



Agenda Action Form Overview

The Administration recommends approval of the proposed lease to secure approximately 1265 square feet of office space needed to provide a temporary location to support EMS crews normally stationed at EMS Station 1. This is an 18 month lease with the option of extending on a month to month basis as needed. The base lease rate is \$18.00 per square foot, or \$22,770.00 per year.

The Board is requested to approve this Lease Agreement with SRI 2609 800 Holdings LLC for office space located at the Central Professional Park located at 2609 N Duke Street and authorize the County Manager to execute the lease.

Background/Justification

EMS Station 1 was originally opened on March 1, 1980. Over the years, additions to the building were constructed to accommodate additional ambulances and staff. Four (4) ambulances, one (1) supervisor and the EMS Technology Systems Analyst were based out of EMS Station 1 until it closed September 30, 2019 for renovation.

The EMS Technology Systems Analyst, Medic 1 and Medic 28 were officially moved 1724 S. Miami Blvd, (Bethesda EMS Station). Medic 8 was moved to 5503 Leesville Rd (Durham Fire and EMS Station 17), while EMS 51 (Supervisor) and Medic 28 were moved to 226 Milton Rd (EMS Station 6) on October 1, 2019 in preparation of EMS Station 1's demolition and construction.

With the addition of this lease space, three EMS Units (Medic 1, Medic 28 and either Medic 8 or EMS 51) can be relocated to better serve the citizens of Durham County. The current plan is to have a supervisor at this location but depending on call volume a third ambulance may replace EMS 51. This leased space will allow EMS to maintain a presence in this area of the County which includes several skilled nursing facilities, assisted living facilities, urgent care and other healthcare facilities. The population in this area of the County is also increasing which creates additional demand for EMS services.

Ambulances responding to 911 calls for service in this area will have longer response times if crews are responding outside the area, i.e. Bethesda, Station 17, and Station 6. Having a temporary facility for EMS Station 1 in this location increases the likelihood an ambulance will be in the area to respond to 911 calls for service.

The leased space also provides EMS staff a safe place to stop for completion of paperwork, use of restroom facilities and a place to for meals while on shift. This temporary facility reduces the amount of street corner posting which also reduces the amount of vehicle idling, therefore reducing the carbon footprint of the ambulances. While at this facility, the ambulances must maintain electrical connection to allow onboard refrigerators to maintain medicine and supplies at a safe temperature. The cost of \$8000 to install a fixed electrical pedestal adjacent to the assigned parking spaces is in addition to the lease rate. The Landlord is providing additional interior tenant improvements at no cost, including the construction of an interior wall to provide secure space for the maintenance of sensitive medical records and supplies.



Policy Impact

This item supports Goal 2: Health and Well-being for All, and Goal 3: Safe Community by maintaining appropriate response times for EMS calls in the areas currently served by the units based at EMS 1.

Fiscal Impact

The base lease rate is \$18.00 per square foot, which totals \$34,155.00 for the full lease period of 18 months, or \$1897.50 per month. In addition to the base rent, the County will pay for the installation of a central electrical pedestal to allow up to three (3) ambulances to maintain refrigeration of medicine onboard the units while they are parked. The cost to install this vital connection is \$8000. The Board recently approved additional funds for the EMS I Renovation Capital Project, which included the expenses related to this temporary location.

Recommendation

The County Manager recommends that the Board approve the attached lease agreement between Durham County and SRI 2609 800 Holdings LLC, and authorize the County Manager to execute the lease.