



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: A 17-071, **Version:** 1

- a. Approve and authorize the Contracts/Purchasing Officer to execute a Retroactive Amendment No. 1 to January 1, 2017 for Sublease Agreement No. A-12385 with the Judicial Council of California for 1,100 rental square feet of general office space located at 118 West Gabilan Street, Salinas, California, for use by the Health Department's Behavioral Health Bureau on a month-to-month basis; and
- b. Authorize the Auditor-Controller to make lease payments of \$1,575.00 per month, in accordance with the terms of the Retroactive First Amendment to Sublease Agreement; and
- c. Authorize minor revisions of the Retroactive First Amendment to Sublease Agreement if deemed to be in the best interest of the County by the Contracts/Purchasing Officer.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer to execute a Retroactive Amendment No. 1 to January 1, 2017 for Sublease Agreement No. A-12385 with the Judicial Council of California for 1,100 rental square feet of general office space located at 118 West Gabilan Street, Salinas, California, for use by the Health Department's Behavioral Health Bureau on a month-to-month basis; and
- b. Authorize the Auditor-Controller to make lease payments of \$1,575.00 per month, in accordance with the terms of the Retroactive First Amendment to Sublease Agreement; and
- c. Authorize minor revisions of the Retroactive First Amendment to Sublease Agreement if deemed to be in the best interest of the County by the Contracts/Purchasing Officer.

SUMMARY/DISCUSSION:

The Health Department's Behavioral Health Bureau, operates the Drug Treatment Court (DTC) programs at 118 West Gabilan Street, Salinas, California to provide alcohol and drug assessments, treatment referrals, case management, crisis intervention, group education and drug testing services to defendants who have been charged with drug-related crimes. Services are provided by a specialized team of Probation Officers and Behavioral Health staff who provide intensive support and therapeutic probation supervision for crime prevention and rehabilitation. Monterey County judges regularly send defendants to the DTC office for random drug testing with orders to provide results to the court.

The Health Department's Behavioral Health Bureau would like to remain at the DTC on a month-to-month basis and find the increase from \$900 to \$1,575 per month fair as it relates to the master lease and within market rates for a full-service subleasing relationship. Rent is set to increase with the master lease, estimated at 3.2% per year. The Retroactive Amendment No.1 to Sublease Agreement No. A-12385 provides for a \$4,950.97 reimbursement to the Judicial Council of California for tenant improvements benefiting the subleased area which include carpet and flooring replacement and repainting. Additionally, this Amendment No. 1 will allow for the retroactive payment of \$2,025.00 as increased rent for the months January, February, and March of 2017.

This Amendment No. 1, supports the Monterey County Health Department 2011-2015 strategic plan initiatives: Ensure access to culturally and linguistically appropriate, customer-friendly, quality health services. It also supports two (2) of the ten (10) essential public health services, specifically; 4) Mobile community partnerships

and action to identify and solve health problems; and 7) Link people to needed personal health services and assure the provision of health care when otherwise unavailable.

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency-Administrative Services facilitated the development of Amendment No. 1 to Sublease Agreement, and assisted with the development of this report. The Office of the County Counsel has approved the Amendment No. 1 to Sublease Agreement A-12385, as to form and legality.

FINANCING:

There is no financial impact to the General Fund. There are sufficient appropriations in the Health Department, Behavioral Health Bureau's (023-4000-HEA012-8410) FY 2016-17 Adopted Budget to accommodate current fiscal year costs; the costs for next fiscal year will be incorporated in the Bureau's FY 2017-18 requested budget. The first-year leasing cost will amount to \$23,850.97, which includes the \$4,950.97 tenant improvement reimbursement. On-going occupation of the subleased premises will be based on the continued availability of funding.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Check the related Board of Supervisors Strategic Initiatives:

☐ Economic Development:

- Through collaboration, strengthen economic development to ensure a diversified and healthy economy.

☐ Administration:

- Promote an organization that practices efficient and effective resource management and is recognized for responsiveness, strong customer orientation, accountability and transparency.

☒ Health & Human Services:

- Improve health and quality of life through County supported policies, programs, and services; promoting access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

☐ Infrastructure:

- Plan and develop a sustainable, physical infrastructure that improves the quality of life for County residents and supports economic development results.

☐ Public Safety:

- Create a safe environment for people to achieve their potential, leading businesses and communities to thrive and grow by reducing violent crimes as well as crimes in general.

Prepared by: George Salcido, Real Property Specialist, 4859

Approved by: Elsa Jimenez, Director of Health, 4526

Attachments:

First Amendment to the Sublease Agreement is on file with the Clerk of the Board

Sublease Agreement is on file with the Clerk of the Board

Location Map is on file with the Clerk of the Board