

County Of Sonoma Agenda Item Summary Report

Clerk of the Board Use Only
 Meeting Date Held Until
 / / / /
 Agenda Item No: Agenda Item No:
 _____ _____

Department: General Services / Health Services

4/5 Vote Not Required

Contact:
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Board Date:
9/15/2009

Deadline for Board Action:

AGENDA SHORT TITLE: License Agreement for Partnership HealthPlan of California.

REQUESTED BOARD ACTION: Resolution authorizing the General Services Director, or his Deputy, to execute a license agreement for Partnership HealthPlan of California for premises located at 415 Humboldt Street, Santa Rosa; and to execute any future amendments and other documents in connection with this license agreement.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES:

ADDITIONAL FUNDS REQUIRING BOARD APPROVAL:

Estimated Cost	\$0	Contingencies (Fund Name:)	\$0
Amount Budgeted	\$0	Unanticipated Revenue (Source:)	\$0
Other Available Appropriations (Explain Below)	\$0	Other Transfers (Source:)	\$0
Additional Requested	\$0	Additional Funds Requested	\$0

Explanation (if required): The proposed license agreement would generate \$3,971.56 per month.

Prior Board Action: Prior Board Action(s):

- 05/06/08—Authorized General Services Director to execute third amendment to underlying lease.
- 05/28/02—Authorized Chairman to execute second amendment to underlying lease.
- 02/26/02—Authorized Real Estate Manager to exercise a second right of first refusal.
- 06/12/01—Authorized Chairman to execute first amendment to underlying lease.
- 12/19/00—Authorized Real Estate Manager to exercise a right of first refusal to expand space.
- 02/29/00—Authorized Chairman to execute underlying lease.
- 02/01/00—Declared intent to enter into underlying lease.

Alternatives – Results of Non-Approval: If the license agreement is not approved, Partnership HealthPlan of California may have to find an alternative location, and County may lose the revenue associated with the license agreement.

Background:

Department of Health Services Public Health Division. The Department of Health Services ("DHS") leases approximately 38,473 sq. ft. of office space at 625 Fifth Street, 415 Humboldt Street and 410 Riley Street, Santa Rosa ("Leased Premises") for the Public Health Division, which provides health care, education about disease and injury prevention, and advance personal and population-based health programs and policies for the general public of Sonoma County, through its program services at the Leased Premises, including California Children Services, Child Health & Disability Prevention, Communicable Disease Control, Families First, Health Action, Healthy Kids Sonoma County, Immunization Registry, Managed Medi-Cal Planning Group, Maternal Child Health Field Nursing, Public Health Preparedness, Teen Parent Connections, HIV and Vital Statistics.

Partnership HealthPlan of California. Partnership HealthPlan of California ("PHC") is a California public/private organization, which provides a cost-effective managed health care delivery system to Medi-Cal and Medicare recipients and clients served through other health programs, such as the California Department of Managed Health Care/Healthy Kids Program and the Medicare Advantage Special Needs Plan in Solano, Napa, and Yolo Counties. PHC wishes to expand its services to Sonoma County and is searching for space to provide a comprehensive system of services and support. The Public Health Division office at 415 Humboldt Street has vacant space which could accommodate PHC regional office staff. This vacant space resulted from recent reductions in the Project Hope Homeless Program.

Proposed License Agreement. Staff has negotiated a license agreement with PHC, for a portion of the Leased Premises, as follows:

- Premises: Approximately 1,904 sq. ft. at 415 Humboldt Street, Santa Rosa.
- Initial Term: From the date the agreement is fully executed through November 30, 2010.
- Options: Three options to extend the term for one year each.
- Consideration: \$3,598.56 per month (\$1.89 psfpm) for the office space and \$373 per month for use of existing modular furniture. Monthly consideration will increase by 4% for each option period.

Public Interest. Government Code Section 26227 allows the County Board of Supervisors to make available to a public agency, nonprofit corporation, or nonprofit association any real property of the County which is not and, during the time of possession, will not be needed for County purposes in order to carry out social programs that are necessary to meet the social needs of the County and the general public. PHC provides health care, counseling, information and referrals to clients of other counties and wishes to expand its services to Sonoma County. Staff suggests that execution of the proposed license agreement promotes the best interests of the public, including the public health, safety and welfare of the general population of Sonoma County, and there is no other proposed use for the Premises at this time. The County retains the right to terminate the license agreement by submitting 90 days' prior written notice to PHC.

Recommendation. Staff recommends that the Board adopt the attached Resolution, authorizing the General Services Director, or his Deputy, to execute a license agreement with Partnership HealthPlan of California; and to execute future amendments and other documents in connection with this license agreement.

Attachments: Resolution; floor plan.

On File With Clerk: Copy of proposed license agreement.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote: