



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 11/25/2014

Agenda Placement: 6G

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Steven Lederer - Director of Public Works  
Public Works  
**REPORT BY:** Carlos Solorio, Staff Services Analyst II - 707-259-8603  
**SUBJECT:** Amendment 1 to Agreement 8203 with HPD Consolidation

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chairman to sign Amendment No. 1 to Lease Agreement No. 8203 with HPD Consolidation increasing the amount of space made available to lessee by 5,304 square feet, for a total of 30,304 square feet, and an increase in the rental fee by \$3,289 for a total of \$18,859 per month, with no change to the term of the lease.

### **EXECUTIVE SUMMARY**

HPD Consolidations, doing business as Valley Wine Warehousing currently leases approximately 25,000 square feet of County owned space at Building 1A within South Napa Campus. Amendment 1, will allow HPD to lease an additional 5,304 square feet for an additional \$3,289 per month.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	The County will realize approximately \$101,078 in revenue as a result of this short term lease.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The County purchased the Dey Labs facility with the intent of leasing space at two of the four buildings. The County has actively been pursuing tenants and

funds generated from this short term lease will be used to repay bonds used to remodel space at the existing campus for the Health and Human Services Agency.

Is the general fund affected? Yes

Future fiscal impact: None

Consequences if not approved: If this item is not approved, the County will lose the opportunity to obtain additional revenue through the short term lease of vacant space.

Additional Information:

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

### **BACKGROUND AND DISCUSSION**

The County purchased the former Dey Labs facility (now known as South Campus) in December 2013. The site consists of four buildings, two of which, the County intends to utilize for the Health and Human Services agency. The County is seeking to lease the additional space to commercial interests.

On September 4, 2014, the Board authorized Lease Agreement 8230 with HPD Consolidations, doing business as Valley Wine Warehousing to lease approximately 25,000 square feet of County owned space for storage of wine at Building 1A within South Napa Campus. Amendment 1, will allow HPD to lease an additional 5,304 square feet at an additional cost of \$3,289 per month, for a total of \$18,859 per month.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan