



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: March 13, 2007
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
SUBJECT: VA Supplemental Lease Agreement No. 10

County Counsel Concurrence

As to form

Auditor-Controller Concurrence

As to form:

Other Concurrence:

As to form:

Recommended Actions:

That the Board of Supervisors execute the attached Supplemental Lease Agreement No. 10 between the United States of America, Department of Veterans Affairs (hereinafter "VA") and the County of Santa Barbara for the VA's continued use of the medical facility located at 4440 Calle Real, extending the lease term through September 30, 2007; at a monthly rental amount of \$61,409.19.

Summary Text:

The VA has requested to continue leasing from the County the entire 21,663 square foot Medical Clinic located at 4440 Calle Real so that they can continue to provide services to Santa Barbara County Veterans until such time as their new clinic in Santa Maria is constructed. The VA's lease of the Clinic is due to expire March 31, 2007. This Amendment extends the Lease for an additional six months on the same terms and conditions as have been in place, subject to a previously negotiated increase in rent. Once construction of the new VA clinic in Santa Maria is completed, the VA hopes to reduce their space at the County-owned Clinic to approximately 5,000 square feet.

Background:

In May of 1980, the Board executed a lease with the United States of America, Department of Veterans Affairs. That lease granted use of approximately 21,663 square feet of the medical facility located at 4440 Calle Real in Goleta to the VA. The VA has continuously occupied that space and operated a medical clinic at the facility since that time, providing necessary medical services to veterans.

The VA has been trying for several years to find a suitable location for construction of a new clinic in northern Santa Barbara County. In support of the valuable services provided to our Veterans, the County has been accommodating the VA by allowing them to continue to use the County-owned Calle Real site.

Construction of the new North County Veteran's clinic is currently under way, with an estimated completion date some time during the summer of 2007.

This Amendment extends the VA's lease of the County-owned Clinic through September of 2007. At that time, the VA intends to downsize their operations at the Calle Real Clinic to approximately 5,000 square feet. The remainder of the 21,663 square foot building will be returned to the County. General Services will meet with the Board in the near future to discuss the future plans for the Clinic space, as well as the loss of revenue that will occur when the VA eventually reduces its space at the Clinic.

Performance Measure: N/A

Fiscal and Facilities Impacts: The monthly rent will be deposited to Fund 0001; Budget Unit 063; Account 3409; and Program 1207. VA will continue to pay one-half of electrical usage at the clinic, and remain responsible for janitorial services.

Staffing Impacts: None

Special Instructions:

After Board action, please instruct Chair to initial each page of the Amendment, and distribute as follows:

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

NOTE: Real Estate Services will forward both originals to the Federal Government for execution. Upon final execution, one original will be returned for the County's files. Real Estate Services will make a copy for their files and deliver the original to the Clerk of the Board.

Attachments:

Supplemental Lease Agreement #10

Authored by:

Don Grady
Real Estate Services

cc: