

March 7, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of Amendment #1 updating the language of a Revenue Lease Agreement with Genoa Healthcare, LLC for Lease of Clinical Space. Amendment net value is \$122.34 and two months. Agreement value increased to \$12,120.06 for 20 months. Funding is through Genoa Healthcare, LLC. No County General Funds are involved.

Previous Board Action/Review	Original Agreement Approved, II.D.8 – March 9, 2023 Briefed at Issues – March 5, 2024		
Performance Clackamas	1. Individuals and families in need are healthy and safe. 2. Ensure safe, healthy and secure communities.		
Counsel Review	Yes	Procurement Review	No
Contact Person	Sarah Jacobson	Contact Phone	503-742-5303

EXECUTIVE SUMMARY: This lease agreement provides clinical space within the Developmental Services Building (DSB) to Genoa Healthcare, LLC to provide pharmacy services to Health Center Division clients. This amendment updates the scope of work and term of the agreement to facilitate the move of Health Center Division’s Behavioral Health services to the new Lake Road Health Center, including Genoa Healthcare, LLC’s pharmacy services.

RECOMMENDATION: The staff respectfully recommends that the Board of County Commissioners approve this agreement and authorize Chair Smith to sign on behalf of Clackamas County.

Respectfully submitted,

Rodney A. Cook
Director of Health, Housing & Human Services

For Filing Use Only

Healthy Families. Strong Communities.

AMENDMENT #1
TO THE CONTRACT DOCUMENTS WITH GENOA HEALTHCARE, LLC FOR LEASE OF
SPACE
Contract #10972

This Amendment #1 is entered into between **Genoa Healthcare, LLC** (“Contractor”) and Clackamas County (“County”) and shall become part of the Contract documents entered into between both parties on **March 9, 2023** (“Contract”).

The Purpose of this Amendment #1 is to make the following changes to the Contract:

1. Section 1, **Property** is hereby amended as follows: The following language shall replace Section 1, **Property** in its entirety.

Room 304 (Pharmacy), 306 (Vaccination/Injection), and 404 (Vaccination/Injection) (the “Rooms”) of the Development Services Building (“DSB”) located at 150 Beaver Creek Road, Suite 305, Oregon City, OR 97045, totaling 730 square feet, further depicted on Exhibits A and B, attached hereto and incorporated by this reference herein. Parking as available is located in the Visitor Overflow and Employee Parking Area on the north side of Courthouse Road, further depicted on Exhibit C attached hereto and incorporated by this reference herein.

2. Section 2, **Scope of Use** is hereby amended as follows: The following language shall be incorporated into Section 2, **Scope of Use**.

Outside of normal operation hours (after 6pm Monday – Thursday, and Friday – Sunday) County and Facilities Management shall not be available for any Main Lobby receptionist support, nor shall any member of the public be admitted to the Property. Any interactions between User and their customers must occur outside the Property outside normal operation hours.

The County shall allow the storage of non-pharmaceutical supplies and materials in a DSB Basement location provided and paid for by Clackamas County Health Centers Division (CCHCD). User acknowledges that this storage space is secure but will also be accessed and utilized by County staff.

Utilization of Room 306 (Vaccination/Injection) may occur from execution of agreement to the close of business on February 23, 2024. Following this date Room 306 must be vacated and returned to the County for Technical Services utilization. Room 404 (Vaccination/Injection) may be used in replacement of Room 306 until the expiration of this agreement. Room 404 is a shared space with DSB county staff, and as such, if a conflict of use occurs, User shall direct their customers to the Beaver Creek Health Clinic, located at 110 Beaver Creek Road, Suite 100 Oregon City, OR 97045, for vaccinations/injections. Use of Room 404 shall be prioritized to DSB county staff.

3. Section 3, **Compensation** is hereby amended as follows:

The User shall pay to the County the sum of six hundred and sixty six dollars and fifty-four cents (\$666.54) **per month through February 2024. Beginning March 2024 rent shall decrease to four hundred and sixty four dollars and seventy-five cents (\$464.75) per month.** User shall be responsible for paying all costs and expenses related to use of the Premises, including any real and personal property taxes, fees, insurance and all other expenses, if any.


4. Section 6, **Dates** is hereby amended as follows: The Property shall be available for use by User from January 1, 2023 through **August 31, 2024**.

ORIGINAL CONTRACT	\$ 11,997.72
AMENDMENT #1: Language Updates Only	\$ 122.34
TOTAL AMENDED CONTRACT	\$ 12,120.06

Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Amendment #1, effective upon the date of the last signature below.


Genoa Healthcare, LLC

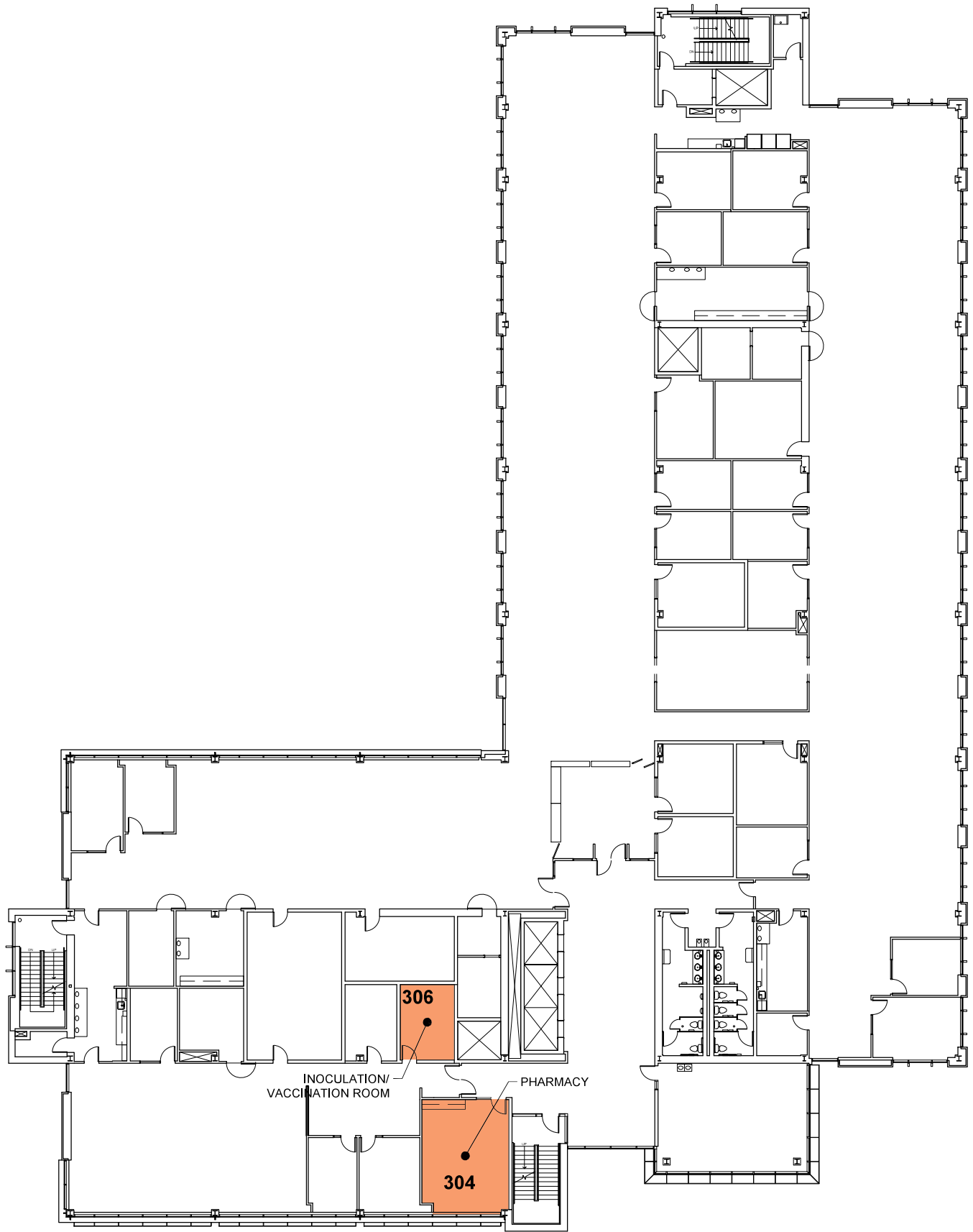
Clackamas County


Amr Elebiary (Feb 15, 2024 13:09 PST) Feb 15, 2024
Authorized Signature Date

Amr Elebiary
Printed Name

Approved as to form:

 2024.02.15
12:36:17 -08'00'
County Counsel



THIRD FLOOR



N.T.S.



**CLACKAMAS COUNTY
FACILITIES MANAGEMENT**

1710 RED SOILS CT #200
OREGON CITY, OR 97045

TELEPHONE: (503) 557- 6416

**DEVELOPMENT SERVICES BUILDING
GENOA HEALTHCARE PHARMACY
LOCATION PLAN - THIRD FLOOR**

DATE: 19-JAN-2024
REVISIONS:

SCALE: AS NOTED

DRAWN BY: P. KOLB

CHECKED BY:

EX A



FOURTH FLOOR



N.T.S.



**CLACKAMAS COUNTY
FACILITIES MANAGEMENT**

1710 RED SOILS CT #200
OREGON CITY, OR 97045

TELEPHONE: (503) 557- 6416

**DEVELOPMENT SERVICES BUILDING
GENOA HEALTHCARE PHARMACY
LOCATION PLAN - FOURTH FLOOR**

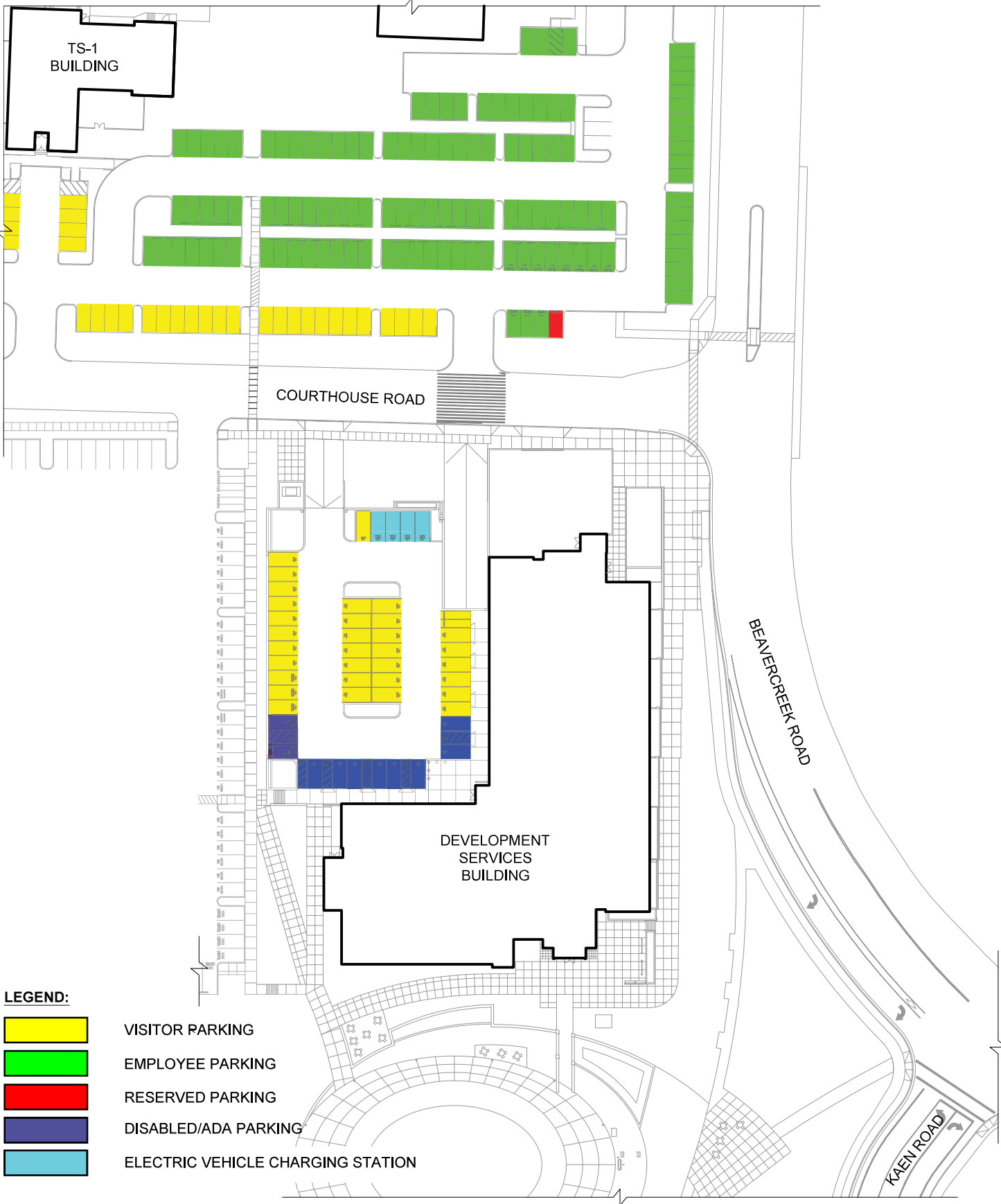
DATE: 19-JAN-2024
REVISIONS:

SCALE: AS NOTED

DRAWN BY: P. KOLB

CHECKED BY:

EX B



- LEGEND:**
- VISITOR PARKING
 - EMPLOYEE PARKING
 - RESERVED PARKING
 - DISABLED/ADA PARKING
 - ELECTRIC VEHICLE CHARGING STATION

SITE PLAN



N.T.S.

	<p>CLACKAMAS COUNTY FACILITIES MANAGEMENT</p>	<p>DEVELOPMENT SERVICES BUILDING GENOA HEALTHCARE PHARMACY SITE PLAN</p>	<p>DATE: 19-JAN-2024</p>	<p>EX C</p>
	<p>1710 RED SOILS CT #200 OREGON CITY, OR 97045</p>		<p>REVISIONS:</p>	
	<p>TELEPHONE: (503) 557- 6416</p>		<p>SCALE: AS NOTED</p>	
			<p>DRAWN BY: P. KOLB</p> <p>CHECKED BY:</p>	





H3SHCGenoaHealthcareLLC10972-01_Counsel Signed

Final Audit Report

2024-02-15

Created:	2024-02-15
By:	Bethany Mitricska (bmitricska@genoahealthcare.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAK9wjfYojut9AXOCJl7qsgg_xZj5kQqYx

"H3SHCGenoaHealthcareLLC10972-01_CounselSigned" History

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