

**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: November 10, 2005
Department: GS/Facilities Services Division
Department No.: 063
Agenda Date: December 6, 2005
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director
General Services Department

**STAFF
CONTACT:** Don Grady (568-3065)
Real Estate Services Office

SUBJECT: Second Amendment to Social Services Lease at Flower Valley Plaza, Lompoc
Fourth Supervisorial District
Real Property Folio No. 003188

Recommendation(s):

That the Board of Supervisors execute the Second Amendment to the Lease Agreement between the County of Santa Barbara and the Flower Valley Plaza, LLC; adding Suite C-5 to the Social Services' leased office space at 1133 & 1145 North H Street, Lompoc, for the remainder of the existing term which extends through September 30, 2008; and increasing the monthly rent from \$12,179.82 to \$13,223.82.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

On October 20, 1998, the Board executed a Lease Agreement for the Social Services Department's use of office space in the Flower Valley Plaza, at 1133 & 1145 North H Street in Lompoc. The Lease was then amended by the Board on September 5, 2000, to add additional suites and extend the term, which was subsequently extended again through September 30, 2008.

The addition of Suite C-5, at \$1.16 per square foot, adds 900 square feet to the leased office space for a total of 11,400 square feet. The additional space will be used for Job Club activities that will assist participants in locating employment. Commencing December 1, 2005, the base rent will increase from \$12,179.82 to \$13,223.82.

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Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

The monthly rent of \$13,223.82 will be paid by Budget Unit 044, from Fund 055, Account 7580, Program 5000. The office space leased by Social Services will be expanded by approximately 900 square feet. Social Services is responsible for the payment of internal maintenance and repair plus a portion of external maintenance. No increase in General Fund contribution will be required.

Special Instructions:

After Board action, distribute as follows:

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| 1. Original Document | Clerk of the Board Files |
| 2. Duplicate Original and Minute Order | Facilities Services, Attn: Buffy Harrington Guy |

NOTE: Facilities Services will make copies of the lease and the Minute Order for Social Services and our files, and will deliver the duplicate original to the lessor's agent.