



HEALTH SERVICES AGENCY
ADMINISTRATION

COUNTY OF SANTA CRUZ

HEALTH SERVICES AGENCY

POST OFFICE BOX 962, 1080 EMELINE AVENUE
SANTA CRUZ, CA 95061-0962
(408) 454-4066 FAX: (408) 454-4488
TDD: (408) 454-4123

April 13, 1998

AGENDA DATE: May 5, 1998

BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: 12 W. BEACH STREET LOBBY COUNTER MODIFICATIONS

Dear Members of the Board:

The Health Services Agency is proposing to modify lobby counters at its South County Mental Health offices at 12 West Beach Street in Watsonville. These modifications to existing counters are necessary to enhance client services and to allow for more efficient utilization of the reception area by support staff.

The 12 West Beach Street facility is a leased facility owned by Pacific Coast Development. County Counsel has advised a lease amendment is needed to allow for these additional leasehold improvements to be made by the lessor on behalf of the County. Cost for these tenant improvements is \$8,500. These costs can be absorbed within the current year Mental Health Division budget and will result in no increase in Net County Cost.

It is therefore RECOMMENDED your Board:

Approve the attached lease amendment with Pacific Coast Development to allow for reception counter modifications at 12 West Beach Street.

Sincerely,


Charles M. Moody
HSA Administrator

RECOMMENDED:


Susan A. Mauriello
County Administrative Officer

cc: CAO
County Counsel
Risk Management

DPW Real Property
Auditor Controller
Community Mental Health

HSA Administration

COUNTY OF SANTA CRUZ
REQUEST FOR APPROVAL OF AGREEMENT

0400126

TO: Board of Supervisors
County Administrative Officer
County Counsel
Auditor-Controller

FROM: Health Services Agency (Dept.)
(David M. Meedy, Jr.) (Signature) 4/15/98 (Date)

The Board of Supervisors is hereby requested to approve the attached agreement and authorize the execution of the same.

1. Said agreement is between the County of Santa Cruz (Agency)
Watsonville, CA 95076
and, William J. Hansen, d.b.a. Pacific Coast Development, 734 E. Lake Ave. (Name & Address)
2. The agreement will provide amendment of lease agreement at 12 W. Beach St. to provide for
modifications to reception counters.
3. The agreement is needed. to allow construction of necessary tenant improvements
4. Period of the agreement is from April 28, 1993 to completion and acceptance by County
5. Anticipated cost is \$ 8,500. (Fixed amount; Monthly rate; Not to exceed)
6. Remarks: _____
7. Appropriations are budgeted in \$4,250 in 363115 and
\$4,250 in 363124 (Index#) 3405 (Subobject)

NOTE: IF APPROPRIATIONS ARE INSUFFICIENT, ATTACH COMPLETED FORM AUD-74

Appropriations are available and have been encumbered. Contract No. 71619 Date 4/15/98
are not will be
GARY A. KNUTSON, Auditor-Controller
By Linda Ward Deputy.

Proposal reviewed and approved. It is recommended that the Board of Supervisors approve the agreement and authorize the
HSA Administrator to execute the same on behalf of the County of Santa Cruz
Health Services Agency (Agency). County Administrative Officer

Remarks: EH (Analyst) By EH Date 4/16/98
Agreement approved as to form. Date _____

Distribution:
Bd. of Supv. - White
Auditor-Controller - Blue
County Counsel - ADRIAN
Co. Admin. Officer - Conroy
Auditor-Controller - Pink
Originating Dept. - Goldenrod

To Orig. Dept. if rejected.

18
ADM - 29 (6/95)

State of California)
County of Santa Cruz) ss

I _____ ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz,
State of California, do hereby certify that the foregoing request for approval of agreement was approved by
said Board of Supervisors as recommended by the County Administrative Officer by an order duly entered
in the minutes of said Board on _____ County Administrative Officer
_____ 19____ By _____ Deputy Clerk

AMENDMENT TO LEASE

The parties hereto agree to amend that certain Lease dated July 9, 1996, by and between the County of Santa Cruz as "Lessee" and William J. Hansen, d.b.a. Pacific Coast Development as "Lessor" by adding Section 1.21 - Tenant Improvement Modifications to read as follows:

• 1.21 Tenant Improvement Modification:

Lessor agrees to modify the original tenant improvements as set forth in Exhibit "B" of this Lease by making changes in accordance with the plans and specifications, a copy of which, signed by each of the parties hereto, is attached as "Exhibit "D" and made a material part of this Lease, at a cost not to exceed the amount of \$8,500. The Lessee shall be responsible for any and all project expenses up to the maximum amount of \$8,500. The Lessor shall be responsible for any and all project expenses in excess of \$8,500 incurred in completing said improvements, including, but not limited to applicable building permits and fees. It is expressly understood and agreed by the parties that Lessor shall not be required to provide or pay for any construction changes or alterations deviating from Exhibit "D" and that all such changes or alterations shall be paid for solely by Lessee.

All other provisions of said Agreement shall remain the same.

LESSEE: COUNTY OF SANTA CRUZ

By: Charles M. Moody Dated: 4/21/98
Charles M. Moody, HSA Administrator

By: Cecilia Espinola Dated: 4/21/98
Cecilia Espinola, HRA Administrator

LESSOR: PACIFIC COAST DEVELOPMENT

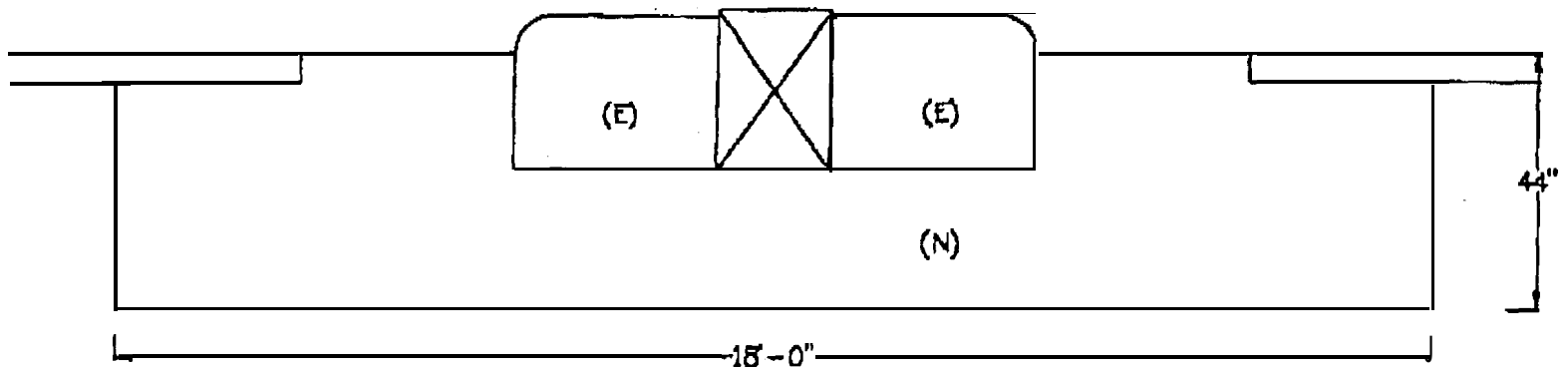
By: William J. Hansen Dated: 4/22/98
William J. Hansen, Owner

Approved as to form:

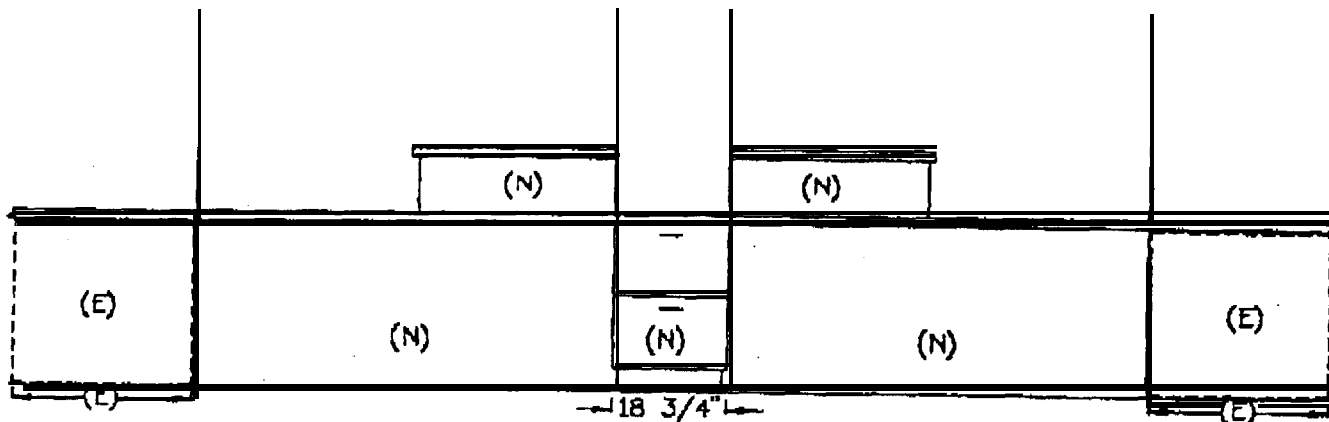
[Signature]
Assistant County Counsel

Recommended for Approval:

John Kuegler - Jon Scott Lockington
Chief, Real Property Division
Department of Public Works



PROVIDE NEW DE PANEL, COUNTERTOP, CABINET. DEMO EXISTING UNIT
 RE-USING (E) CABINETS AND TRANSACTION TOPS. NEW CABINET TO
 HAVE ADJ. DIVIDERS IN DRAWERS. BOTH DRAWERS TO BE LOCKABLE.



Room No. HSA Mental Health Counter Modifications

AMBERWOOD

ARCHITECTURAL MILL and CARPENTRY
 1666 SOUTH 7th STREET, BLDG. 7
 SAN JOSE, CA 95112

INSTALLATION

LICENSE #A886396

TEL (408) 938-1600
 FAX (408) 938-1600

PROJECT NO : 00
 PROJECT NAME : MHA
 ARCHITECT : NONE
 CONTRACTOR : BOGARD CONSTRUCTION

Date: 11/20/97
 Scale: 3/4"=1'-0"

REF.

01