



Legislation Details (With Board Report)

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|----------------------|---------------|----------------------|-----------------------------|
| File #: | A 20-065 | Name: | ITO Farms, Inc |
| Type: | BoS Agreement | Status: | Health Department - Consent |
| File created: | 3/19/2020 | In control: | Board of Supervisors |
| On agenda: | 4/21/2020 | Final action: | |

Title: a. Approve and authorize the Contacts/Purchasing Officer or the Contracts Purchasing Supervisor to execute a three (3) year Lease Amendment No. 3, to Lease Agreement A-12410, effective March 1, 2020, with Ito Farms, Inc. (Lessor) for approximately 3,872 rentable square feet of space located at 1611 Bunker Hill Road, Suite 120, Salinas, California, for use by the Health Department’s Behavioral Health Bureau (Health); and
b. Authorize the Auditor-Controller to make lease payments of \$7,783.51 per month in accordance with the terms of the Lease Agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Lease Amendment No 3, 3. Lease Amendment No 2, 4. Lease Amendment No 1, 5. Lease Agreement, 6. Item No. 21 Completed Board Order

| Date | Ver. | Action By | Action | Result |
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b. Authorize the Auditor-Controller to make lease payments of \$7,783.51 per month in accordance with the terms of the Lease Agreement.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

a. Approve and authorize the Contacts/Purchasing Officer or the Contracts Purchasing Supervisor to execute a three (3) year Lease Amendment No. 3, to Lease Agreement A-12410, effective March 1, 2020, with Ito Farms, Inc. (Lessor) for approximately 3,872 rentable square feet of space located at 1611 Bunker Hill Road, Suite 120, Salinas, California, for use by the Health Department’s Behavioral Health Bureau (Health); and
b. Authorize the Auditor-Controller to make lease payments of \$7,783.51 per month in accordance with the terms of the Lease Agreement.

SUMMARY/DISCUSSION:

Approval of Lease Amendment No. 3 will provide continued occupancy of approximately 3,872 rentable square feet of space to be used by the Monterey County Health Department (MCHD) Behavioral Health Bureau - Quality Improvement Unit (QIU). Lease Amendment No. 3 will extend the current lease for an additional three (3) years under the same terms and conditions including annual rental adjustments. Tenant Improvements for new flooring and paint are included at the Lessor’s cost. MCHD will pay for the removal and installation of furniture and equipment for Tenant Improvements.

This work supports the Monterey County Health Department 2018-2022 strategic plan initiative: 4. Engage

MCHD workforce and improve operational functions to meet current and developing population health needs. It also supports one of the ten essential public health services, specifically: 8. Assure competent public and personal health care workforce.

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency assisted with the negotiations of the Lease Amendment No. 3 and assisted with the development of this report. The office of County Counsel and the Auditor-Controller have reviewed and approved the proposed Lease Amendment No. 3 as to legal form and fiscal provisions respectively.

FINANCING:

This Lease Agreement is funded by Mental Health Services Act (MHSA) funds. The funds for this Lease Agreement are included in the MCHD Behavioral Health Bureau (HEA012, Unit 8410) FY 2019-20 Adopted Budget and will be included in the FY 2020-21 through the FY 2022-23 Requested Budgets.

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: Frances Stevens, Management Analyst II, 755-4532

Approved by:

Date: _____

Elsa Jimenez, Director of Health, 755-4526

Attachments:

Lease Amendment No. 3 is on file with the Clerk of the Board
Lease Amendment No. 2 is on file with the Clerk of the Board
Lease Amendment No. 1 is on file with the Clerk of the Board

Lease Agreement is on file with the Clerk of the Board