



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

Board Clerk Use Only

Meeting Date: 7/22/2010

Agenda Item #: R-11

Est. Start Time: 10:55 am

Agenda Title: **Approval to Lease Approximately 11,004 Square Feet of Space For a New Rockwood Clinic**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: July 22, 2010 **Amount of Time Needed:** 10 minutes
Department: Health Department **Division:** Integrated Clinical Services
Contact(s): Susan Kirchoff
Phone: (503) 988-3663 **Ext.** 25870 **I/O Address:** 160 / 9
Presenter(s): Susan Kirchoff, Integrated Clinical Services

General Information

1. What action are you requesting from the Board?

Approval to lease approximately 11,004 square feet of space for a new Rockwooc Clinic located at 2020 SE 182nd Ave., Gresham, OR..

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Multnomah County Health Department entered into a Mutual Statement of Agreement to Enter Into a Lease to lease approximately 11,004square feet of space within a building located at 2020 SE 182nd Avenue, Gresham, Oregon. This facility was recently purchased by CareOregon for the purpose of operating a primary care clinic. Clinic facilities will be built out by the landlord and turned over to Multnomah County in a turn key condition. The Mutual Statement provided for a thirty (30) year term at a rate of \$23.00 per square foot, however, it has been decided to lease for a primary term of seven (7) years with two (2) 5-yr renewal options. The lease is full service with landlord responsible for all services, repairs and maintenance. County will monitor the Fire/Life/Safety alarm system..

3. Explain the fiscal impact (current year and ongoing).

Annual rent of \$253,092.00 will total \$1,771,644.00 for the primary term of the lease. Rent during

a renewal option shall be a mutually agreed upon amount based on fair market value at the time of the renewal.

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

Elected Official or
Department/
Agency Director:

A handwritten signature in black ink, appearing to read "Tawri Graves", is written over a horizontal line.

Date: