

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: 7/1/05
Department Name: PHD/ADMHS
Department No.: 041/043
Agenda Date: 7/19/05
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Elliot Schulman, M.D., Director
Public Health Department

James Broderick, PhD, Director
Alcohol, Drug and Mental Health Services

STAFF CONTACT: Michele Mickiewicz
681-5446

SUBJECT: Franklin Center Lease and Use Agreement

Recommendation(s):

That the Board of Supervisors:

Approve and execute a lease agreement between the County of Santa Barbara and the City of Santa Barbara for the Franklin Center located at 1136 E. Montecito Street in the amount of \$6,770.60 per month for the period July 1, 2005 to June 30, 2006 for a total in the amount of \$81,247.20 per year, Santa Barbara area, First District.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit.

Executive Summary and Discussion:

The attached Lease And Use Agreement is for the medical clinic and office space which the Public Health Department and Alcohol, Drug and Mental Health Services have occupied for the last twenty-seven (27) years. Under the terms of this agreement, the County will continue to lease 5,255 square feet of the medical clinic and office space, and 1,725 square feet of common area for a total of 6,980 square feet of the Franklin Neighborhood Center at 1136 East Montecito Street, in Santa Barbara. The new monthly rate of \$6,770.60 (\$0.97 cents per square foot) per month is an increase of approximately \$279.20 (an increase of approximately 5 %, from \$0.93 cents to \$0.97 cents per square foot) over the monthly rent charged by the

City in the 2004-05 fiscal year. Cost for the pro-rated share of the property and all-risk insurance will be invoiced separately under the terms of this lease.

The percentage of space used by the Public Health Department is estimated to be approximately 66% and Alcohol, Drug and Mental Health Services 34%. The percentage includes the proportionate use of the common area. The square foot usage by the respective departments is as follows:

Department	Sq. Ft. Usage
PHD	4,635
ADMHS	<u>2,345</u>
Total	6,980

The cost for each department per month is:

PHD	$4,635 \times 0.97 = \$4,495.95$
ADMHS	$\underline{2,345 \times 0.97 = \$2,274.65}$
Total	$6,980.00 \times 0.97 = \$6,770.60$

ADMHS will continue its search for a replacement property and PHD will assume the entire square footage if that search is successful.

Mandates and Service Levels:

The recommended action will not change programs or service levels. The County is not mandated to lease space for these services.

Fiscal and Facilities Impacts:

The monthly rent in the amount of \$6,770.60 will be paid by the Public Health Department and the Alcohol, Drug and Mental Health Department. Funding for the rent payments has been included in the FY 05-06 Adopted budgets for both Departments and can be found in the County's Operating Plan on page D-180 in the Public Health Carp/Franklin Regional Clinic cost center and on page D-142 in the Alcohol, Drug, and Mental Health Santa Barbara Adult Services cost center.

Special Instructions:

Please call Margaret A. Granger, Contracts Unit Public Health Department at 681-5367 for pick up of 3 original contracts signed by the Board of Supervisors. Antonio Velasquez, City of Santa Barbara, will return one original copy of the document to the Clerk of the Board once it is executed by the Santa Barbara City Council.

Once the original document is executed by the SB City Council and returned to the County Clerk of the Board, please send one copy of the document to:

1. Carrie Topliffe, Assistant Director, ADMHS
2. Michele Mickiewicz, Deputy Director, Public Health
3. Ronn Carlentinne, General Services Facilities Services Division.

Concurrence:

None required.