First Lease Amendment.

01/14/20 - Authorize General Services Director to execute Lease.

12/17/19 - Declare intent to enter into Lease.

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY22-23 Projected	FY 23-24 Projected
Budgeted Expenses	\$44,739	\$46,081	\$47,464
Additional Appropriation Requested			
Total Expenditures	\$44,739	\$46,081	\$47,464
Funding Sources			
General Fund/WA GF			
State/Federal	\$44,739	\$46,081	\$47,464
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$44,739	\$46,081	\$47,464

Narrative Explanation of Fiscal Impacts:

The FY 21-22 Lease expenditures are included within the Probation current budget and future year rent expenditures will be included during the budget adoption process.

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:

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

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

3333 Mendocino Avenue, Suite 230 Lease