



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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Title: Authorization to Negotiate Terms for the Purchase of Real Property located at 3007 and 3015 I Street, Eureka, California to Accommodate the Construction of a New Public Health Laboratory

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Date	Ver.	Action By	Action	Result
5/10/2022	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Authorization to Negotiate Terms for the Purchase of Real Property located at 3007 and 3015 I Street, Eureka, California to Accommodate the Construction of a New Public Health Laboratory

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize Public Works Director, and designees thereof, to negotiate terms for the purchase of real property located at 3007 and 3015 I Street in Eureka, California with PWM, Inc., and any duly authorized agents thereof, to accommodate the construction of a new public health laboratory.

SOURCE OF FUNDING:

Public Health Fund (1175)
Advanced Molecular Detection Grant

DISCUSSION:

The Humboldt County Department of Health and Human Services - Public Health ("DHHS-Public Health") operates a laboratory on the second floor of 529 I Street, Eureka, a county owned building. DHHS-Public Health has determined that increased office space and additional equipment is needed to "strengthen their preparedness and capacity for molecular detection, analysis, and reporting of COVID

-19 and other pathogens of public health importance.” Modifying the second floor of 529 I Street to accommodate the added space and equipment is technically infeasible and cost prohibitive. In addition, the modular unit adjacent to the building needs replacement due to its deteriorating condition and age.

DHHS-Public Health recommends that the laboratory currently located at 529 I Street be moved to a newly constructed facility. The Humboldt County Department of Public Works (“Public Works”) supports this recommendation. Staff have conducted property searches over the last nine months and has not found any suitable buildings available for lease to accommodate DHHS-Public Health’s needs.

DHHS-Public Health has secured grant funding that will fund the purchase, design and a portion of the construction and equipment costs of the facility through an Advanced Molecular Detection Grant from the California Department of Public Health for “major and new construction in public health laboratory facilities that needs physical improvements for their needs.” Additional costs may be necessary and will be obtained through additional grant sources and/or the Public Health fund (1175).

DHHS-Public Health has requested Public Works find property for sale to accommodate the new laboratory location and use within the Eureka area. The properties located at 3007 and 3015 I Street have been identified as the best option to pursue, based on their size and location.

Public Works has prepared a preliminary package denoting information on these lands, along with a basic site development study. DHHS has reviewed the preliminary package and recommends purchase of the properties for construction and use of a new laboratory facility. Accordingly, staff recommends that the Board authorize the Public Works Director, and designees thereof, to negotiate terms for the purchase of said properties with PWM, Inc. and any duly authorized agents thereof. These terms will consist of an offer price, conditions of sell, an escrow period, and be written into a Conditional Offer to Purchase Letter for your Board’s review in a closed session at a later date.

This proposed acquisition is in alignment with the goals of the 2020 Facilities Master Plan, as it aims to increase operational efficiency and vastly improve building safety and security for employees and the public. It will also allow for future remodel and/or development work at 529 I Street, a building in great need of improvements. As this project will be largely grant funded, it represents a very high value investment proposition to the county and to the public.

FINANCIAL IMPACT:

DHHS-Public Health has secured grant funding that will fund the purchase, design and a portion of the construction and equipment costs of the facility through an Advanced Molecular Detection Grant from the California Department of Public Health. Additional costs may be necessary and will be obtained through additional grant sources and/or the Public Health fund (1175). Funding for staff time to negotiate terms of the purchase, as well as purchase of the of the property itself, has been included in the proposed fiscal year 2022-23 budget for DHHS-Public Health Laboratory budget unit 1175-435. As a result, the recommended action will not impact the Humboldt County General fund.

STRATEGIC FRAMEWORK:

The recommended action supports the Board of Supervisors’ Strategic Framework by providing for

and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

California Department of Public Health

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize the Public Works Director, and designees thereof, to negotiate terms of the purchase real property located at 3007 and 3015 I Street in Eureka, California with PWM, Inc., and any duly authorized agents thereof, to Accommodate the Construction of a new Public Health Laboratory. However, this alternative is not recommended as it will not allow DHHS-Public Health to use available grant funding for the construction of a new public health laboratory facility.

ATTACHMENTS:

None

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A