



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: December 10, 2019
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Behavioral Wellness Alice Gleghorn, Director (805) 681-5220
Contact Info: Skip Grey, General Services Assistant Director (805) 568-3083
SUBJECT: Behavioral Wellness Adult Crisis Residential Mental Health Services – Lease Agreements with Service Providers (2nd and 5th Districts)

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management & Behavioral Wellness

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve, ratify and authorize the Chair to execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and Crestwood Behavioral Health, Inc. (“Crestwood”) to allow Crestwood to lease the 6,400 square foot County-owned building known as La Morada, Assessor Parcel Number 061-040-027, located at 66 S. San Antonio Road in Santa Barbara, for a monthly rental amount of \$12,500 for a term of approximately thirteen (13) months from June 1, 2019 to June 30, 2020 (Attachment 1), for the purpose of operating an adult crisis residential facility in south Santa Barbara County (2nd District); and
- B. Approve, ratify and authorize the Chair to execute the attached original and duplicate original Lease Agreement between Telecare Corporation (“Telecare”) to allow Telecare to lease the entire second floor consisting of approximately 10,450 square feet of the County-owned building known as Assessor Parcel Number 117-483-007, located at 212 W. Carmen Lane in Santa Maria, for a monthly rental amount of \$9,000, for a term of approximately thirteen months (13) months from June 1, 2019 to June 30, 2020 (Attachment 2), for the purpose of operating an adult crisis residential facility in north Santa Barbara County (5th District); and
- C. Approve, ratify and authorize the Chair to execute the attached original and duplicate original Lease Agreement between Telecare Corporation (“Telecare”) to allow Telecare to lease the 3,099 square foot County-owned building known as Assessor Parcel Number 119-086-010,

located at 116 Agnes Avenue in Santa Maria, for a monthly rental amount of \$8,333 for a term of nine (9) months from October 14, 2019 to June 30, 2020 (Attachment 3), for the purpose of operating an adult crisis residential facility in north Santa Barbara County (5th District); and

- D. Determine that the recommended actions are exempt under California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, as the actions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features and involve negligible or no expansion of use.

Summary Text:

The Board's action to approve and authorize the Chair to execute the attached lease agreements with Crestwood and Telecare (collectively, the "Vendors") will allow the Vendors to lease County-owned space in north and south county to operate adult crisis residential facilities in accordance with the County's contractual obligations under the County Mental Health Plan (Contract No. 17-94613) and the Agreement for Services of Independent Contractor ("Service Agreement") between the County and each Vendor.

Background:

A "Crisis Residential Facility" is a safe and therapeutic environment where residents are assisted to: stabilize the symptoms of mental illness and co-occurring conditions; gain skills to manage the client's condition more effectively; make progress on the path to personal recovery; engage community supports that will enable the client to leave the facility, participate fully in necessary follow-up treatment, and improve networks of support for community life, including linkage to community services.

The County Department of Behavioral Wellness ("Behavioral Wellness") previously contracted with Anka Behavioral Health, Inc. ("Anka") to operate a 12-bed Crisis Residential Facility at 212 W. Carmen Lane in Santa Maria and a 10-bed Crisis Residential Facility at 66 S. San Antonio Road in Santa Barbara, and anticipated that Anka would operate a new Crisis Residential Facility at 116 Agnes Street in Santa Maria beginning in October 2019 ("Program Sites"). However, Anka filed for bankruptcy on May 1, 2019, and notified the County that it would no longer provide services to the County's clients after May 31, 2019.

Consequently, Behavioral Wellness requested that the Board approve and authorize the Chair to execute Service Agreements with Crestwood and Telecare, both experienced and qualified crisis residential service providers, in order to replace Anka and provide uninterrupted care to the County's clients. On May 28, 2019, the Board approved this request in Minute Order No. 19-00455 and executed separate Service Agreements with each new service provider in compliance with the federal procurement procedures set forth in 45 C.F.R. § 75.329(f). Each Service Agreement contains a personal, revocable, and non-assignable license to use the Program Sites to operate each's program in accordance with the Service Agreement. Execution of these leases will supersede and replace the licenses granted in the Service Agreements.

The transition from Anka to the new Vendors is now complete. Each Vendor has obtained the required certification(s) and license(s) necessary to operate a Crisis Residential Facility in Santa Barbara County. Crestwood is onsite and providing services in Santa Barbara at 66 S. San Antonio Road, and Telecare is onsite and providing services in Santa Maria at 212 W. Carmen Road and 116 Agnes Street.

Prior to the termination of each Lease Agreement on or before June 30, 2020, Behavioral Wellness shall select a long-term provider for each location through a competitive procurement of crisis residential

services by issuing a Request for Proposal (RFP) to establish new multi-year contracts, in accordance with applicable laws and regulations, including but not limited to 45 C.F.R. § 75.329.

Performance Measure:

Performance measures of these vendors are reviewed quarterly under Service Agreements BC 19-219 and BC 19-220.

Key Contract Risks:

The Lease Agreements are ancillary to the Service Agreements. Termination of the Service Agreement terminates the Lease Agreements and vice versa. Vendors have obtained State licenses to provide services pursuant to the Service Agreements, and are currently operating at their designated locations.

Fiscal and Facilities Impacts:

The Vendors will pay the following monthly rent amounts:

Crestwood:	66 S. San Antonio Rd.	\$12,500
Telecare:	212 W. Carmen Ln.	\$9,000
	116 Agnes Ave.	\$8,333

The County will provide maintenance and repair for the exterior and structural portions of the building, surrounding grounds, and the parking lot of each Crisis Residential Facility. The County will also pay for utilities except phone and data connectivity and shall pay for any janitorial and security services to the Premises.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other: Rental Income	\$ 357,996	\$ 357,996	
Total	\$ 357,996	\$ 357,996	\$ -

The County will receive \$357,996 in annual rental income from the Vendors, which should cover the anticipated operating costs of the facilities.

Staffing Impacts: None

Special Instructions:

After Board action, please distribute as follows:

1. Original Lease Agreements – Clerk of the Board Files
2. Duplicate Original Lease Agreement and copy of the Minute Order – General Services, Real Property Division
3. Copy of the Minute Order – Behavioral Wellness

Attachments:

1. Original and Duplicate Original Lease Agreement with Crestwood at 66 S. San Antonio
2. Original and Duplicate Original Lease Agreement with Telecare at 212 W. Carmen Lane
3. Original and Duplicate Original Lease Agreement with Telecare at 116 Agnes Avenue