



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: July 13, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Support Services Division
**SUBJECT: 1 East Anapamu Street Lease Amendment; ORES 003321;
Second Supervisorial District**

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrence: Debt Advisory Committee

As to form Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and execute the attached original and duplicate original Second Amendment to Real Property Lease between the County of Santa Barbara and Levon Investments, LLC, for the County's continued use of the approximately 7,120 square foot portion of the building located at 1 East Anapamu Street, in Santa Barbara; which will extend the term of the current lease through June 30, 2012.
- b) Approve the attached budget revision which returns \$68,750 from the Betteravia Project to the Public Defender project.

Summary Text:

The County has been leasing office space at 1 East Anapamu Street since 2003. The County's Risk Management Division and the County's First Five Commission have been sharing the space. Both entities will be re-locating to new space and the new extended term will allow the County's Public Defender to use the space during the remodel of their space in the Courthouse.

Background:

On April 6, 2010, the Board of Supervisors approved the plans and specifications for the Public Defender Remodel at the Santa Barbara Courthouse. To facilitate the project, the Public Defender will

have to re-locate during the construction timeline. This will require several moves by various County entities.

The Clerk-Recorder-Assessor (CRA) will be vacating their space at the Naomi Schwartz Building and re-locating to a portion of the County-owned Veteran's Administration Building at the Calle Real Campus.

Risk Management will then vacate their current space at 1 East Anapamu Street, and re-locate to the space in the Naomi Schwartz Building that is being vacated by CRA.

The County's First Five Commission will also be vacating 1 East Anapamu Street and moving to leased space at Santa Barbara Street and Victoria Street.

Once Risk Management and First Five have vacated 1 East Anapamu Street, the Public Defender will move into the approximately 7,120 square feet space for the duration of the Public Defender Remodel Project.

The County previously had one five-year option to extend the term at 1 East Anapamu Street. That five-year option was re-negotiated to an eighteen-month extension to coincide with the proposed timeline for the Public Defender Remodel Project. Once the Project is completed, Public Defender will move back to the west wing of the Courthouse.

This lease was approved by the Debt Advisory Committee on June 14, 2010.

Fiscal and Facilities Impacts:

The approximately \$21,000.00 per month, which includes utilities and operating costs, cannot be paid from the 2010 COP funding. With the approval of the attached budget revision, there will be approximately \$374,000 available from other sources for the Public Defender Project, # 8661 Fund 0030, and we anticipate that we will be able to identify the remaining \$88,000 from savings in other projects, subject to Board approval in moving the funds for this purpose.

Staffing Impacts: None.

Special Instructions: After Board action, please distribute as follows:

1. Original Document Clerk of the Board Files
2. Duplicate Original Document and Minute Order: Real Estate Services, Don Grady

Attachments:

1. Original and Duplicate Original of Second Amendment to Real Property Lease
2. Budget Revision Request

Authored by: Don Grady, Office of Real Estate Services