

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Transportation
David Fleisch, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

October 22, 2019

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, California 93009

Subject: Approval of, and Authorization for the Director of the Public Works Agency or Designee to Sign, a Lease Amendment with 5700/5720/5740 Ralston Street, LLC for Office Space Located at 5740 Ralston Street, Suite 200, in the City of Ventura for the Ventura County Behavioral Health Department; Supervisorial District No. 1

Recommendation:

Approval of, and authorization for the Director of the Public Works Agency or his designee to sign, the attached Amendment Number Two (Amendment) to the Lease Agreement with 5700/5720/5740 Ralston Street, LLC, a California limited liability company, for the property located at 5740 Ralston Street, Suite 200, Ventura, for the Ventura County Behavioral Health Department.

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	SD/MC FFP and Proposition 63
Funding Match Required:	None
Impact on Other Departments:	None

The cost of this lease is included in the FY 2019-20 Budget. The Ventura County Behavioral Health Department will include the annual lease payment in its annual budget for the term of the lease, subject to receipt of necessary approval by the Board of Supervisors.



Summary of Revenues and Costs:	<u>FY 2019-20</u>	<u>FY 2020-21</u>
Revenue:	\$ 3,667	\$ 155,678
Costs:		
Direct Costs	\$ 3,667	\$ 155,678
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect-County CAP	\$ 0	\$ 0
Total Costs	\$ 3,667	\$ 155,678
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

CURRENT FISCAL YEAR BUDGET PROJECTIONS:

Current FY 2019-20 Budget Projection for MHS CSS Adult Services - Unit 3273				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$49,826,592	\$49,826,592	\$49,826,592	\$0
Revenue	\$39,127,184	\$39,127,184	\$39,127,184	\$0
Net Cost	\$10,699,408	\$10,699,408	\$10,699,408	\$0

Revenue and appropriations are included in the FY 2019-20 MHS CSS Adult Services Adjusted Budget.

Discussion:

Your Board's approval is requested to renew the lease for 6,875 square feet at 5740 Ralston Street, Suite 200, Ventura. Since March 1, 2012, the Ventura County Behavioral Health Department has occupied 6,875 square feet of space at 5740 Ralston Street, Suite 200, Ventura. The term of the lease agreement will expire on October 31, 2019.

The Older Adults program provides intensive mental health services to unserved and underserved persons 60+ years old who have a serious mental disorder and have mobility issues that prevent them from accessing mental health services in a traditional clinic setting. Services include psychiatric, nursing, therapy and case management services. The Benefits Team staff based at this location are responsible for assisting VCBH clients in applying for entitlement benefits.

The proposed Amendment will extend the lease term 36 months with a new expiration date of October 31, 2022.



The salient terms of the proposed Amendment are as follows:

LESSOR: 5700/5720/5740 Ralston Street, LLC, a California limited liability company

PREMISES: 6,875 rentable square feet of office space in Suite 200 of the multi-tenant office building commonly known and referred to as 5740 Ralston Street, Ventura, California.

RENT: Rent shall be \$12,718.75 per month, full-service gross, for the first 12 months of the extended term. The rent will increase annually thereafter by 3%, throughout the remaining term of the lease.

TERM: The extended term of the Amendment shall be 36 months, commencing on November 1, 2019 and terminating on October 31, 2022.

MODIFICATIONS

BY LESSOR: Lessor shall, at its own cost and expense, install new carpet in the back stairwell, on the interior stairs between the first and second floor, and on the second floor common area hallway, prior to January 31, 2020.

This letter and the Lease Amendment have been reviewed by the County Executive Office, the Auditor-Controller's Office, County Counsel, and the Ventura County Behavioral Health Department.

If you have any questions regarding fiscal or discussion portions of this letter, please contact Sevet Johnson of the Behavioral Health Department at 981-2214. If you have questions regarding the Amendment, please contact Chuck Alvarez, Manager of the Real Estate Services Division, at 654-2402, or the undersigned at 654-2084.

Sincerely,



Joan Araujo
Director, Central Services Department

Attachments:

Exhibit 1 – Amendment Number Two

Exhibit 2 – Area Map

