



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 22-546

October 25, 2022

Introduced: 10/14/2022

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute a residential lease agreement with 1496 Constitution LLC dba Creekbridge Village Apartments for housing of trauma physician's services at NMC for an amount not to exceed \$25,000 with an agreement term November 1, 2022 through October 31, 2023.
- b. Authorize the Auditor-Controller to make lease payments of \$2,075 per month in accordance with the terms of the residential lease agreement.
- c. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute three future renewals to the residential lease agreement for three (3) additional twelve (12) month terms under the same general terms and conditions provided there is not a significant increase to the amount of the monthly lease payments, and to make minor revisions to the lease agreements if deemed by the Deputy Purchasing Agent for NMC to be in the best interest of the County to do so, subject to review and approval of County Counsel and County-Auditor-Controller.
- d. Approve the NMC Chief Executive Officer's recommendation to accept non-standard indemnification, insurance, limitations on liability, and limitations on damages provisions within the agreement.

RECOMMENDATION:

It is recommended the Board of Supervisors:

- a. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute a residential lease agreement with 1496 Constitution LLC dba Creekbridge Village Apartments for housing of trauma physician's services at NMC for an amount not to exceed \$25,000 with an agreement term November 1, 2022 through October 31, 2023.
- b. Authorize the Auditor-Controller to make lease payments of \$2,075 per month in accordance with the terms of the residential lease agreement.
- c. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute three future renewals to the residential lease agreement for three (3) additional twelve (12) month terms under the same general terms and conditions provided there is not a significant increase to the amount of the monthly lease payments, and to make minor revisions to the lease agreements if deemed by the Deputy Purchasing Agent for NMC to be in the best interest of the County to do so, subject to review and approval of County Counsel and County-Auditor-Controller.
- d. Approve the NMC Chief Executive Officer's recommendation to accept non-standard indemnification, insurance, limitations on liability, and limitations on damages provisions within the agreement.

SUMMARY/DISCUSSION:

This request is for a renewed lease agreement for trauma physician housing in the Creekbridge apartments located at 1498 Constitution Blvd, in Salinas, California with current and continued occupancy in Unit 201. With NMC’s designation as a Level II Trauma Center, it is important that trauma physicians remain within close proximity of the hospital; according to California State Title 22 and the American College of Surgeons (ACS) the trauma surgeon needs to be available in the trauma resuscitation room within 15 minutes of patient arrival. The apartment at Creekbridge allows the trauma surgeon to respond promptly to the hospital to care for those critically injured patients.

It is the policy of Creekbridge Village Apartments to sign last.

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel has reviewed and approved this residential lease agreement as to form, and the Auditor-Controller has reviewed and approved as to payment provisions. The residential lease agreement has also been reviewed and approved by NMC’s Finance Committee and by its Board of Trustees on October 14, 2022.

FINANCING:

The cost for this residential lease agreement is \$25,000 of which \$16,700 is included in the Fiscal Year 2022-23 Adopted Budget. Amounts for remaining years of the agreement will be included in those budgets as appropriate.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This request ensures that trauma physicians remain within close proximity to NMC as required by State and by ACS.

- Economic Development
- Administration
- Health and Human Services
- Infrastructure
- Public Safety

Prepared by: Julie Ramirez, Trauma Program Manager, 772-7350
Approved by: Charles R. Harris, Chief Executive Officer, 783-2553

Attachments:
Creekbridge Village Residential Lease Agreement for Trauma Physician Housing

Attachments on file with the Clerk of the Board

Charles R Harris

Charles R. Harris, M.D., Chief Executive Officer

10/17/2022

Date