

CLARK COUNTY STAFF REPORT

DEPARTMENT: General Services-Facilities

DATE: 10/11/2016

REQUESTED ACTION:

Approve Phase II 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 completed by the County or its contractors. The VA is now ready to reserve the funding for the Phase II Tenant Improvement (TI) work. The phase II tenant improvements will include furniture removal and installation, architectural scope of work and initial proposal for remodel work pricing, wiring and electrical. How this is done is the county is responsible for getting all tenants improvements quoted and once the VA signs off completed and the county pays for the TI and after the phase II 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 \$50,000 in phase II expenditure and revenue budget for this project. We are also asking to repurpose some of the expense budget that has not been spent in 2015-16 to use for the VA Tenant Improvements since the phase II will most likely be coming in above the \$50,000. We are able to do use existing budget since some of the existing projects in Fund 5193 will not be fully completed and paid out in 2016. We have asked to have the unused expense budget reinstated for those projects in 2017-18 baseline budget.

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.

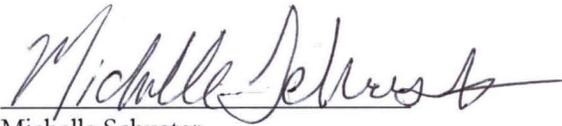
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BUDGET DETAILS

Local Fund Dollar Amount	\$282,822.26
Grant Fund Dollar Amount	\$0
Account	Major Maintenance-Fund 5193
Company Name	Various vendors for electrical, architectural services, wiring, and furniture.

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: OCT. 11, 2016

SR# SR 215-16



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

The Phase II project will be fully reimbursed by the VA after the work has been completed.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Fund 5193/Major Maintenance		282,822.26				
Total		282,822.26				

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			282,822.26				
Total			282,822.26				

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual		282,822.26				
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total		282,822.26				

US DEPARTMENT OF VETERANS AFFAIRS

LEASE AMENDMENT NO. P00002

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

OBLIGATION No. 648-C65382

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 09-27-2016 as follows:

The purpose of this Lease Amendment (LA) #P00002 is to fund the governments Tenant Improvements (TIs) estimate based on Bid provided by the Lessor for the build-out of Building 17 3rd floor in accordance with lease terms & conditions in Lease VA260-16-L-0001, dated 7/12/2016. (Funding PO #648-C65382).

The build-out work shall not be started until Notice to Proceed is given by Contracting Officer (CO). The total and final cost of TI work is to be mutually negotiated, approved, accepted, and incorporated in a follow-up LA to be bi-laterally signed by both Lessor and CO prior to Notice to Proceed notification.

The TI payment is to be paid in arrears upon substantial completion and certified acceptance of space. Lease payments to commence upon beneficial occupancy and shall be paid in arrears in accordance with lease terms and conditions.

Overall cost of the job is not to exceed \$282,822.26.

All other lease terms and conditions shall remain unchanged and in full force and effect.

This Lease Amendment contains 1 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: Chair
Entity Name: Board of County Councilors
Date: Oct. 11, 2016

FOR THE GOVERNMENT:

Signature: [Signature]
Name: JEFFREY R. DEERING
Title: Lease Contracting Officer
Department of Veterans Affairs
Date: 9/27/2016

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Rebecca Tilton
Title: Clerk to the Council
Date: Oct. 11, 2016

