

ITEMS REQUIRING BOCC APPROVAL

September 20, 2021

(1 Item)

1. COVID TESTING SITE -- HEALTH DEPARTMENT

FUNDING -- AMERICAN RESCUE PLAN ACT (ARPA)

(Exigent Circumstance)

#21-2049 Contract

	CoCo Properties, LLC (Wichita Mall)	Ablah Enterprises, LLC (Eastridge Shopping Center)
Cost Per Square Foot (Annually)	\$12.50 (Includes common area maintenance, taxes and insurance)	\$6.50
Location Square Footage	11,928 square feet	14,000 square feet
Term	Six (6) months with a six (6) month option to renew (The county is responsible for utilities and janitorial services)	No further negotiation
	Ruffin Properties, LLC (Crossroads Shopping Center) Option #1	Ruffin Properties, LLC (Maple Tree Plaza) Option #2
Cost Per Square Foot (Annually)	\$16.01 (Includes common area maintenance, taxes)	\$14.20 (Includes common area maintenance, taxes)
Location Square Footage	4,500 square feet	5,167 square feet
Term	Five (5) Years	No further negotiation

On the recommendation of Britt Rosencutter, on behalf of the Health Department, Anna Meyerhoff moved to **accept the quote from CoCo Properties, LLC (Wichita Mall) and establish lease pricing at the rate listed above for six (6) months with a six (6) month option to renew.** Tim Myers seconded the motion. The motion passed unanimously.

The Health Department has a need for additional space for COVID testing. Recently COVID testing has increased approximately 600% in the county. With the Presidential mandate that requires weekly testing for individuals that are not vaccinated, the Health Department anticipates there will be a higher demand for testing.

The Health Department worked with Facilities Maintenance to locate any existing county locations that could accommodate COVID testing. There are currently no county facilities that fit the parameters and can be available for the proposed length of time needed. The next step utilized was reaching out to known property owners and inquiring on any available space with the needed parameters of square footage, separate entry and exit, restrooms, adequate parking, large open space for waiting and social distancing, separate space for pediatric testing, and immediate availability. The Health Department considered four (4) locations and determined the Harry Street location to be the most adequate for these needs with the square footage for current and future needs.

Notes:

824 S. Woodlawn (Eastridge Shopping Center) – There is more square footage than needed. The floor layout did not work well. Entry and exit was not optimal for those being tested.

7011 W. Central (Crossroads Shopping Center) – The facility layout didn't provide a feasible option to direct the public entering and exiting the building safely and efficiently.

240 S. West St. (Maple Tree Plaza) – There is insufficient parking and the facility would require remodel for entering and exiting the building.

Questions and Answers

Russell Leeds: What square footage were we looking for?

Tim Kaufman: We were looking for somewhere between 10,000 -12,000 square feet.

Russell Leeds: The two properties, the 4,500 and 5,100, were less than half of what we were looking for? That goes to the CoCo properties meeting the square footage requirement and not being in excess or less than?

Tim Kaufman: Yes.

Anna Meyerhoff: Will we need to do any remodeling at this location?

Tim Kaufman: It is ready to go.