



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: December 7, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Patricia Wheatley, First Five Executive Director (805) 884-8087
SUBJECT: Santa Maria Valley YMCA (Stepping Stones Children Center) Termination of Lease & Service Agreement at Betteravia Government Center; Fifth Supervisorial District

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form N/A

Other Concurrence: Risk Manager

As to form N/A

Recommended Actions:

That the Board of Supervisors:

- a) Authorize the County Executive Office, First 5 Children and Family Commission to notify the tenant, Santa Maria Valley YMCA, using the child care center at the County Betteravia Government Center located at 2125 S. Centerpointe Parkway, in the City of Santa Maria, to operate Stepping Stones Child Care Center, with a thirty day (30) notice of termination, pursuant to the Lease Agreement with the County of Santa Barbara. The lease shall terminate on or before February 28, 2011; and
- b) Authorize the County Executive Office, First 5 Children and Families Commission, to release a Request For Qualifications (RFQ) to lease and provide service to operate a child care center at the County Betteravia Government Center, in the City of Santa Maria; and
- c) Find the Request For Qualifications issuance exempt from the California Environmental Act (CEQA) review under the CEQA Guidelines Section 15301, which exempts the leasing and operation of existing facilities; and
- d) Approve the Notice of Exemption pursuant to the California Environmental Quality Act (CEQA).

Summary Text:

In 2006, the Board of Supervisors heard and approved a number of items relating to the Santa Maria Valley YMCA Stepping Stones Child Care Center new Lease Agreement and Service Agreement at the Betteravia Government Center located at 2125 S. Centerpointe Parkway, in Santa Maria.

For the purpose of this hearing, staff recommendations relate to the termination of the Stepping Stone lease and services at this location and a change of child care operator.

Background:

The County built a child care center into the Betteravia Government building when it was originally constructed. The Santa Maria Valley YMCA is the second operator at the site, and has been operating the Stepping Stones Child Care Center in the County facility for over 15 years. In 2006, with Board approval, the Santa Barbara County First 5 Early Care and Education Division developed a service agreement with Santa Maria Valley YMCA to operate the child care center to primarily care for the child care needs of County employees. The County and YMCA entered into a new Lease Agreement and Agreement for Services of an Independent Contractor with the Santa Maria Valley YMCA to provide child care, and subsequently, a lease for the 3,000 square feet of interior and 6,300 square feet of adjacent fenced exterior space at the Betteravia Government Center complex child care center was approved by the Board for the YMCA to carry out the terms and conditions of the Agreement.

The Santa Barbara County First 5 Early Care and Education Division provides oversight of the YMCA child care lease agreement for the County. The State of California Community Care Licensing (CCL) regulates the center through the required health and safety codes. The County provides use of the facility for no rent and performs maintenance and repair services for the facility.

The Agreement for The Services of an Independent Contract and the Lease Agreement ran concurrently and both expired on June 30, 2008. The lease allowed for a month to month tenancy based on the consent of both parties and the YMCA has remained in the facility while continuing to operate the child care center.

Current Issue:

The YMCA has been placed on a Compliance Plan by the State, which falls below the criteria stated in the Service Agreement. First 5 and YMCA Santa Maria Valley agree that termination of the lease will be the best course of action at this time. A Request for Qualifications is being developed to solicit a new child care operator and a plan for the transition to the new operator is being cooperatively developed. Continuity of care for the children/families and continued employment for staff are top concerns of YMCA and First 5.

The center's enrollment is as follows:

Age	Current	Licensed Capacity
Infants	6	8
Toddlers	10	12
Preschoolers	16	16

* Currently 10 of these children have parents who are County employees.

Stepping Stones Lease & Service Termination

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Transition plan

The YMCA has agreed to continue to operate as long as possible during the transition to a new operator. First 5 staff is proposing to complete the transition to a new operator on or before February 28th, 2011. The transition will occur as soon as a new provider is available. A 30-day notice will need to be sent to YMCA on or before January 28, 2011.

A plan is being created by First 5 to select a contractor to assist with monitoring and transition support, identify a new operator, ensure quality services in the future, develop a lease for the new operator and notify County employees of the change of child care providers.

During this process, First 5 is committed to ensuring the transition is handled appropriately and that families will be supported in the quality care of their children. The County Executive Office, County Counsel and General Services have been included in these discussions.

Fiscal and Facilities Impacts:

No fiscal or facility impact.

Staffing Impacts: None

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

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|-----------------|-------------------------------------|
| 1. Minute Order | First Five, Attn: Eileen Monahan |
| 2. Minute Order | Real Estate Services, R. Carlentine |

Attachments:

CEQA

Authored by: Ronn Carlentine, Office of Real Estate Services