



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: June 21, 2011
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: Child Support Services Lease Amendment for 4 East Carrillo Street
First Supervisorial District**

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrences: Risk Management;
Child Support Services
As to form Yes

Recommended Actions:

That the Board of Supervisors execute the attached original and duplicate original Third Amendment to the Lease Agreement between the County of Santa Barbara and Morris and Gloria Sohmani, which will increase the leased area occupied by Child Support Services at 4 East Carrillo Street, in Santa Barbara, from 11,346 square feet to 11,913, increase the monthly rent from \$21,715.43 to \$22,815.43, and add one additional option to extend the lease for a period of five years.

Summary Text:

The County's Child Support Services Department has been occupying approximately 11,346 square feet of office space at 4 East Carrillo Street, in Santa Barbara; which was reduced from approximately 15,000 square feet in 2009. Since that reduction in leased space, a need for additional space for Child Support operations has been identified. The increase in rent for the additional space will be paid with State and Federal Revenues, and has been included in the Department's existing State budget allocation.

Background:

The County's Child Support Services Department has occupied this space, located at 4 East Carrillo Street in Santa Barbara since June, 1995. The location is close to the Santa Barbara County Courthouse, easily accessible for the stream of clients served by the Department, and the rental rate is very competitive compared to similarly located office buildings.

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In an effort to reduce costs, the Department downsized from 15,000 square feet to 11,346 square feet in 2009. The Department has been able to adequately provide the necessary services to its clients from the reduced office space, but a need for some additional space for storage and computer/equipment staging has become apparent. The additional 567 square feet should be sufficient to provide that additional space throughout the remainder of the term.

As partial consideration for the Department adding the additional 567 square feet of leased space, the landlord is installing a new energy-saving cost-efficient HVAC system for the building. It has been projected that this new HVAC system will provide utility cost savings for the County in an amount that will offset a substantial portion of the increased rent associated with the additional 567 square foot space. The new system will also address some problems with air circulation that were created by the re-alignment of the leased space when the County down-sized in 2009.

This Amendment also provides Child Support Services with one additional option to extend the Lease for five years. This additional option, combined with previously negotiated options to extend, will allow Child Support the option to remain in the building through March 31, 2023. The new HVAC system, the additional leased space, and the additional option to extend will provide long-term stability for Child Support Services and the clients they serve in the downtown Santa Barbara area.

Fiscal and Facilities Impacts:

Child Support Services is 100% funded by State and Federal Revenues, and the additional leasing costs will be absorbed within the Department's existing State budget allocation. There will be no facilities impacts.

Staffing Impacts: None

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

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

Attachments:

Original and duplicate original Third Amendment to Lease Agreement