

Original Agreement

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: August 30, 2011 – Consent	AGENDA NO.: 40
SUBJECT: a. Approve and authorize the Contracts/Purchasing Officer to execute Amendment No. 1 to Lease Agreement No. A-07545 with Salinas Airport Business Park Partners to address janitorial services performed at 730 LaGuardia Street, Salinas, California, for use by the Department of Social and Employment Services-Office for Employment Training Division; b. Authorize the Auditor-Controller to increase lease payments from \$63,502.17 to \$67,492.17 per month, effective September 1, 2011, and in accordance with the terms of the lease agreement; c. Approve and authorize the Contracts/Purchasing Officer to execute a Construction Supervision Agreement with Salinas Airport Business Park Partners to address required Americans With Disabilities Act improvements; and d. Authorize the Director of Public Works or his designee to give direction and approval to Salinas Airport Business Park Partners as it pertains to the Americans With Disabilities Act improvements they are performing.	
DEPARTMENT: RMA - Public Works	

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer to execute Amendment No. 1 to Lease Agreement No. A-07545 with Salinas Airport Business Park Partners to address janitorial services performed at 730 LaGuardia Street, Salinas, California, for use by the Department of Social and Employment Services-Office for Employment Training Division;
- b. Authorize the Auditor-Controller to increase lease payments from \$63,502.17 to \$67,492.17 per month, effective September 1, 2011, and in accordance with the terms of the lease agreement;
- c. Approve and authorize the Contracts/Purchasing Officer to execute a Construction Supervision Agreement with Salinas Airport Business Park Partners to address required Americans With Disabilities Act improvements; and
- d. Authorize the Director of Public Works or his designee to give direction and approval to the Salinas Airport Business Park Partners as it pertains to the Americans With Disabilities Act improvements they are performing.

SUMMARY/ DISCUSSION:

The Department of Social and Employment Services-Office for Employment Training Division (DSES-OET) has occupied 42,094 square feet of general office space at 730 LaGuardia Street, in the Salinas Airport Business Park, since October 1998, under a lease with Salinas Airport Business Park Partners (SABPP). The lease was renewed on November 18, 2008, and is set to expire on October 31, 2018.

Approval of Amendment No. 1 will transfer janitorial responsibilities from DSES-OET to SABPP and increase the lease payment by \$3,990 per month. The lease payment will increase from \$63,502.17 to \$67,492.17 per month, and continue to be subject to a 2-4% Consumer Price Index annual adjustment. A "Termination by County" clause is incorporated in the underlying Lease Agreement.

Amendment No. 1 to Lease Agreement No. A-07545 and Construction Service Agreement for
730 LaGuardia Street, Salinas CA
August 30, 2011
Page 2

Approval of the Construction Supervision Agreement will address recent changes to the Americans With Disabilities Act (ADA) to satisfy the requirement of the County's subtenant, the State of California Employment Development Department. SABPP has agreed to perform ADA upgrades to the facility, at a cost not to exceed \$80,000, which includes a 15% project management fee. The County will reimburse SABPP for any costs exceeding \$80,000, and any costs associated with architectural, engineering, and building permits and fees as well as the SABPP project management fee of 15%. Estimated total reimbursement cost to SABPP is \$54,550.

OTHER AGENCY INVOLVEMENT:

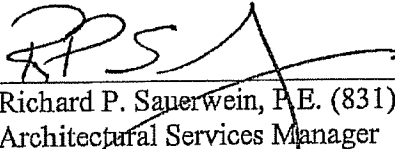
DSES-OET concurs with the Amendment No. 1 to the Lease Agreement and the Construction Supervision Agreement. County Counsel has approved them as to form and legality.

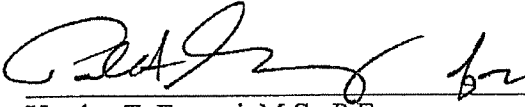
FINANCING:

There is no financial impact to the General Fund. Sufficient funds are available in the FY 2011-12 DSES-OET Fund 007, Budget Unit 565. On-going occupation of the leased premises and future extensions of the Lease Agreement will be based on the continued availability of funding. Estimated annual FY 2011-12 leasing cost is \$817,300, including janitorial and excluding utility services. Leasing costs will be subject to a 2-4% Consumer Price Index increase at the end of each year. Sufficient funds are also available in FY2011-12 DSES-OET Fund 007, Budget Unit 565, to cover the estimated reimbursement amount of \$54,550 to SABPP for ADA-required improvements.

Prepared by:

Approved by:


Richard P. Sauerwein, P.E. (831)796-3071
Architectural Services Manager


Yazdan T. Emrani, M.S., P.E.
Director of Public Works

Dated: August 22, 2011

Attachments: Board Order; Amendment No. 1 to Lease Agreement and Construction Supervision Agreement are on file with the Clerk of the Board; Project Budget; Location Map

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Lease Agreement No. A-07545

- a. Approve and authorize the Contracts/Purchasing Officer to execute Amendment No. 1 to Lease Agreement No. A-07545 with Salinas Airport Business Park Partners to address janitorial services performed at 730 LaGuardia Street, Salinas, California, for use by the Department of Social and Employment Services-Office for Employment Training Division;
- b. Authorize the Auditor-Controller to increase lease payments from \$ 63,502.17 to 67,492.17 per month, effective September 1, 2011, and in accordance with the terms of the agreement
- c. Approve and authorize the Contracts/Purchasing Officer to execute a Construction Supervision Agreement with Salinas Airport Business Park Partners to address needed Americans With Disabilities Act improvements; and
- d. Authorize the Director of Public Works or his designee to give direction and approval to the Salinas Airport Business Park Partners as it pertains to the Americans With Disabilities Act improvements they are performing.....

Upon motion of Supervisor _____, seconded by Supervisor _____, and carried by those members present, the Board hereby:

- a. Approved and authorized the Contracts/Purchasing Officer to execute Amendment No. 1 to Lease Agreement No. A-07545 with Salinas Airport Business Park Partners to address janitorial services performed at 730 LaGuardia Street, Salinas, California, for use by the Department of Social and Employment Services-Office for Employment Training Division;
- b. Authorized the Auditor-Controller to increase lease payments from \$ 63,502.17 to 67,492.17 per month, effective September 1, 2011, and in accordance with the terms of the agreement;
- c. Approved and authorized the Contracts/Purchasing Officer to execute a Construction Supervision Agreement with Salinas Airport Business Park Partners to address needed Americans With Disabilities Act improvements; and
- d. Authorized the Director of Public Works or his designee to give direction and approval to the Salinas Airport Business Park Partners as it pertains to the Americans With Disabilities Act improvements they are performing

PASSED AND ADOPTED this 30th day of August 2011, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book _____, for the meeting on _____, 2011.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors,
County of Monterey, State of California.

By _____
, Deputy

LEASE AMENDMENT 1

WHEREAS, the undersigned Lessee, County of Monterey entered into that certain Lease Agreement, dated November 25, 1997, and that certain Renewal to Lease Agreement dated November 25, 1997 (collectively referred to herein as the "Lease Agreement") with the undersigned Lessor, Salinas Airport Business Partners, and,

WHEREAS, the undersigned parties desire to amend certain provisions of said Lease Agreement:

IT IS HEREBY AGREED by and between the undersigned parties that the above-described Lease Agreement shall be modified and amended as follows:

1. Effective September 1, 2011, Exhibit D to the Lease Agreement which defines the nature and scope of the services and utilities to be provided, and who shall pay for said services and utilities, shall be replaced with Exhibit D attached hereto. More specifically, Lessor shall provide janitorial services for the Premises as defined in Exhibit D hereto.
2. The janitorial services to be provided are as specified in Exhibit 1, which is attached and incorporated herein.
3. Effective September 1, 2011, the monthly Rent as stated in the Lease Agreement, and paid by Lessee, shall be increased by an amount equal to three thousand nine hundred ninety dollars (\$3,990.00). On each anniversary of September 1, 2011 throughout the remaining term of the Lease Agreement, said increased amount of monthly Rent shall be increased by an amount equal to three percent of then existing monthly Rent provided under this provision.
4. LESSOR and LESSEE agree that it may be necessary to modify the janitorial specifications to better meet facility needs. Such modification shall be with mutual written consent. LESSOR and LESSEE acknowledge that an increase or decrease in costs may apply if changes are made to the scope of services identified in Exhibit 1. The rent to LESSOR from LESSEE will be adjusted accordingly at time of said change.
5. All other terms and conditions of the Lease Agreement, not inconsistent with this Lease Amendment, shall remain in full force and effect.

With the intent to be legally bound, the parties affix their signatures hereto.

(signatures only on following page)

LESSEE:

County of Monterey

By: _____
Name:
Its: Contracting Officer
Dated: _____

LESSOR:

Salinas Airport Business Park Partners

By: Sam Kobrinsky
Name: Sam Kobrinsky
Its: Managing Partner
Dated: 8.22.11

Approved as to Form (County Counsel)

By: Cynthia L. Hasson
Name: Cynthia L. Hasson
Its: Deputy County Counsel
Dated: 8.22.11

SUMMARY OF SERVICES AND UTILITIES

The following is a summary of services and utility responsibilities of LESSOR and LESSEE:

	N/A	LESSOR	LESSEE	FREQUENCY
Paper supplies, dispensers and waste containers (Premises & restrooms)			X	
Light bulbs & fluorescent light tubes & starters			X	
Ballasts & transformers for fluorescent lights, light switches and electrical outlets			X	
Heating & air conditioning control switches (thermostats)			X	
Janitorial service for interior of premises (dust, waste removal, vacuum, mop, cleaning) (Revised 9/01/11)		X		
Janitorial service for exterior of premises and common areas		X		
Carpet, tile and linoleum			X	
Gas			X	
Electric			X	
Water		X		
Window washing - Interior		X		
Landscaping and gardening		X		
Drapes, blinds, window shades			X	
Kitchen appliances			X	
Refuse, rubbish and garbage disposal		X		
Pest control - Interior			X	
OTHER:				
Pest control - Exterior		X		

CHECK LIST

ONE STOP CENTER



DAILY CLEANING (5 DAYS A WEEK)

RESTROOM CLEANING

	M	T	W	T	F	S	S
Empty waste containers							
Wet mop all hard floors							
Restock all paper product dispensers							
Clean & disinfect restroom fixtures							
Clean mirrors & glass							
Remove all graffiti							
Wipe down walls & partitions							
Clean doors/doorknobs & push plates							

GENERAL CLEANING

	M	T	W	T	F	S	S
Empty waste containers							
Empty exterior urns and ashtrays							
Clean & polish water fountain							
Sweep outside steps/landings @ entrances & exits							
Empty break-room and deskside recycle containers							
(place recycled material in a recycle dumpster)							
Remove graffiti from walls							
Clean doors/doorknobs & push plates							
Police trash and debris in facility							

FLOOR & CARPET CARE

	M	T	W	T	F	S	S
Sweep & dust mop hard floors & resilient floors with treated mop							
Vacuum all carpet & entry mats							
Mop all spills and hard surfaces							
Remove chewing gum and candy							
Mop elevator floors							

DUSTING (on a weekly rotational basis)

	M	T	W	T	F	S	S
All tops of filing cabinets							
All desks where cleared							
All table tops & counters where cleared							

WINDOW CLEANING

	M	T	W	T	F	S	S
Clean entry door and lobby glass (inside/outside)							
Clean interior partition and counter glass							
Clean interior door glass							

WEEKLY SERVICE

FLOOR & CARPET CARE

Mop all hard surface and resilient floors							
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RESTROOM CLEANING

Scrub sinks with abrasive cleaner							
Scrub toilets & urinals with acid down cleaner							

MONTHLY SERVICE

FLOOR & CARPET CARE

Machine scrub and seal restroom hard floors							
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RESTROOM CLEANING

Clean and disinfect all walls and partitions							
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Semi-Annually

RESTROOM CLEANING

Machine scrub and seal restroom hard floors							
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Floor Care

Scrub and recoat all tile floors							
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Construction Supervision Agreement

Whereas, Salinas Airport Business Park Partners (hereinafter "Owner") is the owner of those certain office buildings and real property which are commonly known as 730 La Guardia Street, Salinas, CA (hereinafter the "Property"); and,

Whereas The County of Monterey (hereinafter the "County") is a tenant under that certain written lease agreement with Owner, dated November 25, 1997, and subsequently amended on November 8, 2008 (hereinafter "Lease"); and,

Whereas the County would like to enter into that certain proposed Sublease Agreement with the State of California, by and through the Director of the Department of General Services (hereinafter the "State"); and,

Whereas the County and the Owner desire to have the Owner assist the County in completing those certain improvements to the Property as specifically defined in nature and scope and shown on Exhibit A attached hereto (hereinafter the "Improvements").

It is hereby agreed by and between the County and the Owner that they have entered into this Construction Supervision Agreement (hereinafter "Agreement") as of the 1st of August 2011, upon the terms and conditions as follows:

Architectural Services and Permits: Owner agrees to obtain a proposal for an employment agreement with a qualified, licensed architectural firm for the purpose of preparing construction plans and specifications regarding those construction requirements specifically stated in writing and provided by the Improvements, and further, to submit all necessary paperwork to the City of Salinas to obtain permits to commence and complete construction of the Improvements. Once a written proposal for said architectural services is provided to Owner, Owner shall provide copies thereof to the County for review and approval. Once said proposal is reviewed and approved by the County, the Owner agrees to execute said proposal and employ the services of said architectural firm to complete the services stated therein. The County hereby agrees to reimburse Owner for all costs of said architectural services and the costs of any related permits or fees, within thirty days of Owner submitting an invoice to the County for said services, costs, or fees as they are invoiced to the Owner by the architectural firm, or any related third parties.

Additional Soft Costs: In the event it becomes reasonably necessary to incur any expenses, costs, or services, in addition to those mentioned in the paragraph above, and which are separate from the actual hard general contractor construction costs and fees, (for example, engineering fees, state agency fees and any related testing costs), then proposals or bids will be obtained for said expenses, costs or services, and submitted to the County for review and approval. Once they are reviewed and approved, Owner will enter into contractual agreements to incur said expenses or costs, or obtain said services, and the County will reimburse Owner for all such expenses, costs or services, within

thirty days of Owner submitting an invoice to the County for said expenses, costs or services.

Hard Costs: Owner agrees to obtain a written proposal from a qualified licensed general contractor for the purpose of constructing and completing the Improvements, pursuant to the construction plans and specifications as provided by the County-approved architectural firm defined above. Once a written proposal for said construction services is provided to Owner, Owner shall provide copies thereof to the County for review and approval. Once said proposal is reviewed and approved by the County, Owner agrees to execute said proposal and employ the services of said general contractor to complete the services stated therein. In the discretion of Owner, Owner may engage more than one contractor to provide the services described above, but, in such an event, all separate proposals shall be submitted to the County for review and approval.

Owner shall pay to the general contractor(s) the first eighty thousand dollars (\$80,000.00) incurred by the general contractor(s) pursuant to the written proposal(s) approved by the County. The County hereby agrees to reimburse Owner for all costs incurred by the general contractor(s) above the first eighty thousand dollars paid by Owner, within thirty days of Owner submitting an invoice to the County for said costs as they are invoiced to the Owner by said general contractor(s). In the event said general contractor costs are less than eighty thousand dollars (\$80,000.00), said savings shall be retained by Owner, and shall not be applied to the costs incurred for architectural fees, permit fees, other soft costs, or any other costs, expenses or services required to complete the Improvements.

Approvals by County: Owner shall be entitled to rely upon written form of communication from an employee of the County that has been designated as having authority from the Monterey County Board of Supervisors in obtaining the approvals described hereinabove. Owner shall not be required to make any specific presentations or requests for payment to the Monterey County Board of Supervisors. If approval for any service, cost, or expense stated hereinabove requires specific approval of the Monterey County Board of Supervisors, then it shall be the obligation of the employees, agents or representatives of the County to obtain said approvals, not the obligations of the Owner.

Supervision Fees: The County agrees to pay to Owner a sum equal to fifteen percent (15%) of all expenses, costs and services related to the Improvements as compensation for contracting and supervising the architects and contractors, pulling the permits required for the Improvements and working with the County to complete the Improvements. Owner shall invoice the County for the supervision fees described herein along with the submission of all third-party invoices for reimbursement to Owner from the County. The supervisions fees described herein shall apply to all of the soft costs and hard costs related to the Improvements and shall specifically apply to the costs of services included in the eighty thousand dollars of services to be paid by Owner.

Not a Lease: This Agreement is not a lease, and it grants no rights of possession or other leasehold rights to the County, the State, or any other third party. This Agreement is separate and apart from, and independent of, the Lease. Any breach of this Agreement

by County, shall not constitute a breach of its leasehold obligations under the Lease, but shall constitute a separate breach of contract, and any remedies therefor shall be as allowed by law. Any breach of this Agreement by Owner, shall not constitute a breach of its leasehold obligations under the Lease, but shall constitute a separate breach of contract, and any remedies therefor shall be as allowed by law; however, any damages shall be limited to the total sum of eighty thousand dollars (\$80,000.00).

State Not a Party: It is specifically acknowledged and agreed that the State of California is not a party to this Agreement, and shall have no standing to intervene or assert any rights under this Agreement as a party, or as a third-party beneficiary. Whatever contractual obligations that may or may not exist by and between the County and the State are obligations which are not, contractually or otherwise, obligations of the Owner.

Gender, Numbers: Words of any gender used in this Agreement shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless the context requires otherwise.

Headings: The captions used in connection with the sections of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language of this Agreement.

Capitalized Terms: All capitalized terms shall have the meaning ascribed to such term in this Agreement.

Attorneys' Fees: If any legal action is brought in connection with this Agreement, the prevailing party shall be entitled to collect its reasonable attorneys' fees and its court costs. Owner and County shall be responsible to bear their own attorney=s fees in regard to the review and completion of this Agreement.

Interpretation: The parties acknowledge that each party and its counsel have had an opportunity to review this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

Severability: If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement, provided that both parties may still effectively realize the complete benefit of the transaction contemplated hereby.

Governing Law: This agreement shall be governed by and construed in accordance with the substantive laws of the State of California. Owner and County agree that any

litigation instituted in connection with this Agreement shall be in the County of Monterey, State of California.

Amendments: No modification or amendment of this Agreement shall be effective unless made in writing and executed by Owner and County.

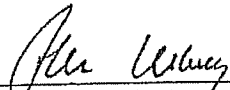
Multiple Counterparts: This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original and all, when taken together, shall constitute one and the same instrument. A facsimile or similar transmission of a counterpart signed by a party hereto shall be regarded as signed by such party for purposes hereof.

Successors and Assigns: This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

Assignability: Any assignment by either party hereto prior to shall not relieve the Assignor of any liabilities under this Agreement until completion of the promises and consideration described hereinabove.

OWNER:

Salinas Airport Business Park Partners

By: 
Samuel Kobrinsky

8.22.11
date

COUNTY:

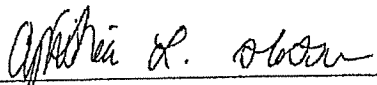
County of Monterey

By: Mike Derr
Its: Contracts/Purchasing Officer

date

APPROVED AS TO FORM AND LEGALITY

County of Monterey

By: 
Its: Deputy County Counsel

8.22.11
date

ADA SURVEY SUMMARY FORM ADA SURVEY SUMMARY REPORT

EXHIBIT A

Job Services / One-Stop
PROGRAM

8/11/2010
DATE

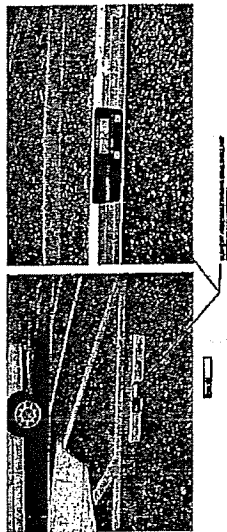
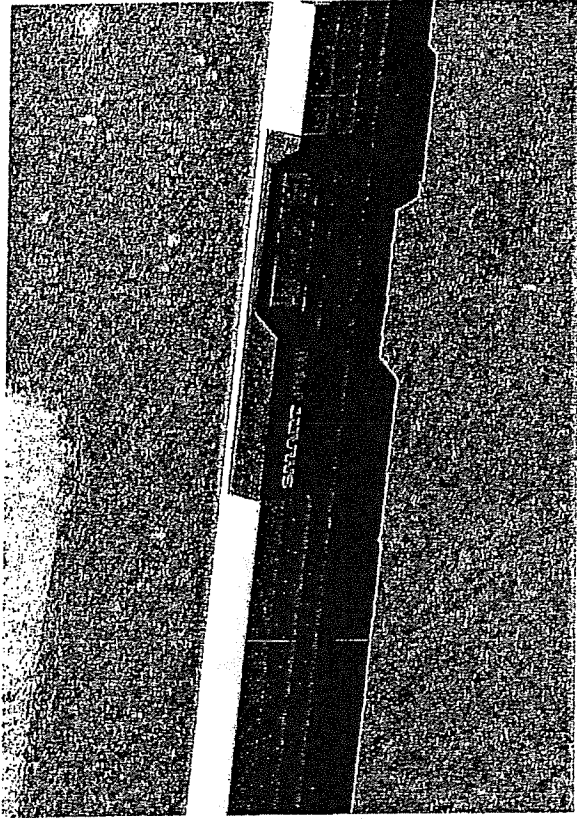
730 La Guardia Street, Salinas CA
FACILITY ADDRESS

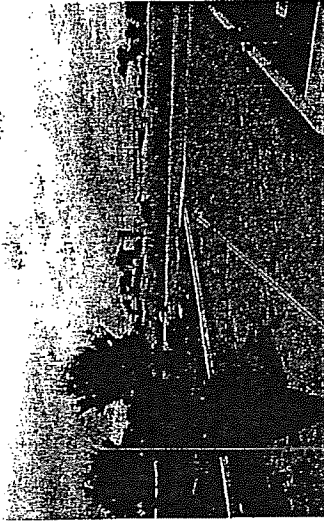
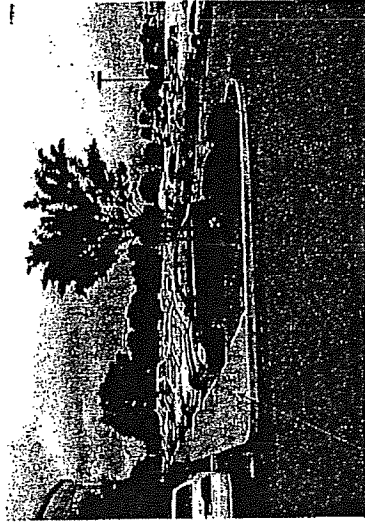
Dan Lee, Architect
REPORT PREPARED BY

BUILDING FEATURE	LOCATION	BARRIER	CORRECTION NEEDED	COMMENTS
Parking	Parking stalls	Existing Accessible parking stall surface slope exceeds over 3%	Maximum Accessible parking stall surface slope shall be less than 2% in any direction per CBC1129B.3.4.	See Fig.1
Exterior Path of Travel	Path of Travel from Bus stop to Main entrance door	There are no accessible path of travel from bus stop adjacent to the subject property to accessible main entry door	Provide accessible path of travel from bus stop adjacent to the subject property to accessible main entry door per CBC 1114B.1.2	See Fig. 2
Drinking Fountain	Next to Restrooms on 1st and 2nd floor	Existing drinking fountains on both floors do not have high/low drinking fountains	Provide 1 accessible & 1 standard height drinking fountain per CBC1117B.1.1.	See Fig. 3
	Next to Restrooms on 1st and 2nd floor	Existing drinking fountains are not located completely within alcove.	All drinking fountains shall be located completely within alcove per CBC1117B.1.3..	See Fig. 4
Curb Ramps	Built-Up Curb Ramp	Existing built-up curb ramp does not comply	Curb ramps with greater than 2% can not be located within the parking space or adjacent access aisle. Provide parallel or perpendicular curb ramp instead of built-up curb ramp or redesign parking layout (see checklist 4, Fig. 4-A, 4-B & 4-C) CBC1127B.5.1	See Fig. 5
Stairs	Interior stairs	Existing handrail handgrip size is 1.5" by 5.5" thick.	Diameter of the handrail at all stairs shall be 1-1/4" to 1-1/2" diameter or equivalent size per CBC 1133B.4.2.6.	See Fig. 6
Doors & Gates	Restroom Doors	Pressure to operate main entrance door is 20 lbs and restroom doors are over 10 lbs.	Pressure to open all interior and exterior doors shall not exceed 5 lbs per CBC1133B.2.5.	See Fig. 7
Lobbies and Reception Areas	EDD reception counter	Existing reception counter does not have accessible writing surface.	Provide writing surface with knee space at least 27" high, 30" wide and 19" deep per CBC 1122B.4 & 1122B.3	See Fig 8

ADA SURVEY SUMMARY FORM

BUILDING FEATURE	LOCATION	BARRIER	CORRECTION NEEDED	COMMENTS
Elevators	Door jamb signs - braille	Existing 2nd floor elevator hoistway entrance have raised floor designation letters or numerals on left side of elevator hoistway only.	All elevator hoistway entrance shall have raised floor designation letters or numerals on both sides of elevator hoistway on each door jamb centered 60" AFF per CBC1116B.1.15	See Fig. 9
Restrooms	All Accessible Toilet Stall Doors in Restrooms	Existing strike edge clearance on pull side of accessible door has only 6" or less clearance.	Provide minimum 18" strike edge clearance on pull side of accessible stall door per ADAAG 4.17.5 & 4.13.6.	See Fig. 10
	All Accessible Toilet Stall Doors in Restrooms	All accessible stall doors are not self-closing	All accessible stall doors shall be self-closing per CBC 1115B.3.4 Item 4.5	See Fig. 11
Office Buildings	Employee Room	Base cabinet under sink does not have accessible knee clearance	Provide wheel chair accessible knee clearance under kitchen sink per CBC 1133A.4.1.2, 1133A.4.1.3 & 1133A.4.1.4.	See Fig. 12

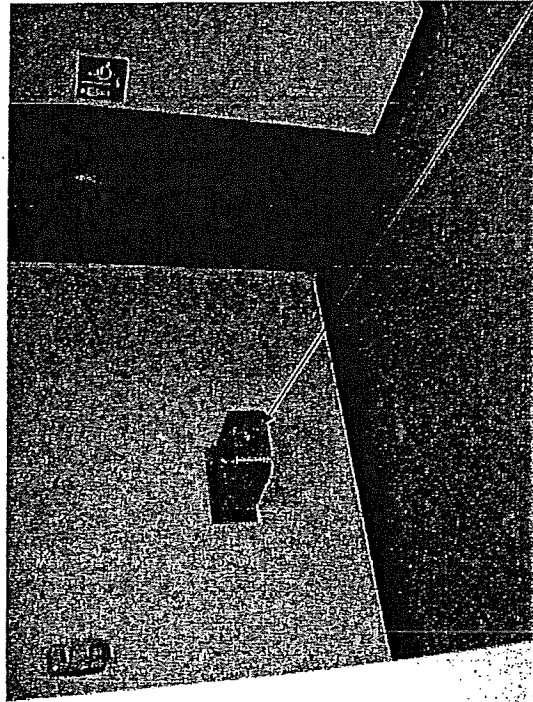
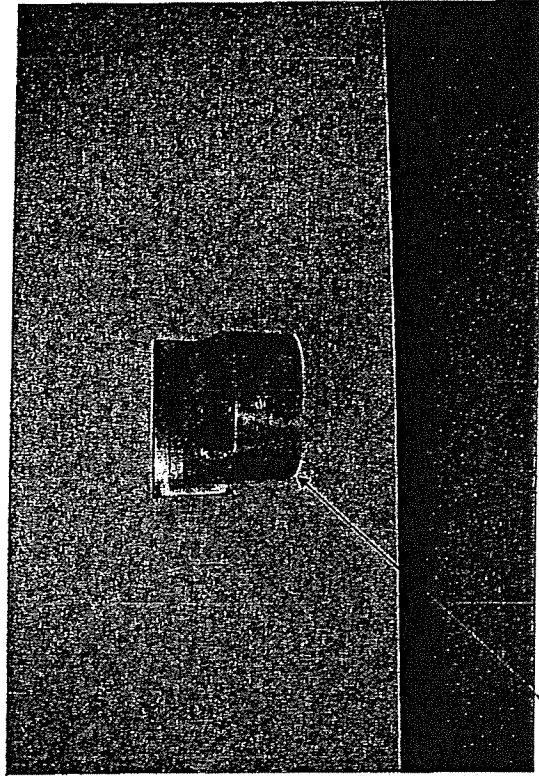




Need accessible path of travel from Bus Stop to Main Entrance

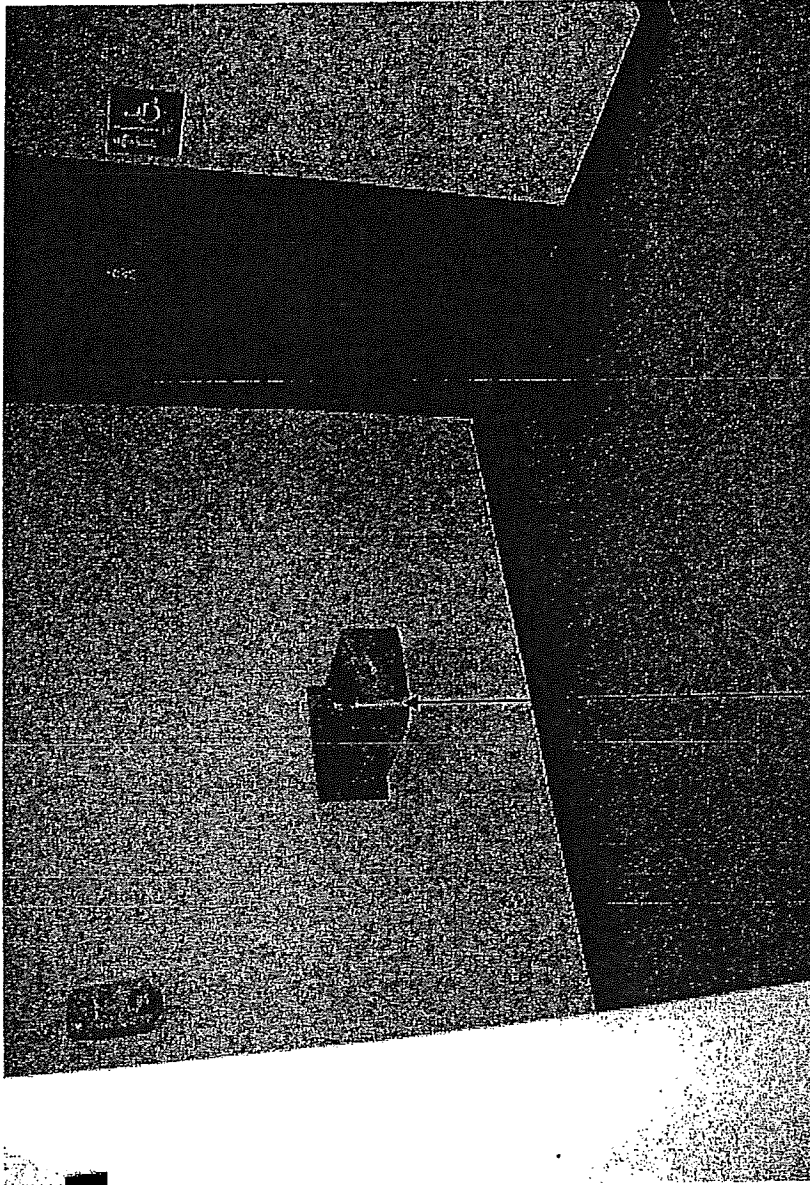
Fig. #2

Existing Bus Stop adjacent to subject property



Provide 1 accessible & 1 standard height drinking fountain

Fig. #3



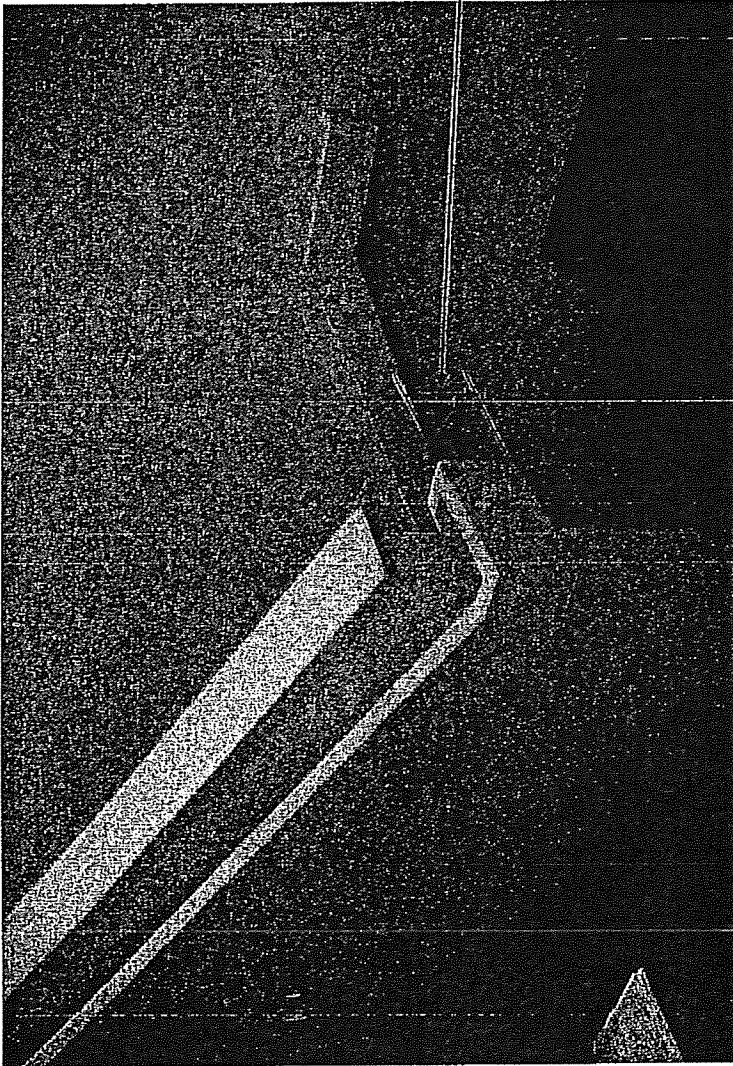
All drinking fountains shall be
located completely within alcove

Fig #4



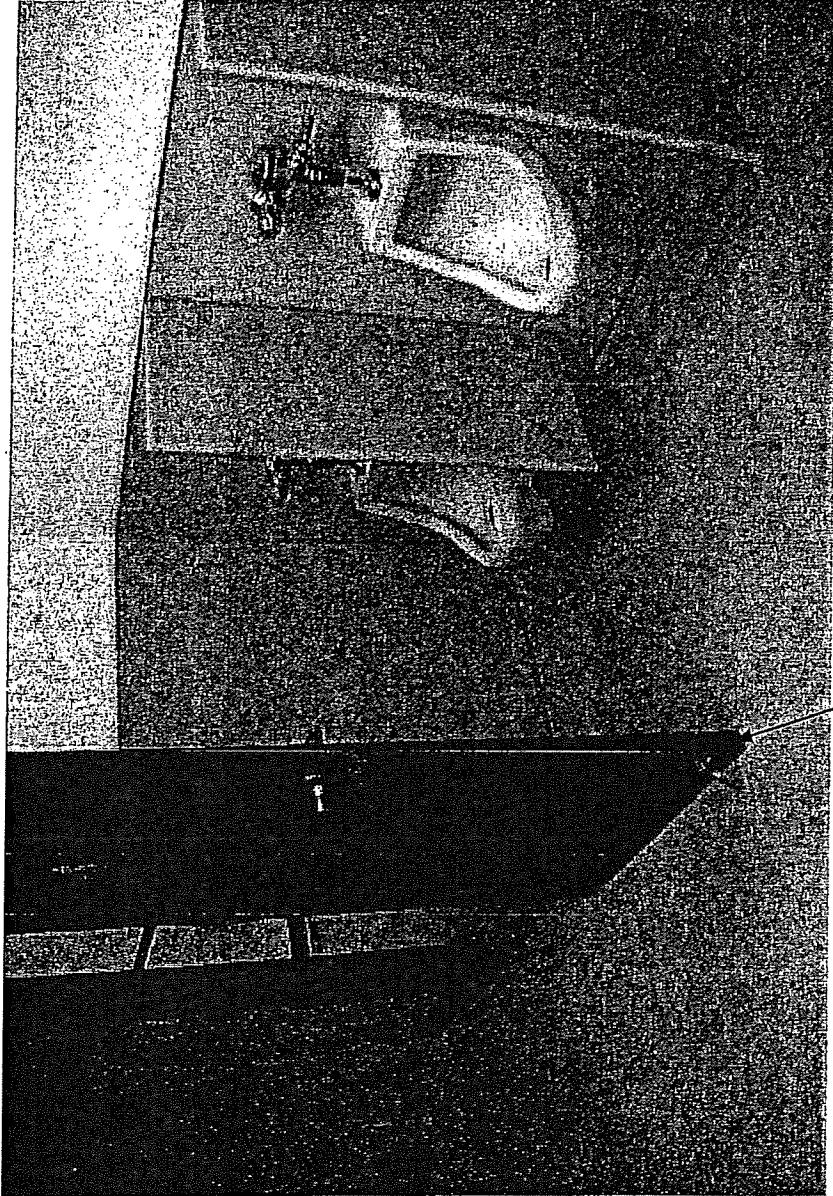
Existing built-up curb ramp
is not compliant

Fig #6



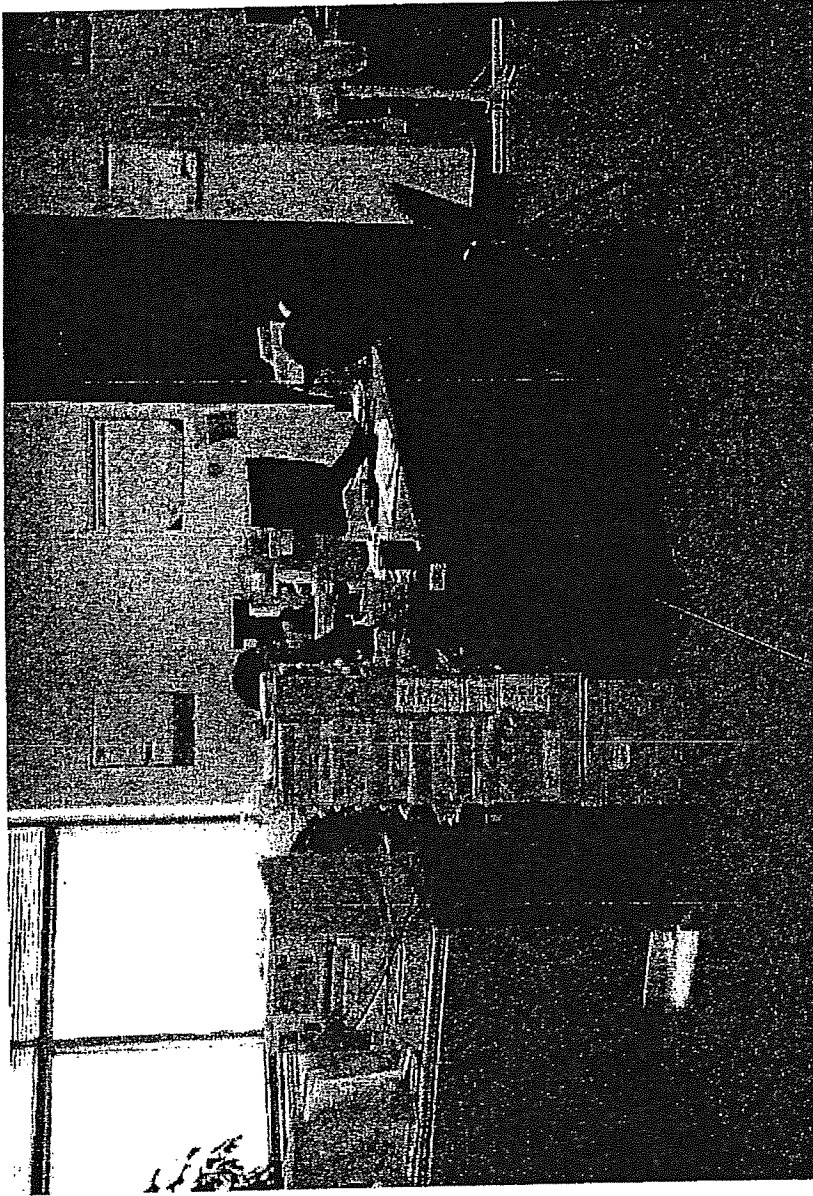
Existing handrail is 1.5" X 5.5" thick
Handrails shall be 1-1/4" to 1-1/2" diameter or equivalent

Fig. #6



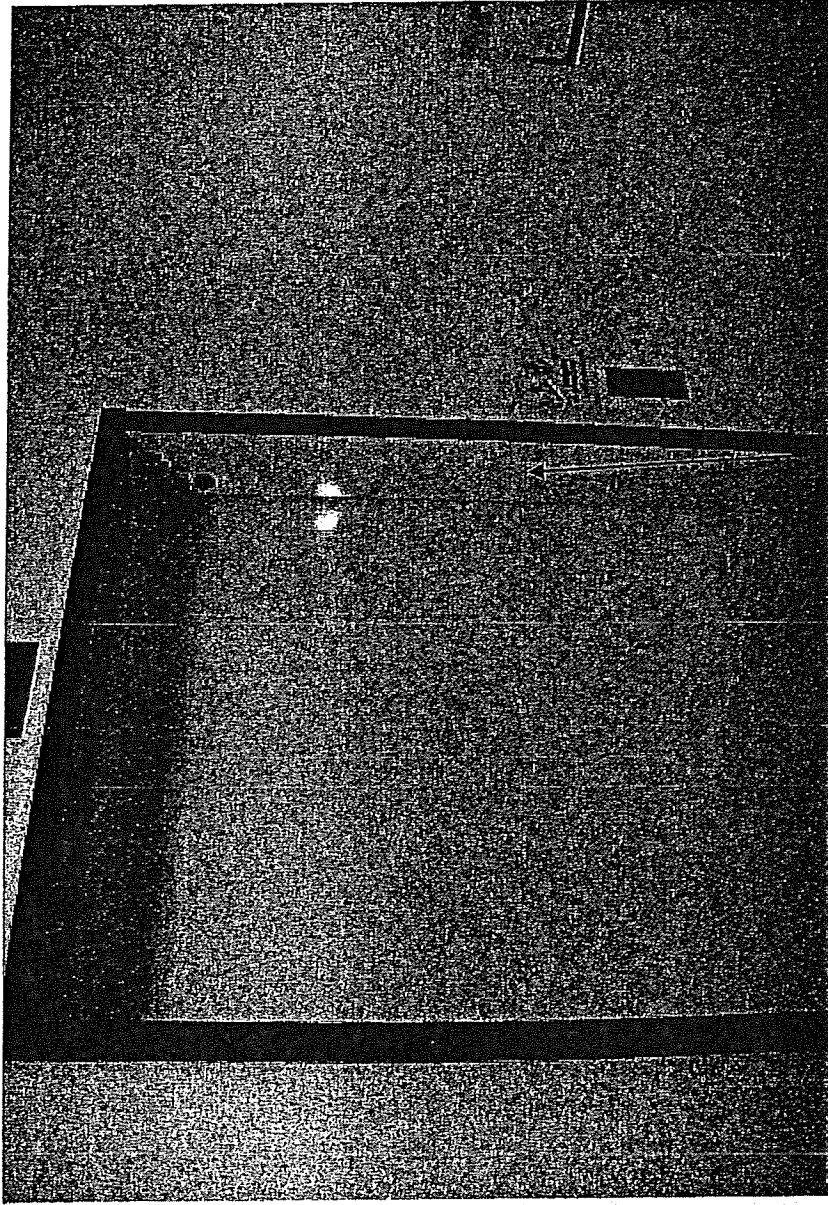
Pressure to open all interior & exterior doors shall not exceed 5 lbs.

Fig. #7



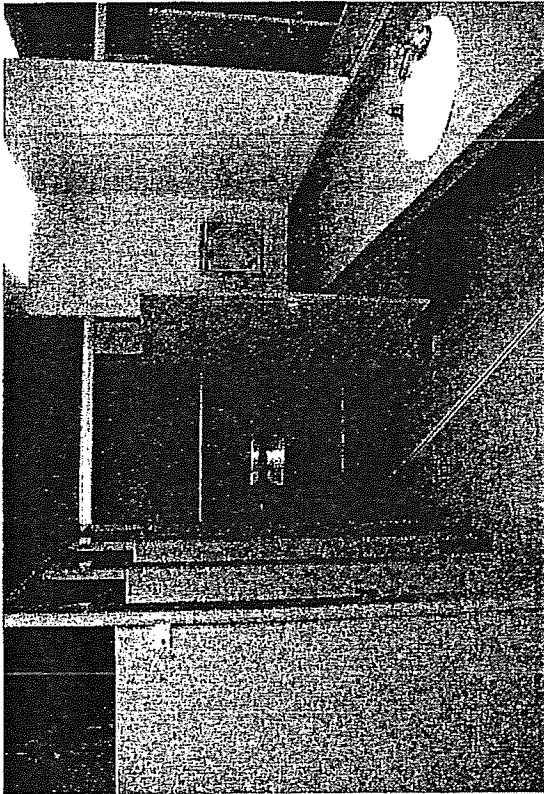
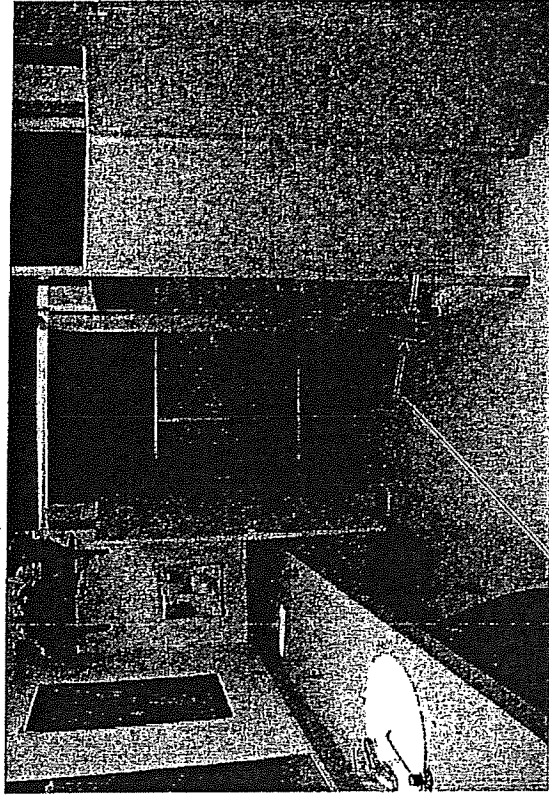
Provide Accessible Writing Counter

fig. #8



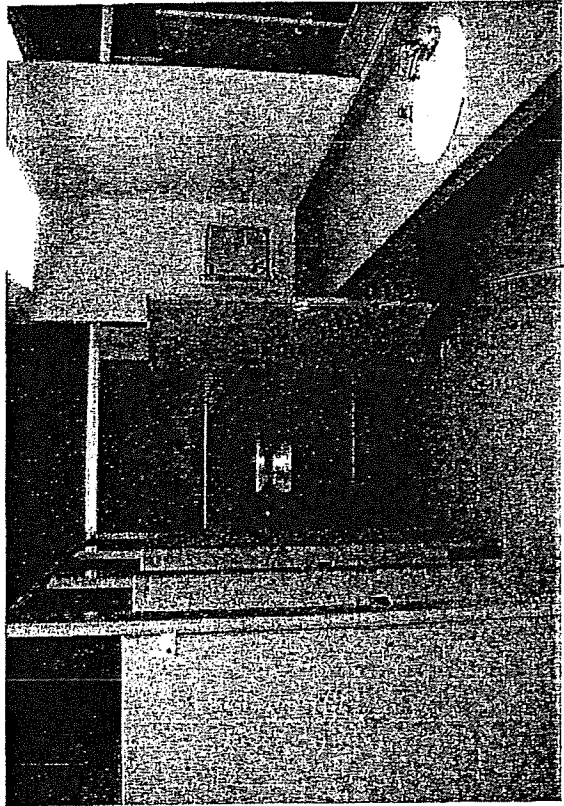
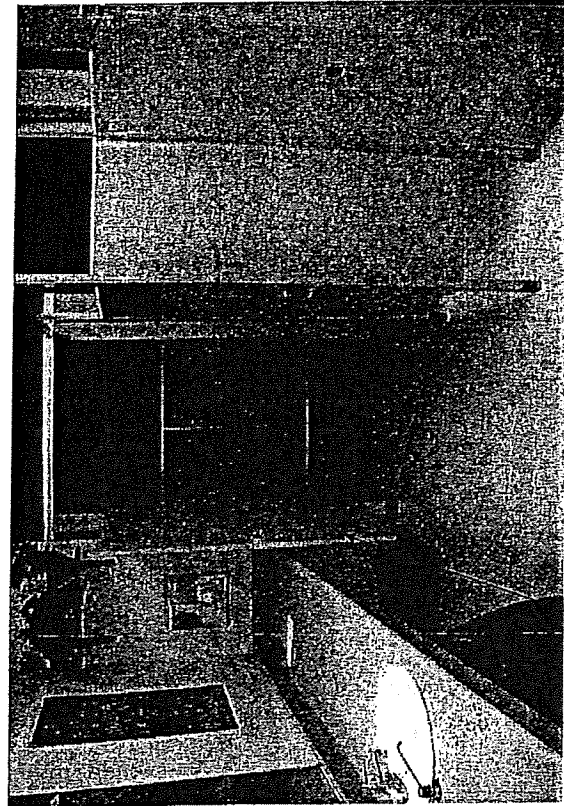
Provide raised floor designation or numericals
on both sides of elevator hoistway

Fig. #9



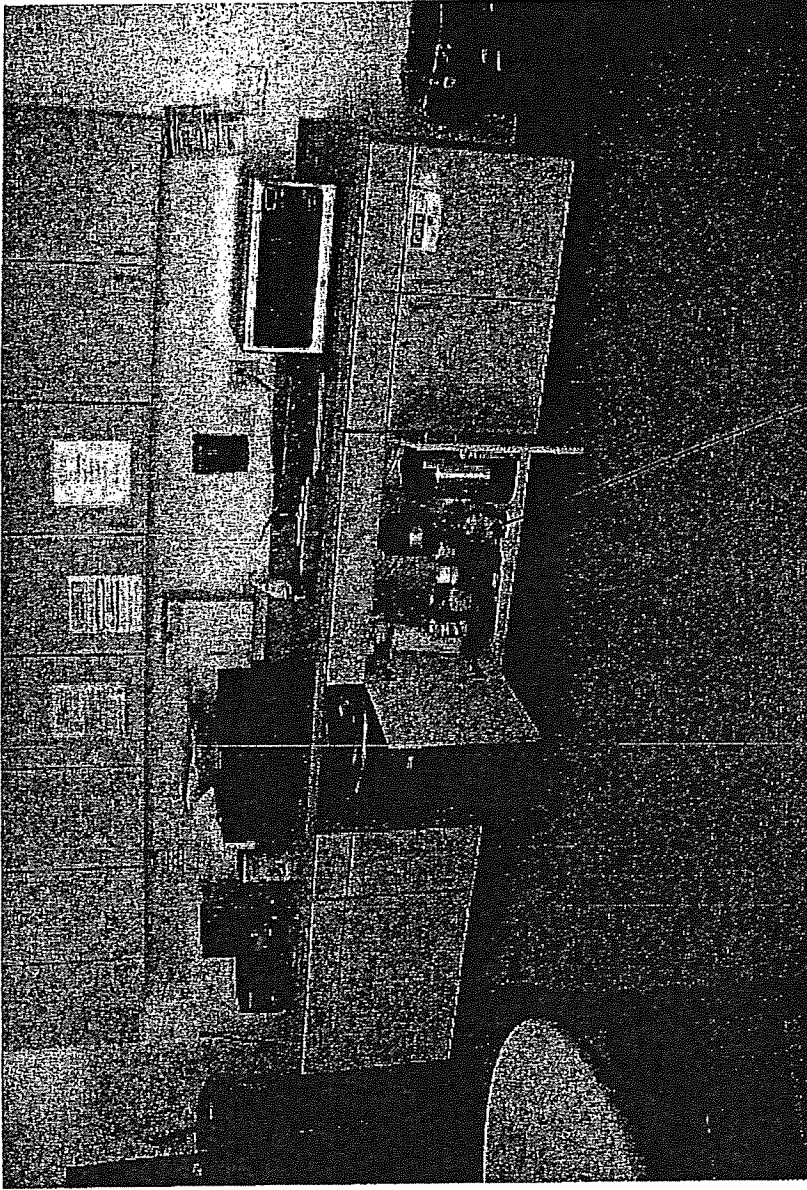
Provide min. 18" clearance on pull side of stall door

Fig. #10



Stall doors shall be self-closing

Fig. #11



Stall doors shall be self-closing

Fig. #12

**MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS
ADA UPGRADE PROJECT
730 LA GUARDIA STREET, SALINAS, CA**

PROJECT BUDGET

Design & Engineering		\$ 13,500
Construction Contract		
Engineer's Estimate	\$80,000	
25% Contingencies	<u>\$20,000</u>	
		\$100,000
Permitting		3,500
Project/Construction Management (15%)		<u>17,550</u>
TOTAL ESTIMATED PROJECT COST:		\$134,550

FUNDING SOURCE

Lessor (Salinas Airport Business Park Partners) Allowance		\$ 80,000
Department of Social and Employment Services- Office for Employment Training Fund 007, Budget Unit 565.		<u>\$ 54,550</u>
TOTAL:		\$134,550

LOCATION MAP
Amendment 1 to Lease A-07545
730 LaGuardia Street, Salinas CA

