



AGENDA ITEM NO. C-56

COUNTY OF HUMBOLDT

For Meeting of: APR 13 1999

DATE: APRIL 5, 1999
TO: BOARD OF SUPERVISORS
FROM: JOHN FRANK, DIRECTOR, DSS

ON FILE WITH THE CLERK OF THE BOARD

SUBJECT: PROPOSED FIRST AMENDMENT TO LEASE FOR PROPERTY AT 600 W. CLARK ST. FOR USE BY DSS

RECOMMENDATIONS:

That the Board approve the proposed first amendment to the lease with Robert R. Jones dba PUBA Properties, for property at 600 W. Clark St., Eureka; authorize the Chair to execute two (2) copies of the amendment; direct Clerk of the Board to route one fully executed copy of the amendment to Real Property Division for transmittal to the lessor.

DISCUSSION:

On January 5, 1999, Humboldt County entered into a lease with Robert R. Jones dba PUBA Properties on property located at 600 W. Clark St., Eureka, for use by DSS; the lease required that specified improvements be completed within ninety (90) days. Setting up an amortization schedule for the cost of the improvements was dependent on the actual completion date, and the lease included a provision that the lease would be amended when the improvements were completed, and the costs could be amortized.

DSS staff recommend that the proposed first amendment, which includes these amortized costs, be approved by the Board and the Chair authorized to execute the amendment.

FINANCIAL IMPACT:

Sufficient funds are budgeted to cover the costs of this amendment with no new net cost; sufficient funds have been budgeted for FY 1999-2000 to cover these costs.

OTHER AGENCY INVOLVEMENT:

County Counsel prepared the amendment to the lease.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

N/A

Prepared by: WINSTON KAVANAUGH, DEPUTY DIRECTOR

CAO Approval: [Signature]

REVIEW: Auditor County Counsel [Signature] Personnel Risk Manager Other

TYPE OF ITEM: [X] Consent Departmental Public Hearing Other

PREVIOUS ACTION/REFERRAL: Board Order No. C-28 Meeting of: 1-5-99 pc: Social Services

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT Upon motion of Supervisor KIRK WOOLLEY seconded by Supervisor and unanimously carried by those members present, the Board hereby adopts the recommended action contained in this report.

Dated: APR 13 1999 Lora Canzoneri, Clerk of the Board by: [Signature]

## FIRST AMENDMENT TO LEASE

This Amendment to the Lease entered into on January 5, 1999, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY, and ROBERT R. JONES, dba PUBA Properties, a sole proprietorship, hereinafter called LESSOR, is entered into this 13<sup>th</sup> day of April, 1999.

WHEREAS, the parties entered into a Lease for the use of the premises at 600 West Clark Street, Eureka, California, for the purpose of County offices; and

WHEREAS, the Lease required LESSOR to make certain improvements to new premises for expansion of County offices; and

WHEREAS, LESSOR has completed the improvements to COUNTY'S satisfaction; and

WHEREAS, COUNTY took possession of the improved premises on February 23, 1999; and

WHEREAS, the Lease requires the parties to amend the Lease upon completion of the improvements; and

WHEREAS, COUNTY and LESSOR desire to amend the Lease as specified.

NOW, THEREFORE, it is mutually agreed as follows:

1. Paragraph 5 of the Lease is amended to read as follows:

5. RENT

COUNTY shall pay to LESSOR for the entire leased premises, described in Exhibits B and C, monthly rent as follows:

A. A base rent of Seven Thousand Eight Hundred Twenty-Eight Dollars (\$7,828.00).

B. Additional rent of One Thousand Three Hundred Forty-Five Dollars and twenty cents (\$1,345.20) to cover the cost of modifications completed pursuant to paragraph 9 of this Lease. The amount of \$1,345.20 is based on amortizing the modification costs over the period of February 23, 1999 through January 31, 2008. This additional rent is effective as of March 1, 1999. This additional rent is not subject to CPI adjustments.

Rent shall be paid in advance on the first day of each month, except in the event that Board approval commences on a day other than the first day of the month, the rent

for the first partial month shall be prorated at one-thirtieth (1/30) of the rental rate for each calendar day the premises are ready for occupancy.

2. Paragraph 8 of the Lease is amended to read as follows:

8. MODIFICATION COSTS AMORTIZATION

LESSOR has expended a capital sum of Ninety Five Thousand Dollars (\$95,000.00) for certain alterations and improvements to the premises described in Exhibit C. Said alterations and improvements are described in paragraph 9 and Exhibit D of this Lease. COUNTY will pay to LESSOR, as additional rent, a sum equal to the cost of the improvements plus interest at ten percent (10%) per annum to be paid monthly in an amount which will fully amortize the cost of the improvements over a period of time commencing upon the occupancy of the New Premises and terminating upon the expiration of the Lease. This additional rent is set forth in paragraph 5(b) of this First Amendment to Lease. COUNTY shall have the right, at any time during the term of this Lease, to pay LESSOR in cash the unamortized balance of the improvement costs together with interest accrued to the date of payment. The amount to be paid by COUNTY pursuant to this paragraph and pursuant to paragraph 5(b) shall not be included in the monthly rental for purposes of determining the CPI increase or decrease described in paragraph 7 of this Lease.

3. In all other respects the Lease between the parties entered into on January 5, 1999, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Lease dated January 5, 1999, on the date indicated above.

(SEAL)

ATTEST:  
CLERK OF THE BOARD

By Lora Canzoneri  
Lora Canzoneri

APR 13 1999

APPROVED AS TO FORM:  
COUNTY COUNSEL

By Joyce Stigter

COUNTY OF HUMBOLDT

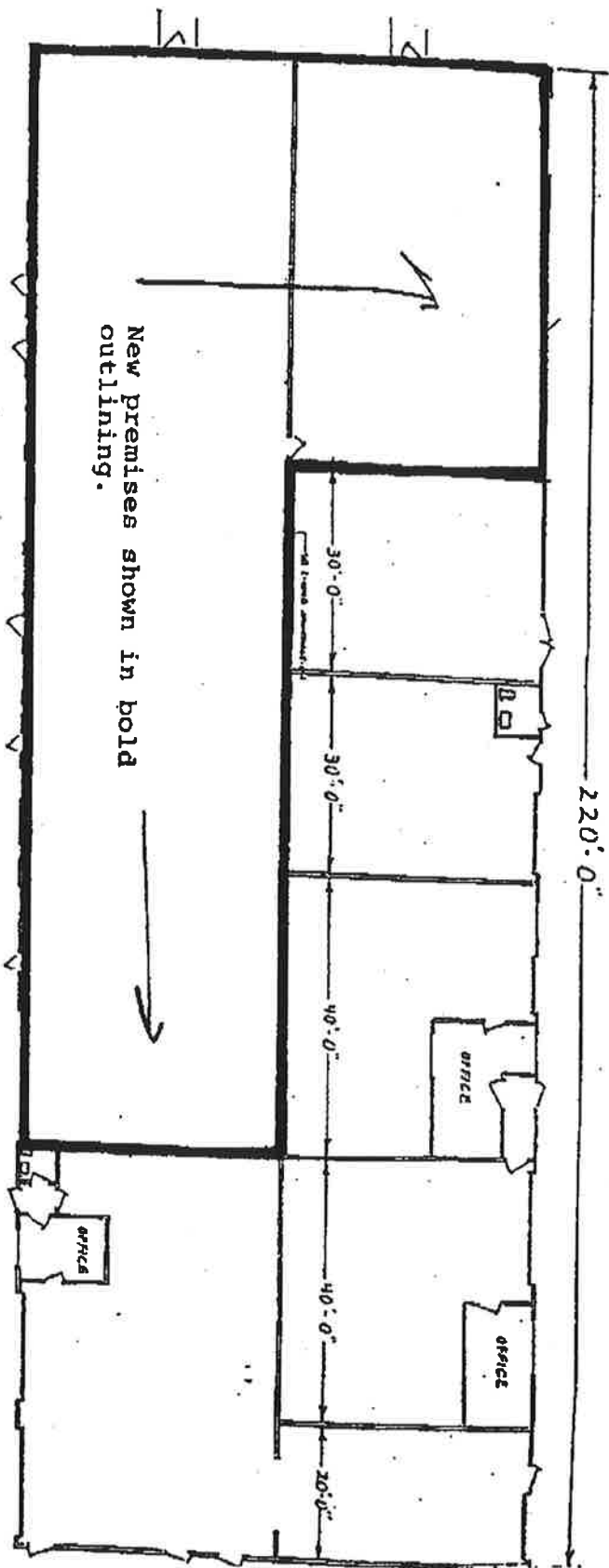
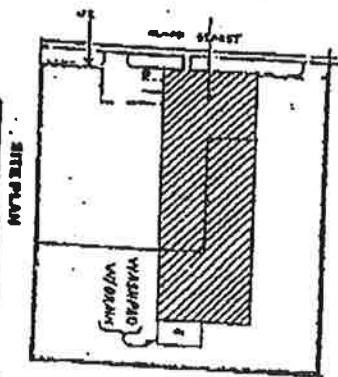
By Stan Dixon  
Chairman, Board of Supervisors  
County of Humboldt, State of California

LESSOR:  
ROBERT R. JONES, dba PUBA Properties

By Robert R Jones  
Title Owner/Lessor



600 WEST CLARK STREET



New premises shown in bold outlining.

EXHIBIT C

Exhibit D

Tenant improvements pursuant to section 9, BUILDING MODIFICATIONS, of this Lease between ROBERT R. JONES, dba PUBA PROPERTIES, and the COUNTY OF HUMBOLDT, shall be as follows:

Tenant improvements illustrated in attached blueprints entitled *INTERIOR BUILDING REMODEL, 600 West Clark St., APN 003-121-45*, dated November 16, 1998, and prepared by Thomas L. Whitchurch, P.E. as follows:

- a. Demolish existing concrete entry walk and build new concrete entry walks to provide handicapped access to building entrance.
- b. Relocate one wall of interior utility closet, located to the immediate left of building entrance as you enter, to provide clearance from building entrance required for handicapped access. Relocate electrical panel and telecommunication wiring within closet as necessary.
- c. Replace building entrance threshold to provide handicapped access.
- d. Paint and post indicated handicapped signage.
- e. Demolish interior walls and wood frame ceiling in rooms #101 and #116.
- f. Extend wall height where necessary to accommodate new ceiling in rooms #101 and #116
- g. Replace suspended acoustic ceiling and insulation in rooms #101 and #116.
- h. Remove platform under toilet(water closet) and submerge toilet drain line in room #114 to provide handicapped accessibility.
- i. Replace toilets and urinals in rooms #104 and #114 to provide handicapped accessibility.
- j. Install grab bars in room #114 to provide handicapped accessibility.

- k. Install wall outlets, floor outlets, and light fixtures as indicated.
- l. Install conduit and junction boxes for telecommunications as indicated.

Additional tenant improvements not illustrated in the blueprints as follows:

- m. Relocate drinking fountain.
- n. Relocate heating unit in attic of rear office area to accommodate new ceiling in room #116.
- o. Install fixed pane window in interior wall separating room #113 from room #116: , 4'-0"W x 3'-0"H.
- p. Install two fixed pane windows in interior wall separating room #118 from room #116, one on each side of door connecting said rooms. The one nearest exterior wall of building to be 4'-0"W x 3'-0"H, and the one to the interior of the building to be 5'-0"W x 3'-0"H.
- q. Make door between room #115 and E-Bay operable. County will need to relocate file shelves on E-Bay side of said door to provide access.
- r. Drywall, tape, and texture where necessary and paint office areas.
- s. Install new floor coverings in office areas as specified in section 19 A. (8), MAINTENANCE AND REPAIRS, of this Lease.
- t. Remove existing fence and gate on the east side of the building which currently separates State and County parking.

EXHIBIT D

A	D	E	F	G	d	I
1						
2		CONTRACT PRICE	90,850.00			
3		COST BREAKDOWN				
4		SUB TOTALS	74,850.00			
5	MAP					
6	K1	SECTION ONE, SOFT COSTS				
7						
8	K47	PLANS	3,000.00			
9		PLAN COPIES	100.00			
10	K212	PERMITS	1,500.00			
11	K347	LIABILITY INSURANCE	500.00			
12						
13		SECTION 2, SITE CONDITIONS				
14						
15	K377	TEMPORARY TOILET	120.00			
16	K392	BIN RENTAL				
17	K407	SUPERVISION	2,800.00			
18	K527	JOB CLEANUP, MAINTENANCE				
19	K542	DUMP FEES	2,500.00			
20	K557	RENTALS	500.00			
21						
22		SECTION 3, SITEWORK				
23						
24		SECTION 4, CONCRETE				
25						
26	K947	CONCRETE	100.00			
27		concrete sawing, demo	400.00			
28	K962	CONCRETE PUMP				
29	K977	FOUNDATION LABOR	400.00			
30	K922	FOUNDATION RENTALS	200.00			
31						
32		SECTION 5, STRUCTURE				
33						
34		DEMOLITION	6,560.00			
35	K1082	ROUGH LUMBER, SIDING	2,000.00			
36	K1127	ROUGH CARPENTRY	13,120.00			
37	K1142	ROUGH HARDWARE	800.00			
38	K1247	DOORS				
39	K1262	WINDOWS				
40	K1427	INSULATION	500.00			
41						
42		SECTION 6, SYSTEMS				
43						
44	K1472	PLUMBING	1,800.00			
45	K1487	SEWER EXTENSION				
46	K1502	SEWER PUMP				
47	K1517	HVAC	1,500.00			
48	K1532	GUTTERS, SHEET METAL				
49	K1547	ELECTRICAL	5,400.00			
50	K1562	LIGHTING, FIXTURES				



EXHIBIT D

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A	D	F	F	G	H	I
	K1622	SECURITY SYSTEM				
	K1667	PHONE SYSTEM				
	K1682	CABLE TV				
	K1697	DATA SYSTEMS	800.00			
		SECTION 7, FINISHES				
	K1757	STUCCO				
	K1772	PAINTING	5,500.00			
	K1802	DRYWALL	3,800.00			
	K1812	ACOUSTICAL CEILING	3,000.00			
	K1832	CABINETS				
	K1847	COUNTERS				
	K1862	SPECIAL WALL COVERINGS				
	K1922	INTERIOR FINISH CARPENTRY	2,050.00			
		INTERIOR FINISH LUMBER	400.00			
		FINISH HARDWARE				
		HANDICAP FEATURES	1,800.00	entry		
		SIGNAGE, NUMBERING				
		FIRE EXTINGUISHERS				
		FLOOR COVERINGS	13,000.00			
		BATH HARDWARE	200.00			
		MIRRORS				
		FINAL CLEANUP	500.00			
		SUB-TOTAL	74,850.00			
		CONTINGENCIES				
		OVERHEAD	8,000.00			
		PROFIT	8,000.00			
		FINAL	90,850.00			
		FINAL		CURRENT	INITIAL BIDS	ESTIMATE
		Loan fees, escrow fees				
		appraisal fees	4,150.00			

TOTAL \$95,000.00