

CLARK COUNTY STAFF REPORT

DEPARTMENT: General Services-Facilities

DATE: 9/27/2016

REQUESTED ACTION:

Approve Phase I VA Tenant Improvements at the Center for Community Health

Consent Hearing County Manager

BACKGROUND

On July 5, 2016 the County signed a contract to lease a portion of the Center for Community Health (CCH) to the Department of Veterans Affairs (VA). A condition of this contract was that the VA could have tenant improvements by the County or its contracts. The VA is now ready for Phase I tenant improvement work to be completed. How this is done is the county is responsible for getting all tenants improvements completed and paying for them and after the phase I work is fully completed the county can collect back from the VA the full cost of the improvements. This staff report is asking for the authority to complete the tenant improvements, initially pay for them with Major Maintenance Fund (5193) and collect the revenue from the VA once completed. A 2016 fall supplemental package has already been submitted to request the expenditure and revenue budget for this project.

COUNCIL POLICY IMPLICATIONS

None

ADMINISTRATIVE POLICY IMPLICATIONS

None

COMMUNITY OUTREACH

None

BUDGET IMPLICATIONS

| YES | NO | |
|-----|----|--|
| | X | Action falls within existing budget capacity. |
| | X | Action falls within existing budget capacity but requires a change of purpose within existing appropriation |
| X | | Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager. |

BUDGET DETAILS

| | |
|--------------------------|---|
| Local Fund Dollar Amount | \$46,923.74 |
| Grant Fund Dollar Amount | \$0 |
| Account | Major Maintenance-Fund 5193 |
| Company Name | EmpowerDigital Solutions, Staples Business Advantage, and an electrical contractor(TBD) |

DISTRIBUTION:


Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Michelle Schuster
Administrative Services Manager II



Robert Stevens
Director of General Services

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Sept. 27, 2016

SR# SR 199-16



APPROVED: _____
Mark McCauley, County Manager

DATE: _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

This project will be fully paid for by the VA after completed.

Part II: Estimated Revenues

| Fund #/Title | Current Biennium | | Next Biennium | | Second Biennium | |
|-----------------------------|------------------|-----------|---------------|-------|-----------------|-------|
| | GF | Total | GF | Total | GF | Total |
| Fund 5193/Major Maintenance | | 46,923.74 | | | | |
| | | | | | | |
| | | | | | | |
| Total | | 46,923.74 | | | | |

II. A – Describe the type of revenue (grant, fees, etc.)

The VA will reimburse the county for all tenant improvement projects after the fact.

Part III: Estimated Expenditures

III. A – Expenditures summed up

| Fund #/Title | FTE's | Current Biennium | | Next Biennium | | Second Biennium | |
|-----------------------------|-------|------------------|-----------|---------------|-------|-----------------|-------|
| | | GF | Total | GF | Total | GF | Total |
| Fund 5193/Major Maintenance | | | 46,923.74 | | | | |
| | | | | | | | |
| | | | | | | | |
| Total | | | 46,923.74 | | | | |

III. B – Expenditure by object category

| Fund #/Title | Current Biennium | | Next Biennium | | Second Biennium | |
|----------------------|------------------|-----------|---------------|-------|-----------------|-------|
| | GF | Total | GF | Total | GF | Total |
| Salary/Benefits | | | | | | |
| Contractual | | 46,923.74 | | | | |
| Supplies | | | | | | |
| Travel | | | | | | |
| Other controllables | | | | | | |
| Capital Outlays | | | | | | |
| Inter-fund Transfers | | | | | | |
| Debt Service | | | | | | |
| Total | | 46,923.74 | | | | |

US DEPARTMENT OF VETERANS AFFAIRS

LEASE AMENDMENT NO. P00001

LEASE AMENDMENT

TO LEASE NO. VA260-16-L-0001

ADDRESS OF PREMISES

Clark County Center for Community Health

Bldg. 17
1601 E Fourth Plain Blvd
Vancouver WA 98661-3753

THIS AMENDMENT is made and entered into between
COUNTY OF CLARK
whose address is

1300 FRANKLIN ST

VANCOUVER WA 98660

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, covenant and agree that the said Lease is amended, effective as follows:

This is lease amendment #P00001 to include the following Tenant Improvements:

- 1. The scope of work is for the 1st floor as follows:
a. Furnish and install work stations per attached floor plan.
b. Furnish and install swipe card at area exterior door per attached plan.
c. Furnish and install bell/camera/release system at building exterior door per attached plan.
d. Install VA-furnished network cabinet at room A135 per attached plan. VA will furnish punch-down panel, switch, and
e. Install emergency power for VA-furnished network cabinet at room A135 per attached plan.
f. Install power for VA-furnished microwave and refrigerator at room A135 per attached plan.
g. Connect all first floor data to new VA-furnished network cabinet at A135.
2. The cost of the work listed above is estimated to be \$46,923.74.

Overall cost of the job is not to exceed \$46,923.74. The consideration represents a complete equitable adjustment for
all costs, direct and indirect, associated with the work and time agreed herein, including but not limited to all costs
incurred for extending overhead, supervision, disruption or suspension of work, labor inefficiencies, and this changes
impact on unchanged work. All other lease terms and conditions shall remain unchanged and in full force and effect.

This Lease Amendment contains 6 pages.
All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Signature]
Name: MARC BOLDT
Title: Council Chair
Entity Name: Clark County, WA
Date: 9/27/16

FOR THE GOVERNMENT:

Signature: [Signature]
Name: JEFFREY DEERING
Title: Lease Contracting Officer
Department of Veterans Affairs

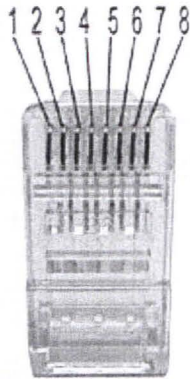
WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Rebecca Gilton
Title: Clerk to Council
Date: 9/27/16

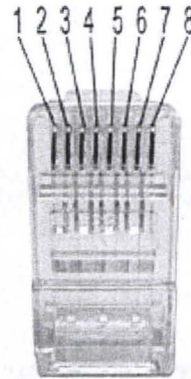


TIA/EIA 568a and 568b Wiring Color Codes

TIA/EIA-568-B.1-2001 is likely the most commonly used and talked about feature of the specification created in 1988. 568-a is the definition of pin assignments for the pairs within Category 3 (CAT3), Category 5 (CAT5) and Category 6 (CAT6) unshielded twisted-pair (UTP) cables (eight conductor, 100-ohm balanced twisted pair cabling). The Pin/Pair assignments were named T568A and T568b, both of which define the pinout or specific order the UTP pairs need to be terminated within 8P8C (Eight Position, Eight Conductor) modular connectors, also known as RJ45 connectors.



| Pin # | Wire Color |
|------------------|--------------|
| 1 | White/Green |
| 2 | Green |
| 3 | White/Orange |
| 4 | Blue |
| 5 | White/Blue |
| 6 | Orange |
| 7 | White/Brown |
| 8 | Brown |
| 568-A Color Code | |



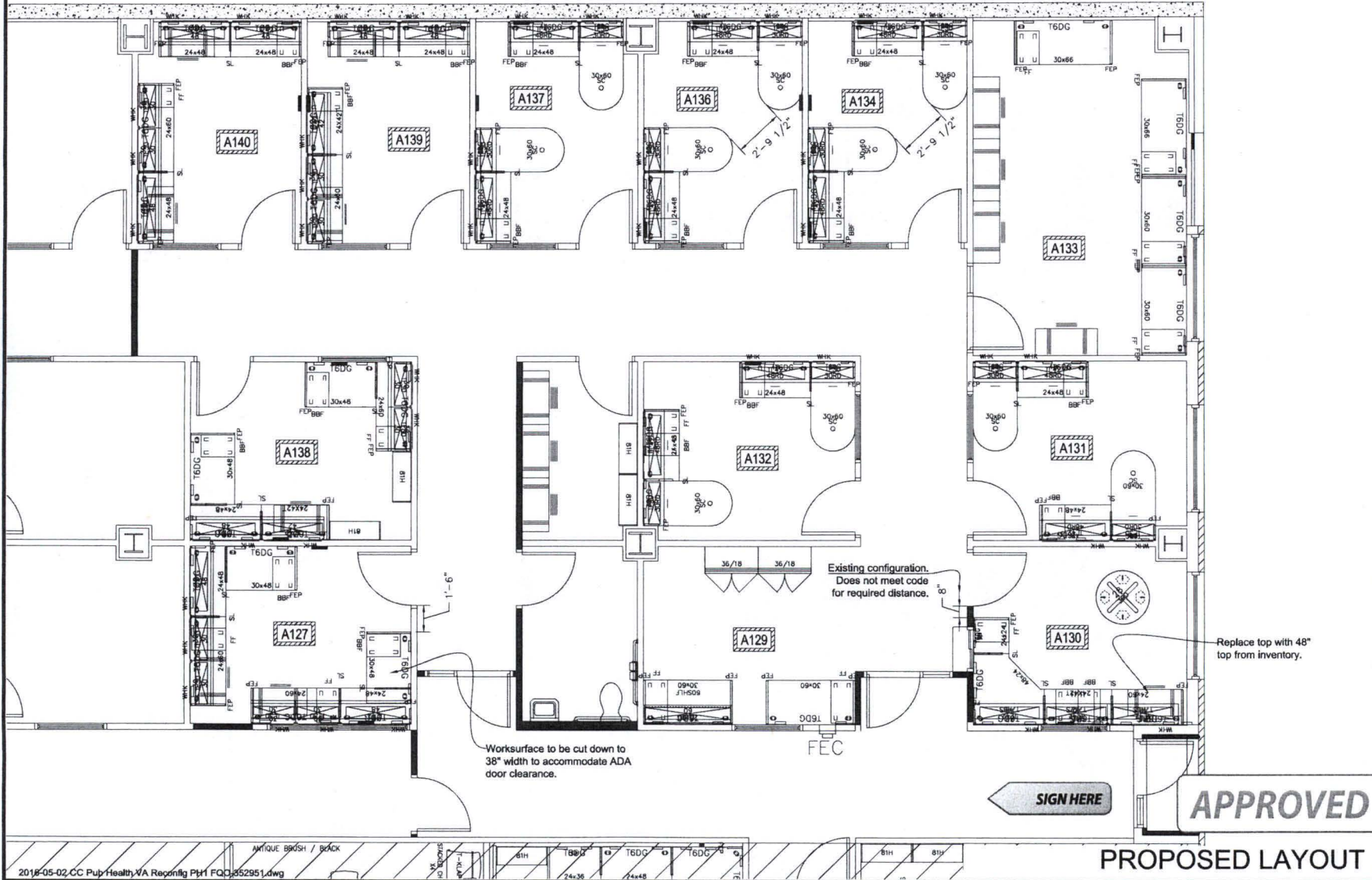
| Pin # | Wire Color |
|------------------|--------------|
| 1 | White/Orange |
| 2 | Orange |
| 3 | White/Green |
| 4 | Blue |
| 5 | White/Blue |
| 6 | Green |
| 7 | White/Brown |
| 8 | Brown |
| 568-B Color Code | |

See attached document: CC Bldg 1st Floor _APPROVED LAYOUT.

See attached document: Bldg 17-firstfloor-proposed TI.

Lessor _____ Government _____

NOTES: - FURNITURE PROVIDED BY CLARK CO. FROM EXISTING INVENTORY.
 - VA TO PROVIDE OFFICE SEATING & ERGOTRON SIT-TO-STAND UNITS.



APPROVED
PROPOSED LAYOUT

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Clark County CCH - VA Relocation, 1st Floor Furniture Layout

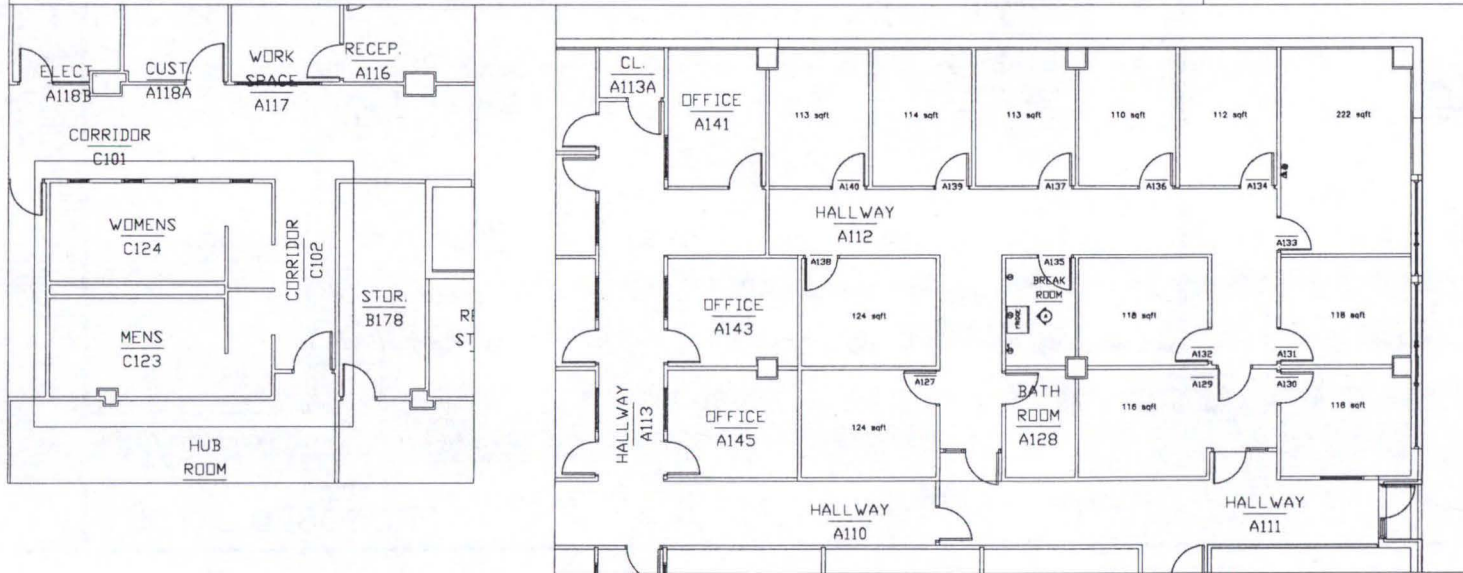
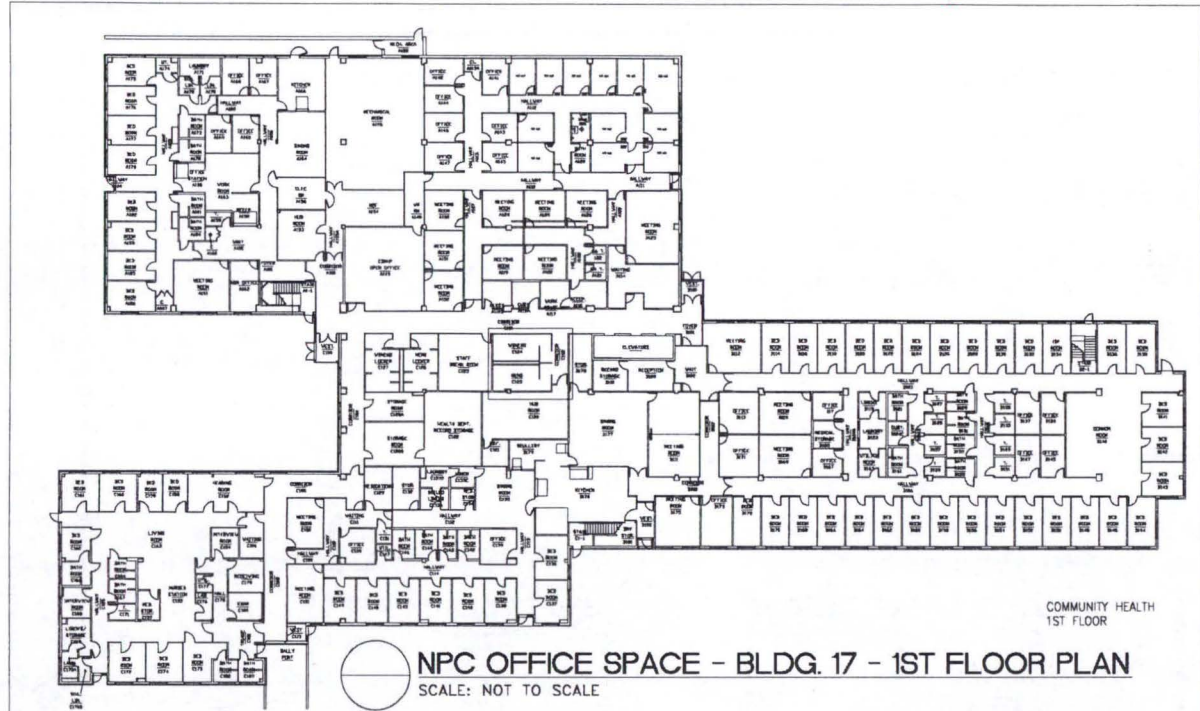
| | |
|---------------|-------------|
| FOO R | 352951 |
| SALES REP | CM |
| DESIGNER | JD |
| SCALE | 3/16"=1'-0" |
| INITIAL DATE | 05-02-2016 |
| REVISION DATE | 05-11-2016 |

Business Interiors by Staples
 5441 NE 148th Avenue
 Suite 101
 Portland, OR 97230

business
 interiors
 by STAPLES®
www.businessinteriorsbystaples.com

SHEET NO.

Attachment Bldg 17-firstfloor-proposed TI

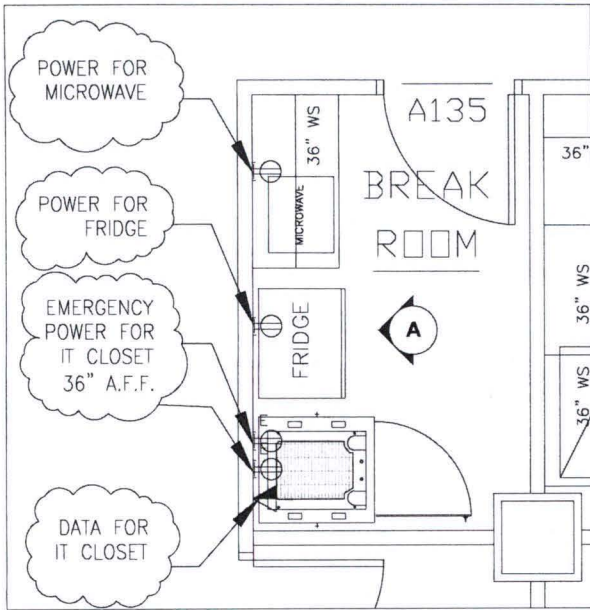


Building Information
 Station: 648 Vancouver Floor: 1st Fl Building: Clark County
 June 2016 CBO Space

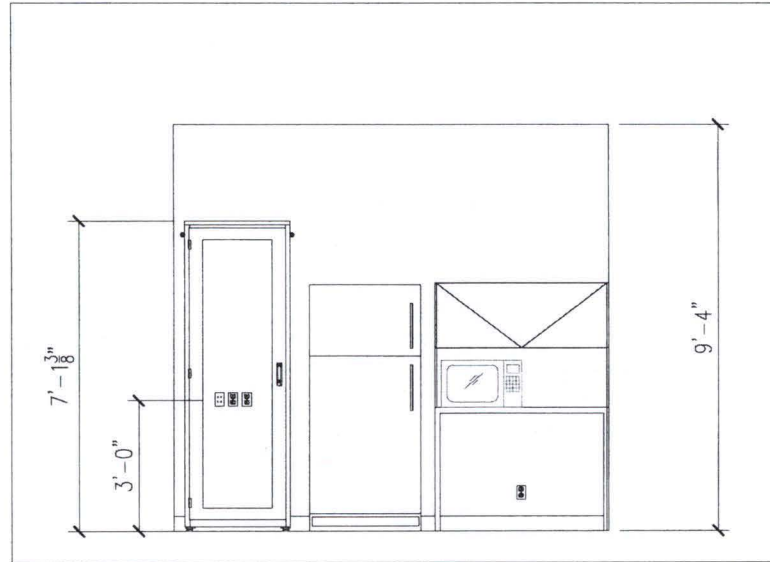
Lessor _____ Government _____

Building Information

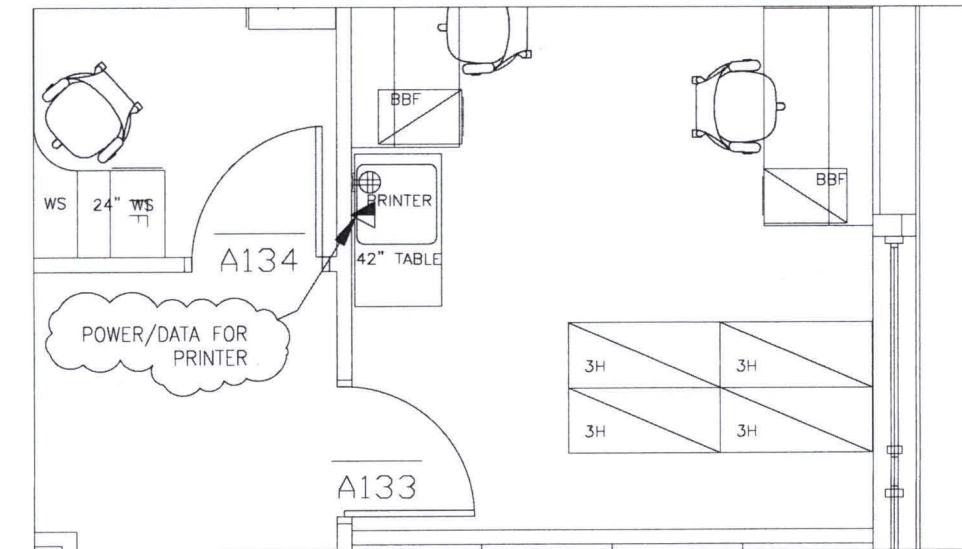
Station: 648 Vancouver Floor: 1st Fl Building: Clark County
 June 2016 CBO Space



1 BREAKROOM / IT CLOSET FLOOR PLAN
 SCALE: 1/4"=1'-0"



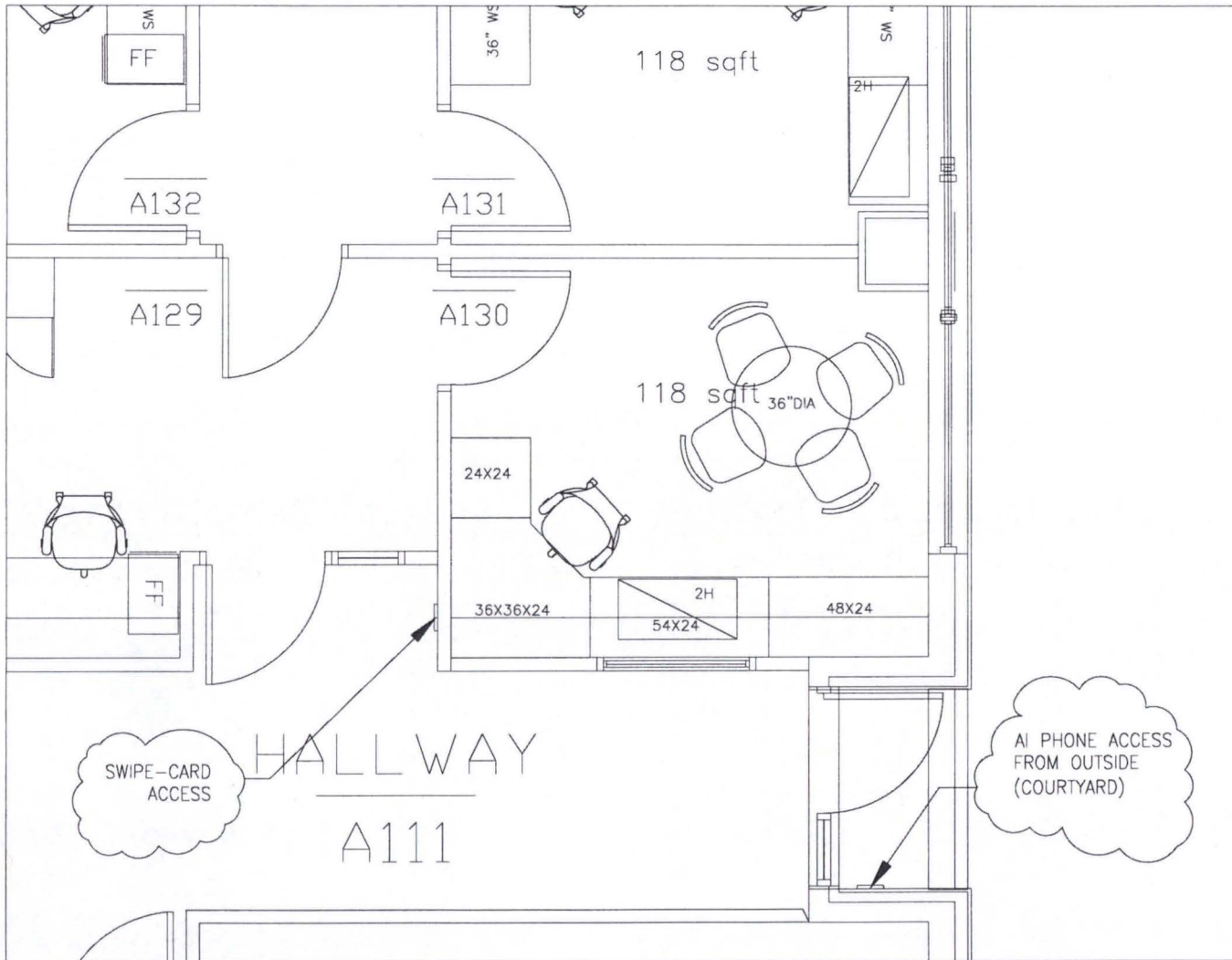
A BREAKROOM / IT CLOSET ELEVATION
 SCALE: 1/4"=1'-0"



2 MAILROOM / ADDITIONAL POWER/DATA PORTS
 SCALE: 1/4"=1'-0"

Building Information

Station: 648 Vancouver Floor: 1st Fl Building: Clark County
June 2016 CBO Space



3 SWIPE CARD AND AI PHONE ACCESS LOCATIONS
SCALE: 1/4"=1'-0"

Lessor _____ Government _____