

- a. Approve and authorize the Contracts/Purchasing Officer to execute a five (5) year Lease Renewal Amendment No. 6 A-10986 (Lease Agreement), effective November 1, 2022 with 1615 Bunker Hill, LLC. by Stone Bridge Homes, Inc., for 1,964 rentable square feet (1,669 useable square feet) at 1615 Bunker Hill Rd. Ste. 140, Salinas, California, for use by the Health Department's Clinic Bureau; and
- b. Authorize the Auditor-Controller to make lease payments starting at \$4,251.79 per month for the first year of the extension period and in accordance with the terms and adjusted rent schedule outlined in the Lease Agreement.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer to execute a five (5) year Lease Renewal Amendment No. 6 (Lease Agreement), effective November 1, 2022 with 1615 Bunker Hill, LLC. by Stone Bridge Homes, Inc., for 1,964 rentable square feet (1,669 useable square feet) at 1615 Bunker Hill Rd. Ste. 140, Salinas, California, for use by the Health Department's Clinic Bureau; and
- b. Authorize the Auditor-Controller to make lease payments starting at \$4,251.79 per month for the first year of the extension period and in accordance with the terms and adjusted rent schedule outlined in the Lease Agreement.

SUMMARY/DISCUSSION:

The Health Department's Clinic Bureau has occupied space at 1615 Bunker Hill Rd., Salinas, California since February 2008, with Creekbridge Office Center, II, LLC., and 1615 Bunker Hill, LLC. by Stone Bridge Homes, Inc. (after Landlord name change).

The proposed Renewal and Amendment No. 6 will allow for continual operation of the Health Department Clinic Services Bureau's administrative office at the current location. The monthly rent for the initial lease term will be \$4,251.79 per month and subject to annual rental adjustments based on the *Annual CPI-U All items for the San Francisco-Oakland-Hayward, CA "CPI-U" 12-Month Percentage Change* calculations outlined in the Rent Schedule according to Amendment No. 6.

This work supports the Monterey County Health Department 2018-2022 Strategic Plan Goals: 2. Enhance community health and safety through prevention; 3. Ensure access to culturally and linguistically appropriate, customer-friendly, quality services; 4. Engage MCHD workforce and improve operational functions to meet current and developing population health needs. It also supports the following of the ten essential public health services, specifically: 1. Monitor health status to identify and solve community health problems; 2. Diagnose and investigate health problems and health hazards in the community; 5. Develop policies and plans that support individual and community health efforts; 6. Enforce laws and regulations that protect health and ensure safety; 9. Evaluate effectiveness, accessibility, and quality of personal and population-based health services; and 10. Research for new insights and innovative solutions to health problems.

OTHER AGENCY INVOLVEMENT:

The Department of Public Works Facilities and Parks advised the Health Department with its development of the Lease Agreement. The Office of the County Counsel has reviewed and approved the Lease Agreement as to form. Risk Management has approved it as to insurance and indemnity. The Auditor-Controller's Office has reviewed and approved as to fiscal provisions.

FINANCING:

There is no impact to the General Fund from approval of this Lease Agreement. There are sufficient appropriations in the Health Department, Clinic Services Bureau's Fiscal Year (FY) 2022-23 Adopted Budget to accommodate the costs. For the FYs out, provision will be made in the Requested Budget in the appropriate year.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Check the related Board of Supervisors Strategic Initiatives:

☒ Economic Development:

- Through collaboration, strengthen economic development to ensure a diversified and healthy economy.

☒ Administration:

- Promote an organization that practices efficient and effective resource management and is recognized for responsiveness, strong customer orientation, accountability, and transparency.

☒ Health & Human Services:

- Improve health and quality of life through County supported policies, programs, and services, promoting access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

☐ Infrastructure:

- Plan and develop a sustainable, physical infrastructure that improves the quality of life for County residents and supports economic development results.

☐ Public Safety:

- Create a safe environment for people to achieve their potential, leading businesses, and communities to thrive and grow by reducing violent crimes as well as crimes in general.

Prepared by: Alfredo M. Belman, Project Manager I, 755-4830

Approved by:

Date: _____
Elsa Mendoza Jimenez, Director of Health, 755-4526

Attachments:

Amendment No. 6

Amendment No. 5

Amendment No. 4

Amendment No. 3

Amendment No. 2

Lease Agreement No. A-10986

Location Map