



COUNTY OF HUMBOLDT

For the meeting of: 9/15/2020

File #: 20-1098

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

First Lease Amendment and First Two-Year Option at 100 H St in Eureka

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the first option to extend the Lease with Rynecki & Rynecki, LLC. for office space at 100 H Street, Eureka through Nov. 30, 2022;
2. Approve the first lease amendment with Rynecki & Rynecki, LLC. for office space at 100 H Street, Eureka; and
3. Authorize Public Works Real Property to send a notice to Lessor that county is exercising the option to extend the lease through Nov. 30, 2022.

SOURCE OF FUNDING:

Public Health Fund

DISCUSSION:

On Oct. 3, 2017, the Department of Health and Human Services, (DHHS) Public Health entered into a lease with Rynecki and Rynecki, LLC for office space at 100 H St, Eureka which will terminate on Nov. 30, 2020. This lease (Attachment A) allows two (2) two (2) year options to extend the lease under the same terms and conditions.

DHHS would like to continue tenancy of the office space at 100 H Street by exercising the first two (2) year option to the extend the lease. Public Works is requesting Board approval to exercise the option by authorizing Public Works staff to send the Option Letter (Attachment B) to the Lessor. The office space at 100 H Street provides DHHS, Public Health's Environmental Health Division staff with the needed office space and facilities. It has allowed staff to perform their duties and to provide clients with an array of services.

This First Amendment (Attachment C) shall add the county's required American with Disabilities Act (ADA) language to the lease. In addition, the amendment shows the Lessor agrees to remove the ADA barriers shown in Attachment E and detailed in Attachment D by Jun. 30, 2021.

FINANCIAL IMPACT:

Rent for 100 H Street is \$9,867.99 per month, about \$118,415 per year. Rent shall be adjusted annually on December 1st of each year to reflect the Consumer Price Index (CPI), with a maximum increase or decrease currently of three %. These costs are included in the approved budget for fiscal year 2020-21 in fund 1175, budget unit 406, Env Health Consumer Protection. There will be no impact on the General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by creating opportunities for improved safety and health .

OTHER AGENCY INVOLVEMENT:

Public Works

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the option to extend through Nov. 30, 2022; however, this is not recommended as DHHS, Public Health's Environmental Health Division will require an alternate nearby ADA compliant, 6,730 square foot office, with secure parking.

ATTACHMENTS:

Attachment A - 2017-10-03 100 H St Lease

Attachment B - Letter to owner exercising the first two-year option

Attachment C - 2020-9-15 First Amendment to Lease at 100 H St

Attachment D - 2020-3-6 ADA Compliance Report at 100 H St

Attachment E - Open ADA Barrier responsible parties

PREVIOUS ACTION/REFERRAL:

Board Order No.: D8; C-14; C-8; D-19; C11

Meeting of: 09/22/09; 11/09/10; 8/25/15; 09/20/16; 10/3/2017

File No.: N/A