



Colusa, Sutter and Yolo Regional Child Support Agency Leadership Advisory Committee

To: RCSA Leadership Advisory Committee
From: Colin S. Anderson, Regional Assistant Director
Subject: Yuba City Office Move Update (Agenda Item # 9)
Date: December 1, 2021

The current Yuba City location of the Regional Child Support Agency (RCSA) is located at 543 Garden Hwy # A, Yuba City, CA, also known as Holly Oak Square. The Child Support program has been at this location since 1990 and currently occupies 5,500 square feet. There is a subset of Health and Human Service Department (HHSD) functions located in this same strip center, adjacent to Child Support. The Child Support lease at Holly Oak Square expired on October 1, 2018, making it a month to month arrangement. During the term of the lease, the cost was adjusted annually based on the Consumer Price Index (CPI). In 2020, the landlord increased the monthly cost per square foot at \$1.36. The current location of Child Support is not proximate to other County Services or the Sutter Superior Court (a partner with whom Child Support works closely). At our last Leadership Advisory Committee (LAC) meeting staff gave an update on the exploration of a new leased space in Yuba City for the RCSA. Here is a summary of that update:

The RCSA hired Turton Commercial Real Estate to assist us in the Real Estate search. Turton found three (3) potential properties; the RCSA narrowed its focus on the property located at 1445 Butte House Road in Yuba City, CA.

The LAC was also informed of the RCSA's goal of obtaining a smaller office footprint, reducing costs to the regional agency. Furthermore, a poll of RCSA staff indicated an overwhelming majority of staff wanted to continue teleworking thus allowing for "hoteling" opportunities for staff in a smaller office.

Latest Update – An intensifying global supply chain crisis has caused a shortage of building materials sending prices for construction projects soaring. In addition, a lack of skilled workers available has increased labor prices. This has impacted our proposed project at Butte House Road. Initial estimates from Yolo County General Services experienced Project Managers thought the work we were contemplating would cost between \$100,000 and a \$150,000. This was based on space planning drawings and relying on their experience in project managing large government construction projects. We had conservatively budgeted for \$200,000 for the entire project. (Improvements did not contemplate adding bathrooms or kitchen areas as they were already present in the common area.) As a result of the global supply chain crisis and the labor shortage the estimates were coming in at \$500,000 just for construction. This did not include moving expenses, furniture, telecom, internet, etc.



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The RCSA does not have \$500,000 plus available for this project and it seems imprudent to be spending the public's money in the face of the high prices of the current market.

We are now concentrating our efforts on trying to find a site that requires little to no upgrades/tenant improvements for our agency to occupy. The RCSA will continue to work with Turton to try and find a suitable location for the RCSA's Yuba City Office.