

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

1Agenda Number:

Prepared on: 12/18/03
Department Name: PHD
Department No.: 041
Agenda Date: 1/13/04
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Roger E. Heroux, Director
Public Health Department

STAFF CONTACT: Michele Mickiewicz, Deputy Diector
681-5446

SUBJECT: Santa Barbara Franklin Center Lease First Amendment - First Supervisorial District

Recommendation(s):

That the Board of Supervisors:

Execute in triplicate, a Lease Amendment 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 \$6,015.51 per month, for the period of July 1, 2003 through June 30, 2004 for a total in the amount of \$72,186.12 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 and
Goal No. 5. A High Quality of Life for All Residents.

Executive Summary and Discussion:

The attached lease amendment is for the medical clinic and office space that the County leases at the Franklin Center. Under the terms of the current lease agreement signed by your Board on November 4, 2003 and approved by the Santa Barbara City Council on December 2, 2003, the County leases 6,035 square feet of the Franklin Neighborhood Center at 1136 East Montecito Street in Santa Barbara at \$.89 per square foot. Of the 6,035 total square footage currently leased, the Public Health Department leases roughly 3,772 square feet and Alcohol, Drug, and Mental Health Services leases 2,263 square feet. This amendment increases the space leased by the Public Health Department by a total of 724 square feet (563 square feet in office space and 161 square feet in common area) from 3772 square feet to 4,496 square feet. The monthly lease payment

for the Public Health Department will increase by \$644.36 per month (724 square feet x \$.89/square foot). The total square footage leased by the County increases from 6,035 square feet to 6,759 square feet and annual lease costs increase from \$64,453.80 to \$72,186.12. The increase in lease payments will be paid by the Public Health Department. The lease payment for ADMHS will remain the same. The additional 724 square feet will be used by the Public Health Department to decrease crowding and improve clinic services.

Mandates and Service Levels:

The recommended action will allow the Public Health Department to move Franklin Clinic management and front office business activities to the new leased space within the Franklin Center freeing up space for expanded clinic operations. This will significantly reduce overcrowding and allow the clinic to serve approximately 500 additional patients per year. The County is not mandated to lease space for these services.

Fiscal and Facilities Impacts:

The Public Health Department will pay \$4,001.33 per month toward the total lease cost of \$6,015.51. ADMHS will continue to pay the balance of the rent (\$2,014.18 per month). These increased lease costs for the Public Health Department will be covered by patient reimbursement sources. Funding for the lease payments has been included in the FY 03-04 adopted budget for the PHD. It can be found in the County's Operating Plan on page D-180 in the PHD Carp/Franklin Regional Clinic cost center.

Special Instructions:

Please call Antonio Velasquez, City of Santa Barbara Parks and Recreation Department at 963-7567 for pick up of 3 lease amendments signed by the Board of Supervisors. He 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 City of Santa Barbara executes the Lease Amendment and has returned the fully executed Amendment to the Clerk of the Board, please send one copy of the document to:

1. Margaret A. Granger, Public Health Department Contracts Unit
2. Ronn Carlentinne, General Services Facilities Services Division

Concurrence:

None