

**SANTA BARBARA COUNTY
AGENDA BOARD LETTER**



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

Agenda Number:

Prepared on: **February 11, 2004**
Department: **General Services**
Department No.: **063**
Agenda Date: **March 9, 2004**
Placement: **Administrative**
Estimate Time:
Continued Item: **NO**
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF
CONTACT: Mark Mittermiller, Assistant Director
Don Grady 568-3065

SUBJECT: 8th Amendment to the Lease for Veteran's Administration Clinic, Calle Real Campus
Folio No. 001050
Second Supervisorial District

Recommendation(s):

That the Board of Supervisors execute the attached original and duplicate original Supplemental Lease Agreement No. 8 between the United States of America, Department of Veterans Affairs (hereinafter "VA") and the County of Santa Barbara for the V.A.'s continued use of the medical facility located at 4440 Calle Real, extending the lease term through March 31, 2005, for an annual rental amount of \$647,723.70.

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 with Goal No. 5. A High Quality of Life for All Residents.

Executive Summary and Discussion:

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 there since that time. The current annual rental rate is \$622,811.25, payable monthly at \$51,900.94. This Eighth Amendment extends the term for one additional year on the same terms and conditions as the existing

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term, with an annual increase of \$24,912.45, for approximately 21,663 square feet of medical office space, for an annual rental rate of \$647,723.70, payable monthly at \$53,976.98.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

The monthly rent of \$53,976.98 will be deposited to Fund 0001; Budget Unit 063; Account 3409; and Program 1207. VA will pay one-half of electrical usage at the clinic, and assume responsibility for janitorial services.

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 | Facilities Services, Attn: Don Grady |
| 2. | Temporary Copy of Document | Clerk of the Board Files |

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

Project: VA Lease Amendment #8 for
4440 Calle Real
A.P.N.: 59-140-24 (Portion)
Folio No.: 0001050

SUPPLEMENTAL LEASE AGREEMENT NO. 8

THIS SUPPLEMENTAL LEASE AGREEMENT NO. 8 (hereinafter "Amendment") is made by and between the County of Santa Barbara, a political subdivision of the State of California (hereinafter "COUNTY") and the United States of America, (hereinafter "GOVERNMENT") wherein COUNTY agrees to permit GOVERNMENT the use of certain COUNTY real property in return for GOVERNMENT'S agreement to pay rent as hereinafter provided.

WHEREAS, COUNTY is the owner of the real property known as 4440 Calle Real in the unincorporated area of Santa Barbara, (hereinafter "Premises"); and

WHEREAS, GOVERNMENT and COUNTY entered into lease agreement No. 691-79-385 on May 7, 1981 for GOVERNMENT'S use of the Premises, which lease has been amended from time to time; and

WHEREAS, GOVERNMENT, desires to extend the lease term for one year, from April 1, 2004 through March 31, 2005, at an annual rental rate of \$647,723.70; and

WHEREAS, the Lease extension, to be effective as of April 1, 2004, is attached hereto and is labeled "Supplemental Lease Agreement No.8 "; and

NOW, THEREFORE, in consideration of the premises, and the promises, covenants and conditions herein contained, COUNTY, as lessor, and GOVERNMENT, as Lessee, agree as follows:

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Project: VA Lease Amendment #8 for
4440 Calle Real
A.P.N.: 59-140-24 (Portion)
Folio No.: 001050

IN WITNESS WHEREOF, GOVERNMENT and COUNTY have signed this Amendment by the respective authorized officers as set forth below to be effective on the date executed by GOVERNMENT.

“COUNTY”
COUNTY OF SANTA BARBARA

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____
Chair, Board of Supervisors

By: _____

Date: _____

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

APPROVED AS TO FORM:
ROBERT GEIS, C.P.A.
AUDITOR-CONTROLLER

By: _____
Deputy

By: _____

APPROVED:

APPROVED AS TO FORM:

Ronn Carlentine SR/WA
Real Property Manager

John A. Forner, M.B.A., A.R.M.
Risk Program Administrator