



COUNTY OF HUMBOLDT

For the meeting of: 4/27/2021

File #: 21-430

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Lease for Use of 134 D Street / 231 2nd Street, Eureka for the Department of Health and Human Services.

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Chair of the Board to sign the lease (Attachment 1) for use of the facility at 231 Second Street, Suites 100, 301, 303; 134 D Street, Suites 101, 102, and 302, for the period May 1, 2021 through April 30, 2031, with two (2) five (5) year options to extend the lease.

SOURCE OF FUNDING:

Social Services Fund (1160)

DISCUSSION:

The Department of Health and Human Services (DHHS) has leased office space in the building at the corner of 2nd and D Streets in Eureka, since 2008. On Dec. 15, 2015, the Board approved the current lease with Pacific Partners Property Management, Inc. (Attachment 2) which has since terminated and a holdover was entered into on Jan. 1, 2019, due to necessary Americans with Disabilities Act (ADA) work that needed to be completed. In addition to including the current space rented by DHHS, this new lease includes additional square footage to accommodate service provision. DHHS-Behavioral Health provides several services at 231 Second/134 D Streets. The site is staffed with an integrated team of Behavioral Health clinicians, case managers, peer coaches, senior vocational counselors, psychiatric nurses, and administrative staff who work together to provide comprehensive Behavioral Health services to adults and youth. The programs located at 134 D Street / 231 2nd Street, Eureka include Humboldt County Programs for Recovery, the Adolescent Treatment Program, the Dual Recovery Program and Adult Outpatient Treatment. This office space is in close proximity to other community services and public transportation. DHHS continues to require space at these locations.

The Lessor agrees to remove all the ADA Barriers for which they are responsible, by Jun. 30, 2022. DHHS recommends the Board approve the lease at 231 Second/134 D Streets for a period of May 1,

2021 to Apr. 30, 2031.

FINANCIAL IMPACT:

The monthly lease rate for the premises will be Ten Thousand, Four Hundred Forty-Five Dollars and Twenty-Eight Cents (\$10,445.28) at One Dollar and Forty-One Cents (\$1.41) per square foot. The Lessor shall furnish the janitorial services, refuse collection, water and sewer costs.

The current monthly rent is included in the approved budget for fiscal year 2020-21 in Fund 1160 Budget Unit 511. There is no impact on the county General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by managing our resources to ensure sustainability of services and creating opportunities for improved health and safety and protecting vulnerable populations.

OTHER AGENCY INVOLVEMENT:

Public Works - Real Property

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may decide not to approve this lease; however, this is not recommended because DHHS would need to find alternative suitable office space.

ATTACHMENTS:

1. Attachment 1 - 2021 Lease 231 Second/134 D Streets, Eureka.
2. Attachment 2 - 2016 BOS 1st Amendment to Lease at 231 Second Street
3. Attachment 3 - Exhibit C - 6-23-2020 ADA Access Compliance Assessment
4. Attachment 4 - Exhibit D - Open ADA Barriers.xlsx

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-22

Meeting of: 09/20/16

File No.: 21-430