



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 19-13 **Version:** 1 **Name:**
Type: Informational Report **Status:** Passed
File created: 12/27/2018 **In control:** Public Works
On agenda: 3/12/2019 **Final action:** 3/12/2019
Title: Request approval of a Lease at 600 W. Clark Street in Eureka with PUBA Properties.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Staff Report, 2. Lease, 3. Attachment 1 - Lease, 4. Attachment 2 - First Amendment, 5. Attachment 3 - Second Amendment, 6. Exhibit A - Location, 7. Exhibit B - Floor Plan, 8. Exhibit C - Accessibility Barrier Removal Identifications, 9. Exhibit C - Barrier List, 10. Exhibit C - Site Plan

Date	Ver.	Action By	Action	Result
3/12/2019	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Request approval of a Lease at 600 W. Clark Street in Eureka with PUBA Properties.

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the Lease with PUBA Properties at 600 W. Clark Street, Eureka, for Department of Health and Human Services (DHHS) office space;
2. Authorize the Chair of the Board to sign two (2) originals of the Lease; and
3. Direct the Clerk of the Board to return one (1) executed original of the Lease to Public Works - Real Property - for transmittal to the Lessor.

SOURCE OF FUNDING:

Social Services Fund

DISCUSSION:

On January 5, 1999, the Board approved a lease (Attachment 1 - Lease) for DHHS to use approximately Seventeen Thousand Six Hundred (17,600) square feet of office space at 600 W. Clark Street in Eureka. The Lease included premise improvements by PUBA Properties at county expense of approximately Ninety Five Thousand Dollars (\$95,000) to be paid by monthly payments at 10 percent interest per annum upon completion of construction. On April 13, 1999, the Board approved a First

Amendment to the Lease (Attachment 2 - First Amendment) that states the construction has been completed, with implementation of monthly payments to be One Thousand Three Hundred Forty Five Dollars and Twenty Cents (\$1,345.20) including 10 percent interest per annum. On December 11, 2007, the Board approved a Second Amendment to the Lease (Attachment 3 - Second Amendment) to extend the term for Ten (10) years, ending on January 31, 2018. Use is currently on a month to month holdover period.

Attached is a Lease for a new term of Ten (10) years, beginning on the first of month following the date of Board Approval of the Lease. The Lease specifies a commitment of Americans with Disability Act barrier removal by the Lessor outside of the building, and by the county within the public area of the building. These removals are identified in Exhibit C - Barrier List, and Exhibit C - Accessibility Barrier Removal Identifications.

FINANCIAL IMPACT:

The cost of the Lease is Nineteen Thousand, Five Hundred Dollars (\$19,500.00) per month for the use of approximately Seventeen Thousand, Six Hundred Square Feet (17,600 sf) or One Dollar, Eleven Cents (\$1.11) per square foot.

A one-time payment of Nineteen Thousand, Two Hundred Dollars and Seventy Eight Cents (\$19,200.78) will be due upon the commencement of this Lease. The payment covers the previous monthly rents paid for January, February, and March totaling Thirty Nine Thousand, Two Hundred Ninety Nine Dollars and Twenty Two Cents (\$39,299.22), from the new rent amounts for January, February, and March totaling Fifty Eight Thousand, Five Hundred Dollars (\$58,500.00).

These expenditures are included in the approved budget for Fiscal Year 2018-2019, Social Services Budget Unit 1160-511. There is no impact to the county's 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 - Real Property

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the Lease, however this is not recommended as there are no alternatives to moving the staff.

ATTACHMENTS:

Lease

Attachment 1 - Lease

Attachment 2 - First Amendment

Attachment 3 - Second Amendment

Exhibit A - Location

Exhibit B - Floor Plan

Exhibit C - Site Plan

Exhibit C - Barrier List

Exhibit C - Accessibility Barrier Removal Identifications

PREVIOUS ACTION/REFERRAL:

Board Order No.: C28, C56 & C17

Meeting of: 1/05/99, 4/05/99 & 12/11/07

File No.: N/A