


COUNTY OF SAN MATEO

County Manager's Office

DATE: March 2, 2001

Agenda Date: March 13, 2001

TO: Honorable Board of Supervisors

FROM: Paul T. Scannell, Assistant County Manager 

SUBJECT: Use of Premises Permit Agreement with the Ravenswood City School District for Office Space for the WIC Program at 2160 Euclid Avenue in East Palo Alto (Lease No. 1236)

Recommendation

Adopt a Resolution authorizing the President of the Board of Supervisors to execute a Use of Premises Permit Agreement with the Ravenswood City School District for use of office space for the WIC Program at 2160 Euclid Avenue in East Palo Alto.

Background and Discussion

The San Mateo County WIC Program has provided nutrition services to pregnant, breastfeeding and postpartum women, their infants and preschool aged children since 1974. The program began with one clinic operating out of San Mateo County General Hospital and serving under 1000 clients. By 1999, San Mateo County WIC had grown to a program with five regional sites and a monthly caseload of 10,400.

Another WIC Program in the County administered by Drew Health Foundation, and separate from the Public Health WIC Program, had also provided services to residents of East Palo Alto, East Menlo Park and parts of Santa Clara County for years. In early 1999, the State WIC Branch made a decision to discontinue funding Drew. Following a competitive bidding process, San Mateo County Public Health was awarded funding to serve 3,000 of Drew's caseload residing in East Palo Alto and East Menlo Park

Since March 2000 Public Health has operated its WIC Program at the Ravenswood City School District's administrative complex at 2160 Euclid Avenue in East Palo Alto. The Superintendent of the School District had offered this facility to the County and her staff worked to negotiate an agreement with the Health Services Department to keep this vital community service in East Palo Alto. The agreement with Health Services was intended to be an interim agreement that was to be replaced with a lease agreement after the District completed its formal leasing process.

The Honorable Board of Supervisors
March 2, 2001
Page Two

The District has not completed its leasing process. Since the existing Permit Agreement was signed at the Department level there is a limit on the amount that can be paid to the District under the agreement. The Permit Agreement presented for your approval will replace the current agreement and allow for continued operation of the WIC Program and continued payment for the space while the District completes its leasing process

The Use of Premises Permit Agreement contains identical terms and conditions as the existing agreement and is summarized as follows:

1. The premises consist of approximately 1,920 square feet within the School District complex of the administration buildings.
2. The term of the agreement is retroactive to March 1, 2000 (the effective date of the current agreement). The term is for a period of three (3) years with two (2) additional one (1) year options.
3. The monthly permit fee is \$3,168 (\$1.65 per square foot, which is considered a fair rent for the facility and less than the asking rent of other facilities that were considered in March 2000) The fee is subject to annual adjustments based on the Consumer Price Index with a limit of 5% per year. The first adjustment will be effective March 1, 2001.
4. The District will construct the necessary improvements to modernize the structure and make it ADA compliant. The work has been completed and the cost of the improvements is included as a supplemental payment for a not to exceed amount of \$30,680. The supplemental payment will be amortized over a two (2) year period. Monthly payments are approximately \$1,280 (\$.67 per square foot).
5. The District will provide janitorial service, maintenance and utilities. The cost of these services are included in the permit fee. The County will provide and pay for telephone service
6. The agreement contains a mutual hold harmless clause.
7. Parking will be provided on a non-exclusive basis in the adjoining School District parking lot.
8. Once the District completes its formal leasing process and a Lease Agreement has approved by the District it would replace the Permit Agreement upon approval of your Board.

The Director of Health Services concurs with the recommendation. The County Counsel's Office has approved the form of Permit Agreement and Resolution

The Honorable Board of Supervisors
March 2, 2001
Page Three

Fiscal Impact

Funds for payment of the permit fee are available in the current rental budget for this facility.

L:\Real Property- General\BOS\Board Letters\1236 doc

cc/enc Michael Murphy, Chief Deputy County Counsel
 D. Penny Bennett, Deputy County Counsel
cc: Margaret Taylor, Director, Health Services
 Brian Zamora, Director, Environmental Health Services Division
 Sally Brother, Health Services Manager, Nutrition
 Lynda Green, Manager, Real Property Services

RESOLUTION NO _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

RESOLUTION AUTHORIZING EXECUTION OF A USE OF PREMISES PERMIT
AGREEMENT WITH THE RAVENSWOOD CITY SCHOOL DISTRICT
FOR THE USE OF OFFICE SPACE FOR THE WIC PROGRAM
AT 2160 EUCLID AVENUE, EAST PALO ALTO
(NO. 1236)

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of
California, that

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance a Use of Premises Permit Agreement, reference to which is hereby made for further particulars, whereby THE RAVENSWOOD CITY SCHOOL DISTRICT grants permission to the COUNTY OF SAN MATEO for use of approximately 1,920 square feet of office space located in the City of East Palo Alto identified as 2160 Euclid Avenue under the terms and conditions contained in said Permit Agreement, and

WHEREAS, this Board has been presented with a form of such Agreement and said Board has examined and approved same as to both form and content and desires to enter into same

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED.

1. That the President of this Board of Supervisors be, and is hereby, authorized and directed to execute said Use of Premises Permit Agreement for and on behalf of the County of San Mateo, and the Clerk of this Board shall attest to the signature thereto.

2. That the Assistant County Manager is hereby authorized to accept or execute on behalf of the County, any and all notices and documents in connection with this Use of Premises Permit Agreement.

USE OF PREMISES PERMIT AGREEMENT
RAVENSWOOD CITY SCHOOL DISTRICT
WIC CLINIC

This Use of Premises Permit Agreement (Agreement" or Permit') is entered into as of March ____, 2001, by and between the RAVENSWOOD CITY SCHOOL DISTRICT ("District") and the COUNTY OF SAN MATEO ("County")

R E C I T A L S.

A. The District is the owner of the property known as Administrative Office complex which is located at 2160 Euclid Avenue, East Palo Alto (the "Property").

B The District has available and is currently not using a 1,920 square foot building ("the "Premises") located on the Property

C. The County, through its Department of Health Services has occupied the Premises under a permit signed by the parties on March 6, 2000, to provide nutrition services to residents of southern San Mateo and northern Santa Clara Counties

D The District is willing to allow the County to continue using said Premises on District owned real property and the County is willing to use said Property/Premises under the terms and conditions hereinafter set forth

E. This Permit is intended to replace the permit signed by the District and the County's Department of Health Services and is not intended to grant any permanent Property rights.

In consideration of the mutual covenants and promises stated herein, THE PARTIES AGREE AS FOLLOWS

1. Authorization. Subject to the terms and conditions of this Agreement, the District authorizes the County to exclusively occupy and use the Premises for the specific purpose of providing nutrition services to pregnant, breast feeding and postpartum women, their infants and preschool aged children. Additionally the County is authorized to use the Property for non-exclusive vehicular parking and ingress and egress in connection with the authorized use.

2 Prior Rights. This Agreement is made subject and subordinate to the prior and continuing right and obligation of the District to use the Property. There is reserved unto the District the right to maintain and use existing and future facilities and appurtenances. This agreement is made subject to all licenses, leases, easements, restrictions, conditions, covenants, encumbrances, liens and claims of title which may affect the Property. The words "authorization to use" shall not be construed as a covenant against the existence of any of these or establish any ownership interest in the Property

3 Term of Permit. The term of this permit agreement shall commence retroactively to March 1, 2000 and shall continue until terminated by either party with thirty (30) days written notice to the other party. Said termination may be at will, with or without cause

4 Preparation of Premises On commencement of the term or within a reasonable time

thereafter the Premises shall be in good condition and District shall have completed to the satisfaction of County the Alterations shown and described in Exhibits 'A' and "B" attached hereto and incorporated herein.

The District and County understand that alterations described in Exhibit 'B' are to ensure that the Premises comply with the requirements of American's with Disabilities Act Code, Title 24 CCR for accessibility and the 1997 UBC for other construction. The parties agree that the District with the County's written approval may modify the proposed alteration (construction) plans (Exhibit 'A'), as long as the proposed modifications continue to be in accordance with the American's with Disabilities Act, Title 24 CCR for accessibility and the 1997 UBC for other construction.

5 Permit Fees. County agrees to pay to District a permit fee, for the Premises a monthly amount of Three Thousand One Hundred Sixty Eight Dollars (\$3,168), on or before the first day of the first full calendar month of the term hereof and a like sum on or before the first day of each and every successive calendar month thereafter during the term hereof. The first month's fee, shall be paid within ten (10) days after the commencement date of this Agreement. In the event District has not received the monthly fee by the 26th of the month prior to its due date, District shall immediately notify County (Nutrition Program, Public Health Division, Health Services Department) whereupon County will endeavor to expedite payment prior to the first (1st) of the month when due. The fee for any period during the term hereof which is for less than one (1) month shall be a prorated portion of the monthly fee herein on a per diem basis, based upon a thirty (30) day month. Said fee shall be paid to District at:

2160 Euclid Avenue
East Palo Alto, California 94303
Attn: Business Office

or to such other person or at such other place as District may from time to time designate in writing.

6 Supplement to Monthly Permit Fee. The parties intend that the District shall construct the improvements (Alterations) shown and described on Exhibits 'A' and 'B'. District has estimated the cost of said alterations at a not to exceed amount of \$30,680. This amount is to be amortized (in equal payments) over the first twenty four (24) months of the permit term. While complying with the intent of Section four (4) PREPARATION OF IMPROVEMENTS of this agreement, the District agrees to employ its best effort to reduce the cost of said alterations below the not to exceed amount of \$30,680. If the actual alteration costs are less than \$30,680 then the County's payment under this section shall be determined by using these actual costs to calculate the monthly payment as set-out above. If the actual alteration costs are in excess of \$30,680, this not to exceed amount shall be used as the basis to calculate the supplement to monthly fee.

7. Cost-of-Living Fee Adjustments The fee specified in Section 5 Permit Fees shall be subject to annual adjustments commencing on March 1, 2001, (the adjustment date) as follows

The base for computing the adjustment is the Consumer Price Index (all urban consumers, 1982-84=100) for the San Francisco-Oakland Metropolitan Area, published by the United States Department of Labor, Bureau of Labor Statistics ('Index'), which is published for February, 2000 ('Beginning Index'). If the Index published for the month of February, prior to each adjustment date ('Extension Index') has increased over the Beginning Index, the fee for the following year (until the next adjustment) shall be set by multiplying the fee set forth in Section 5 (\$3,168) by 100 percent of a fraction, the numerator of which is the Extension Index and the denominator of which is the Beginning Index (see formula below) In no case

shall the adjusted fee after each adjustment be more than five percent of the fee in effect prior to the adjustment.

If the Index is changed so that the base year differs from that used as of February, 2000, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised during the term, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

Formula

$$\text{Base Rent} \times \frac{\text{Extension Index}}{\text{Beginning Index}} = \text{Adjusted Fee (New Fee)}$$

8 Use. County shall use the Property and Premises exclusively for County Government purposes as identified in Section One, AUTHORIZATION and shall not use or permit the Premises to be used for any other purpose without the prior written consent of District.

County shall not do or permit anything to be done in or about the Property or Premises nor bring or keep anything therein which will in any way increase the existing rate of or affect any fire or other insurance upon the Property/Premises or any of its contents, or cause cancellation of any insurance policy covering the Property/Premises or any part thereof or any of its contents. County shall not use or allow the Property/Premises to be used for any improper, immoral, unlawful or objectionable purpose, nor shall County cause, maintain or permit any nuisance in, on or about the Property/Premises. County shall not commit or suffer to be committed any waste in or upon the Property/Premises

Without limiting the foregoing, the County shall comply with the regulations of the District and the instructions of its representatives relating to the proper manner of protecting the Property/Premises and the general operations of the District's Property in addition, the County will adhere to the following specific requirements

(a) The County's program operations on the Property shall be performed in such manner that it shall not endanger or interfere with the District's activities on the Property Approval by the District shall not constitute a warranty by the District that such plans conform with applicable federal, state, and/or local codes and regulations.

(b) The County shall take protective measures necessary to keep the District's facilities safe and unaffected from its operations.

(c) The County shall not pile or store any materials or park any equipment, when not in use, on the Property except as approved by the District The District is not responsible for any Property or materials left or stored by the County, its employees, agents, contractors and subcontractors

(d) Upon termination of this agreement, the County shall remove from the Property/Premises all equipment and materials placed thereon by the County or their agents. Except for normal wear and tear, the County shall restore said Property to the same state and condition as when the County entered thereon

(e) The County understands and agrees that the Property is an operating school administration complex and is not open or accessible to members of the public for any purpose without the express permission of the District.

District retains the right to control parking or enforce any and all parking regulations or parking usage of the Property at all times. Except as provided in Section 5, PERMIT FEES, the District agrees not to charge the County any additional fees for parking on the Property.

9. Utilities. District shall furnish to the Premises reasonable quantities of gas, water, sewer, electricity, heating, and rubbish collection as required for County's use of the Premises. Such utilities and services shall be furnished to the Premises at all times during the term and the cost thereof included in the fee. District shall not be required to construct new or additional utility installations, including, without limitation, wiring, plumbing, conduits, and mains, resulting from County's changed or increased utility requirements, except as provided in Section four (4) of this Agreement.

District shall not be liable for failure to furnish utilities to the Premises when the failure results from causes beyond District's reasonable control, but in case of failure District shall immediately take all reasonable steps to restore the interrupted utilities.

10. Janitorial Services. District at its expense shall provide janitorial services sufficient to maintain the Premises and adjoining common areas in a clean well-maintained condition, that is, to eliminate all visible dust, dirt, litter, grime, stains, smears, finger marks, etc., to the greatest practical degree possible. The District shall provide to the Premises the same level of janitorial services as it provides to its administrative offices in this complex.

In the event of failure by District to furnish any of the above services or supplies in a satisfactory manner, County may furnish the same at its own cost, and, in addition to any other remedy, County may deduct the amount thereof, including County's service costs, from the fee that may then be, or thereafter become, due hereunder.

11. Real Property Taxes Paid by District. District shall pay or cause to be paid, before delinquency, any and all taxes and assessments levied against the Property/Premises, if applicable.

12. Personal Property Taxes Paid by County. County shall pay, or cause to be paid, before delinquency, any and all taxes and assessments levied against County's personal Property in the Premises, if applicable.

13. Maintenance and Repairs

(1) During the agreement term, District shall maintain the Property/Premises in good repair and tenantable condition, so as to minimize breakdowns and loss of County's use of the Property/Premises caused by deferred or inadequate maintenance, including, but not limited to

(a) Generally maintaining the Premises in good, vermin free, operating condition and appearance, including all landscaped areas.

(b) Furnishing prompt, good quality repair of the Premises, equipment and appurtenances.

(c) Furnishing preventive maintenance, including but not limited to, manufacturer's recommended servicing of equipment such as electrical, heating and ventilating equipment, and fixtures.

(d) Furnishing and promptly replacing any inoperative light bulbs, fluorescent tubes, ballasts, starters, and filters for the heating, ventilating, and air conditioning equipment as required

(e) Furnishing remedial painting as necessary to keep the Premises in a neat, clean and orderly condition.

(f) Annual testing and maintenance of all fire extinguishers in or adjacent to the Premises

(g) Repair and replace parking lot bumpers and paving as necessary, and remove water, etc , from parking and paved areas.

(2) District shall provide prompt repair or correction of any damage except damage arising from a willful or negligent act of County, its agents, employees or invitees.

(3) In case District, after five (5) days notice from County requiring District to comply with the requirements of this section in regard to a specified condition, shall fail, refuse or neglect to comply with such notice, or in the event of an emergency constituting a hazard to the health or safety of County, its employees, Property, or invitees, County may perform such maintenance or make such repair at its own cost and, in addition to any other remedy County might have, may deduct the amount thereof, including necessary costs incurred by County required for the administration of such maintenance and repairs, from the fee that may then be or thereafter become due hereunder

14 Mutual Hold Harmless.

(A) It is agreed that County shall defend, hold harmless and indemnify District, its officers, agents and/or employees from any and all claims for injuries to persons and/or damage to Property which arise from the negligent acts or omissions of County, its officers, agents and/or employees, in the performance of this Agreement

(B) It is further agreed that District shall defend, hold harmless and indemnify County, its officers, agents and/or employees from any and all claims for injuries to persons and/or damage to Property which result from the negligent acts or omissions of District, its officers, agents and/or employees in the performance of this Agreement

(C) In the event of the concurrent negligence of County, its officers, agents and/or employees, and District, its officers, agents and/or employees, then the liability for any and all claims for injuries or damages which arise out of the performance of the terms and conditions of this Agreement shall be apportioned under ' California s Theory of Comparative Negligence ' as presently established, or as may be hereafter modified.

15 General Liability Insurance County is presently self-insured in the amount of \$250,000 each occurrence giving rise to personal injury and Property damages liabilities for which County could be held responsible In addition, County presently has in force excess insurance in the amount of \$1,750,000 per occurrence with an annual aggregate. Said self-insurance and excess insurance provide coverage for personal injury and Property damage liabilities arising out of the acts and/or omissions of County, its officers, agents, contractors and employees, while on the Premises.

District is self insured through the San Mateo County Schools Insurance Group for public liability and Property damage with liability limits of not less than One Million Dollars (\$1,000,000) insuring against all liability of District and its authorized representatives arising out of acts and/or omissions of District, its officers, agents, contractors and employees while on the Premises

All public liability and Property damage insurance shall insure performance by County and District of the mutual hold harmless section of this agreement.

County and District upon request of the other party shall furnish the other party with a Certificate of Insurance which shall provide that the other party will receive ten (10) days' prior notice of cancellation, change in scope or modification in coverage of such coverage. Nothing herein shall be interpreted to require County or District its insurer to provide a defense for, to provide insurance for, or to indemnify the other party except as may be otherwise required by law.

16 Alterations and Additions. County shall not make or suffer to be made any alterations, additions or improvements to or of the Premises or any part thereof without the consent of District first had and obtained and any alterations, additions or improvements to or of the Premises, including, but not limited to, wall covering, paneling and built-in cabinet work, but excepting movable furniture and trade fixtures, shall on the termination of the term become a part of the realty and belong to District and shall be surrendered with the Premises. In the event District consents to the making of any alterations, additions or improvements to the Premises by County, the same shall be made by County at County's sole expense, and any contractor or person selected by County to make the same must first be approved by District. Upon the termination of the term hereof, County shall, upon demand by District, given at least ten (10) days prior to the termination of this Agreement, at County's sole expense, forthwith and with all due diligence remove any alterations, additions, or improvements made by County, designated by District to be removed, and County shall, forthwith and with all due diligence at its sole expense, repair any damage to the Premises caused by such removal, repair any damage to the Premises caused by such removal

17 Hazardous Materials Activity County shall not store, handle or generate hazardous materials/waste/underground tanks on the Property/Premises, without the written consent of District. In the event that County does store, handle, or generate hazardous materials on the Property without District's consent, County shall be deemed to be in breach of this Agreement and shall be subject to such remedies as are available to District under law, and as provided herein. Additionally, County shall be liable for the payment of all costs of investigation and remediation of hazardous materials on the Property/Premises that may be required in the event that County does store, handle, or generate hazardous materials on the Property/Premises, and shall relieve, indemnify, protect, and save harmless District against any and all claims and liabilities, of any kind or nature whatsoever, arising out of the presence of any such hazardous materials introduced to the Property/Premises by County

Hazardous material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the work place or the environment. Examples of such hazardous materials are, but are not limited to. waste oil, solvents, gasoline and compressed gases

18. Compliance with Laws The County and District shall comply, with all applicable laws, regulations, rules and orders with respect to the use of the Property/Premises, regardless of when they become or became effective, including, without limitation, those relating to signage, health, safety, noise, environmental protection, hazardous materials, waste disposal and water and air quality

19. Notices. All notices required or permitted to be given under this Agreement shall be in writing and mailed postage prepaid by certified or registered mail, return receipt requested, or by

personal delivery or by overnight courier, to the appropriate address indicated below or at such other place or places as either the District or The County may, from time to time, respectively, designate in a written notice given to the other. Unless otherwise stated herein, notices shall be deemed sufficiently served two (2) days after the date of mailing or upon personal delivery

To the County: Assistant County Manager
County Manager's Office
County of San Mateo
400 County Center, 1st Floor
Redwood City, CA 94063

To The District Superintendent
Ravenswood City School District
2160 Euclid Avenue
East Palo Alto, CA 94303

Day-to-day communications shall be directed to the Superintendent or her designee

20. Successors and Assigns The County shall not assign or sublet, in whole or in part, any rights covered by this Agreement, or permit any other person, firm or corporation to use, in whole or in part, any of the rights or privileges granted pursuant to this Agreement, without first obtaining the written consent of the District.

21. No Waiver. No waiver of any default or breach of any covenant of this Agreement by either party shall be implied from any omission by either party to take action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the waiver, and then the waiver shall be operative only for the time and to the extent stated. Waivers of any covenant, term or condition by either party shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by either party requiring further consent or approval shall not be deemed to waive or render unnecessary their consent or approval to or of any subsequent similar acts

22. Severability. Each provision of this Agreement is intended to be severable. If any term of provision shall be determined by a court of competent jurisdiction to be illegal or invalid for any reason whatsoever, such provision shall be severed from this Agreement and shall not affect the validity of the remainder of this Agreement.

23. Governing Law. The rights and obligations of the parties under this Agreement shall be interpreted in accordance with the laws of the State of California as applied to contracts that are made and performed entirely in California.

24. Integration This Agreement constitutes the complete expression of the agreement between the parties and supersedes any prior agreements, whether written or oral, concerning the subject of this Agreement, which are not fully expressed in this Agreement. The parties intend this Agreement to be an integrated agreement. Any modification of or addition to this Agreement must be by means of a written amendment signed by both parties

25. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but both of which shall constitute one and the same agreement

26. Smoking Ordinance District is aware that the County has adopted an Ordinance (Section 4 2 48) which prohibits smoking in County operated facilities District understands that said Ordinance authorizes County to enforce the provisions contained herein, in connection with using the Premises

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written by their duly authorized representatives

Dated _____

COUNTY OF SAN MATEO

Michael D. Nevin, President
Board of Supervisors

Attest:

Clerk of the Board

Dated: February 22, 2001

RAVENSWOOD CITY SCHOOL DISTRICT



BY CHARLIE M. KNIGHT
SUPERINTENDENT

EXHIBIT "A"

01000 - GENERAL REQUIREMENTS

1. Comply with applicable Code requirements.
2. Provide protection for existing site and its improvements throughout work. Repair or replace all damage done to existing property.
3. Clean up upon completion, wash windows and mirror in area of work.

02200 - EARTHWORK

1. Rock fill: Clean, broken stone crushed or uncrushed gravel.

03300 - CONCRETE WORK

1. Steel Reinforcing:
 - A. Reinforcing bars: Reinforcing bars: Deformed bars, conform to ASTM A615, Grade 40.
 - B. Splices: Lap bars 40 diameters in concrete at splices, except as otherwise noted. Stagger splices in adjoining horizontal bars at least 6 feet. Hook horizontal bars around corners not less than 16 diameters, with a minimum of 12".
2. Concrete: Minimum ultimate strength at 28 days: 2,000 psi, 3/4" max. size aggregate, 5.0 sack cement/cu. yd. concrete, min. 4" max. slump.
3. Expansion joints: 1/4" thick, premolded asphalt impregnated fiber. (Burke)

05500 - MISCELLANEOUS METALS

1. Handrails: Steel pipe, standard weight, welded joints, galvanized finish. Set in galvanized pipe sleeves. Fill solid with non-shrink, metallic grout.

06100 - ROUGH CARPENTRY

1. Framing lumber: Douglas Fir, Coast Region, per applicable WCLB No. 17 paragraphs for use intended and indicated Surfaced all sides (S4S).

Studs:	122-b "Construction"
Joists:	122-b "Construction"
2. Nails: Common wire. Min. size and number per UBC Table No. 23-I-Q.

06200 - FINISH CARPENTRY

1. Interior wood materials: Douglas Fir, Pine or Poplar, match existing.

08100 - HOLLOW METAL STEEL DOORS

1. Door: MMB 860 Hollow Metal Door, Flush, 18 ga face sheets, 1 3/4" thick, steel stiffened.

08200 - WOOD DOORS

1. FLUSH DOORS

- A. Grades: WIC Custom Grade or NWDNA IS-6 Standard for stain finish.
- B. Doors. Flush wood, solid core, Birch veneer, 1 3/4" thick.

08700 - FINISH HARDWARE

1. DOORS

- A. Finish: 606 Satin Brass
- B. Schedule:

Entry door 3'-0" x 6'-8" x 1 3/4" HM x MJ
1 1/2 pr. butts McKinney TA2314 4 1/2 x 4 1/2
1 Lockset, Schlage S70PD SAT
1 Threshold, Pemko 1665A

Toilet Room Door 3'-0" x 6'-8" x 1 3/4" WD x WJ
1 1/2 pr. butts McKinney TA2314 4 1/2 x 4 1/2
1 closer, Norton 7500 BF
1 Lockset, Schlage S40D SAT
1 Kickplate, Quality 48-12"

Existing Toilet Room Door
Replace (E) lockset with Lockset Schlage S40D SAT

Classroom Door 3'-0" x 6'-8" x 1 3/4" WD x WJ
1 1/2 pr. butts McKinney TA2314 4 1/2 x 4 1/2
1 Lockset Schlage S40PD SAT
1 Doorstop, Quality 42

08800 - GLASS AND GLAZING

- 1. Glass for door: Tempered or laminated, 1/4" thick

09250 - GYPSUM DRYWALL

- 1. Gypsum Board: 1/2" thick gypsum drywall, tapered edge U.S. Gypsum Sheetrock. Screw fastened.

09500 ACOUSTICAL TREATMENT

- 1. Acoustic board: Armstrong, 24" x 48" x 5/8", lay-in, square edges, match existing texture and finish.
- 2. Suspension System: Armstrong 7502, 9/16" exposed tee, white, intermediate duty for 24" x 48" grid. 9/16" angle molding at walls.
 - A. Hanger wires: No. 12 min., galvanized steel.

09650 RESILIENT FLOORING

1. Vinyl Sheet Flooring: Armstrong Classic Corlon Seagate. 6ft wide rolls, 0.085 gage.
2. Adhesive: As recommended by flooring manufacturer.
3. Base: Vinyl sheet flooring extended up wall with plastic cove strip. Metal binding strip at top and end stops.

09900 - PAINTING

1. Scope: Paint only new surfaces, unless noted otherwise.
2. Manufacturer: Kelly-Moore or Dunn Edwards
3. Schedule based on Kelly-Moore products
 - A. Exterior
 1. Metal:
2 coats 1250 Acry-Lustre Acrylic Semi-Gloss Finish
 - B. Interior
 1. Wood door and trim: Stain finish
1 coat, 2050 Kel-Aqua Stain
1 sealer, 2083 Kel-Aqua Sanding Sealer
1 coat, 2087 Kel-Aqua Clear Wood Finish-Satin
 2. Wood: Painted finish
1 coat primer, 975 Latex Enamel Under coat
2 coats, 1640 Acry-Plex Latex Eggshell Enamel

Existing Wood: Same as new except omit prime coat
 3. Gypsum Wallboard
1 coat primer, 970 Acry-Plex Hi-Hide Vinyl Wall Sealer
2 coats, 1686 Dura-Poxy Eggshell Acrylic Enamel. Texture to match existing.

Existing Gypsum Wallboard: Same as new except omit prime coat.

10050 - MISCELLANEOUS BUILDING SPECIALTIES

1. Toilet Room Accessories:
 - A. Manufacturer: Bobrick or Owner approved equal
 - Soap dispenser: B-40, ABS Plastic. liquid soap, lotions or detergents.
 - Toilet Seat Cover Dispenser: B-221 stainless steel, satin finish. Surface mount.
 - Toilet Tissue Holder: B-265 double roll, plated steel, bright chrome finish. Surface mount.
 - Paper Towel Dispenser and Waste Receptacle: B-396034, semi-recessed, roll paper towels and waste receptacle. Stainless steel, satin finish.
 - Grab Bars: B-5806 x 36, 1 1/4" diam., with snap flange, stainless steel, satin finish.
 - Clothes Hook: B-818 surface-mount on inside face of door. Cast Zamak, bright polished chrome-plated finish.
 - Changing Table: B-2210, 32" x 20", folding.
 - Mirror: B-290 2436, 24" x 36", No. 1 quality float glass. Stainless steel angle frame. Concealed mounting.

2. Signage

-New Unisex Toilet Room Door: 1/4" "MP" Plastic unisex sign, 12" circle and triangle with men and women symbols, Grade 2 braille, per Calif. Title 24. Blue background with white symbols and braille. BEST Sign Systems.

-Existing Unisex Toilet Room Door: "MP" Plastic BEST Standard sign WP268RB, men and women symbols, Restroom text. 6" x 7 3/4' x 1/8 thick. Blue background with white symbols, braille and letters.

15100 - PLUMBING

1. FIXTURES

A. Manufacturer: American Standard

Lavatory. Wall hung: Lucerne 0355.027, 20" x 18", faucet holes 4" o.c., 3/8" supplies, P-trap.

Faucet. Heritage 5400.142H, metal lever handles, chrome finish.

Lavatory Protective Enclosure: Truebro, LAV SHIELD

Toilet: Cadet II EL1.6 2174.139, white. Seat 5324.019 elongated, closed seat with cover, 3/8" supplies.

2. PIPING

A. Waste and vent piping: ABS non-metallic, Schedule 40 pipe and fittings.

B. Water piping: Above ground. Type "M" copper pipe and copper fittings, minimum 3/4" size, 1/2" at branches to single fixture.

C. Solder above ground: 95-5 tin antimony, no-lead type solder-jointing up to 2" pipe size

16100 - ELECTRICAL

A. Material

1. Raceways: Electrical Metallic Tubing (EMT)

2. Cable: 600 volt size 8 and smaller, type THWN copper

3. Grounding: Ground all electrical equipment and raceway system to ground bus.

4. Wall switches: Arrow-Hart, Sierra, GE or Bryant, A-H 1991-I, 15A, 125V

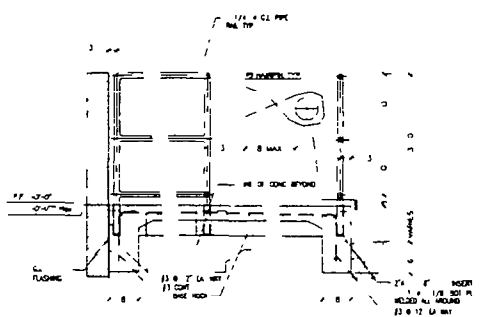
5. Duplex receptacle: A-H, GE, Hubbell or Bryant, ground fault type (GFR)-15A, 125V in Toilet Room, AH 5262-I all others.

B. Lighting Fixtures:

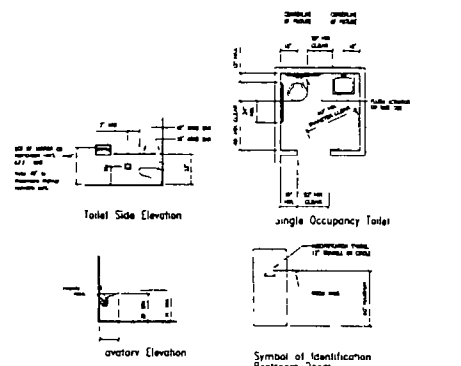
1. Toilet Room: Progress P3030-15 polished chrome, white and clear ribbed glass. Wall mount. 2 medium base lamps (Marcelli Lighting, Redwood City, CA.)

2. Office Area: Lithonia 2GT 340 2' x 4', 3 lamps, rapid start, 120v, Type G Lay-in Grid Luminaire for use in exposed grid tee ceiling.

C. Exhaust Fan: NuTone 695 70 CFM, 3" duct size to roof with 645 roof cap. Switch VS-63, 15 minute time switch. Connect to existing circuit.

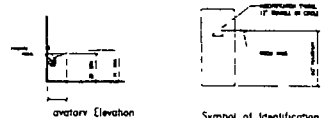


RAMP DETAIL Scale 3/4" = 1'-0"



Toilet Side Elevation

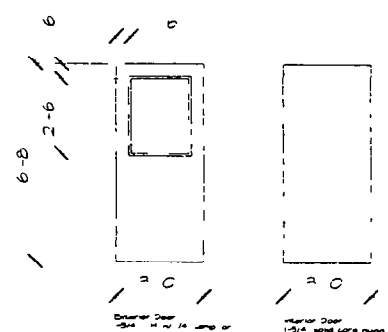
Single Occupancy Toilet



Rotatory Elevation

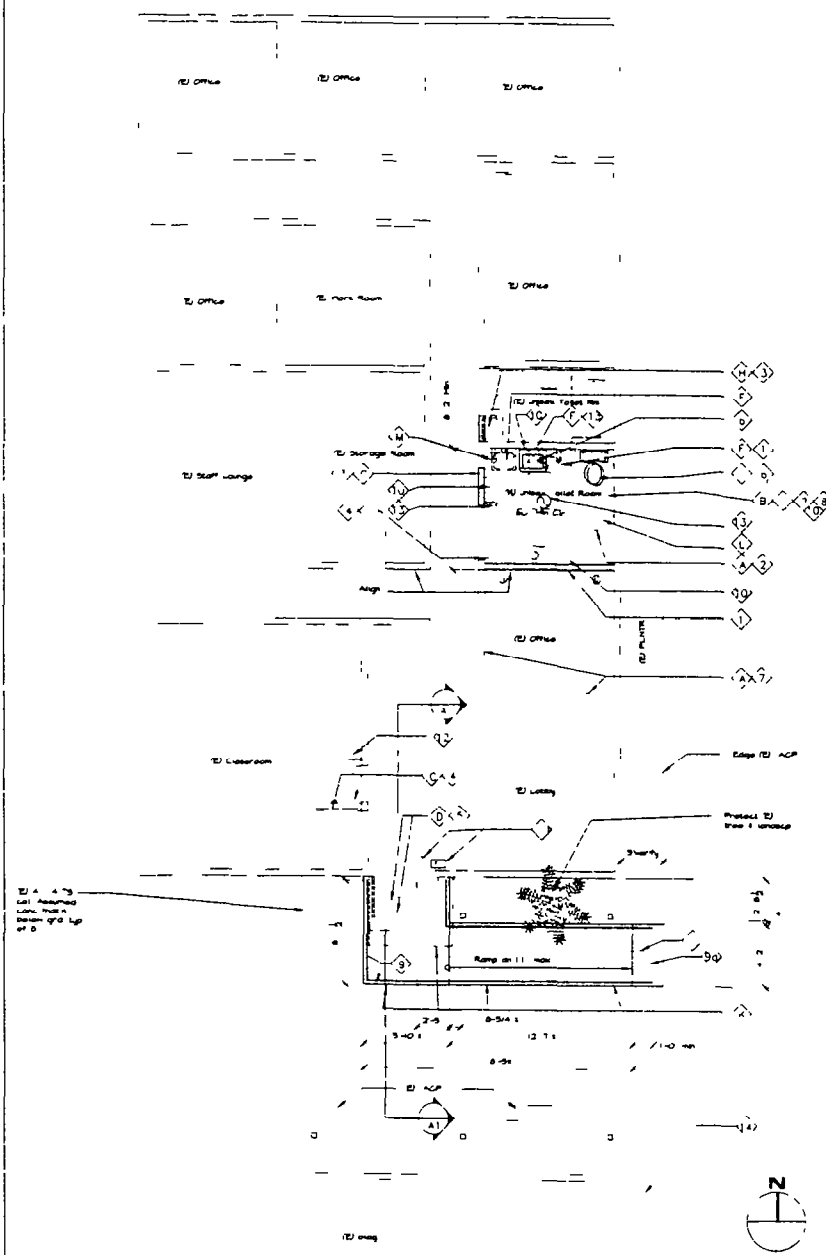
Symbol of Identification Restroom Doors

TYP ADA TOILET RM DETAILS Scale 3/8" = 1'-0"



Entrance Door

Interior Door



1. All work to be done according to the following:
2. Building Code
3. The intent of these drawings and specifications is that the work of the contractor shall be in accordance with the drawings and specifications and IBC for all other construction. Should any existing conditions arise such as construction or non-complying construction be discovered which is not shown by the drawings and specifications, the contractor shall not comply with Title 24 CCR or IBC, or change Order or otherwise set of plans and specifications detailing and specifying the required work as approved by architect.
4. Materials and Shop Orders to be reviewed and approved prior to construction of work.
5. Fees and costs per IBC. Owner to pay for and submit fees.

GENERAL NOTES :

- REMOVE EXISTING**
- A. Remove TO wood stud partition and frame
 - B. Remove TO egg and zig-zag framing
 - C. Remove TO no door frame. Remove wall as req'd for TO 3'0" x 6'6" no door frame
 - D. Remove TO no door TO all frame in Restroom. Remove TO frame for TO no door replacement
 - E. Remove TO any tile & base
 - F. Remove TO wall. Owner will be responsible for removing existing and installing window for rest room. Remove TO window cap painting existing wall surface.
 - G. Remove TO PC, upper TV, and wall as required for TO PC
 - H. Remove TO CP wall except 1'0" corner (Owner will provide detailed drawing notes)
 - I. Remove TO partition & toilet room accessories
 - J. Remove TO lock, stool & case and g. Dispose for TO case and g. remove TO ACP for TO case ramp & stairs
 - K. Remove TO wood partition & toilet room accessories
 - L. Remove TO electrical. Extend TO power to TO light, exhaust fan, instance and receptacles.

CONSTRUCTION NOTES

1. Install TO egg and zig-zag wall to match TO existing door structure at top to allow for TO toilet room. egg and zig-zag. Yarn. Lintels and paint to match TO. Patch & repair on TO egg and make a sign to the TO Unisex Toilet Room. Add a rubber base at TO wall
2. Install TO egg and zig-zag for the entire area of the TO Unisex Rest Room or TO is to O.C. Take lintels & paint to match TO
3. Wall with egg and zig-zag. Add lintels & paint to match TO. Paint entire length of wall from the lobby to the restroom rest office. Add a rubber base at TO wall
4. Install TO 3'0" x 6'6" no door frame & hardware. Frame to match TO
5. Install TO 3'0" x 6'6" no door in TO frame. Install TO door hardware
6. Install TO PC or low ACP TO supply & drain. Run on ramp.
- Repair TO T-bar grid & long tile to match TO and provide 2" x 4" depth fluorescent fixture as required
7. Install TO no door or 6'6" case base. Provide door trim at top of case.
8. Install & compact TO base. Run TO rest TO long, install & ramp. Install TO TO & TO. Patch and repair TO per TO base at top. Verify for drainage
9. Provide a case transition to the TO ACP or as to provide a minimum 6" long level landing. (A 2" slope max) on the bottom of the frame
10. Install TO toilet room accessories (Shower lower stool & case). Let dispenser. Mirror. Dispenser mirror. Grab bars and cover. Dispenser and case. Change lintels. Provide vent to ceiling for door. Change station and grab bars. In meeting for other accessories
11. Lower TO switch & PVA exit station to -48 ACP. Extend TO lintels and casework as required for a complete appearance system.
12. Lower TO switch to -48 ACP. Extend TO lintels and casework as required for a complete appearance system.
13. Provide a TO light fixture over the mirror. Provide a TO exhaust fan & 2" VTR with cap & lining at top. Provide TO window casework and construction for match
14. Provide detailed schedule with items 1" x 6" max. on 8" max. 1/2" spacing bars. Provide 6" max. deep perimeter support steel and all other supports per section 2 & 3.

KEYWORDS

KELLER and DASEK INC. ARCHITECTS
WALTER L. KELLER, AIA
WILLIAM H. DASEK, AIA

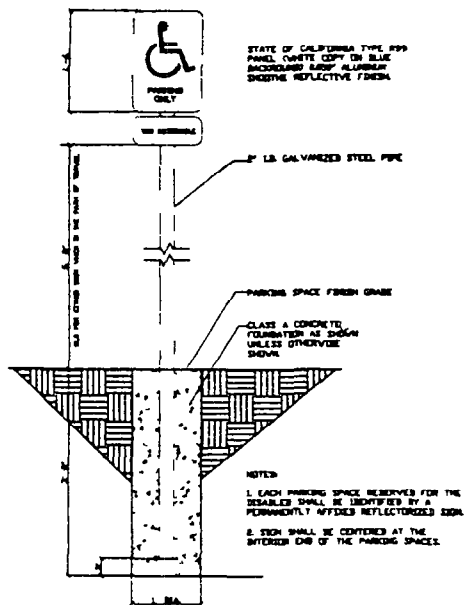
Renovations to WC Building
for PUBLIC HEALTH DIVISION
County of San Mateo
at Ravenswood City School District

SHEET FOUR PLAN NO. 05 DE 01

Job # 99009-1
01/03/00

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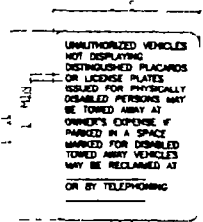
835 Oak Grove Avenue, Suite 203, Belmont, CA 94002
Phone: 415.338.8888 Fax: 415.338.8889



PARKING STALL SIGN

No Scale

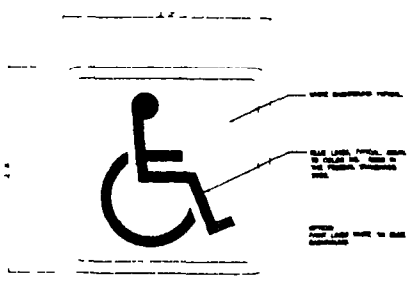
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PARKING LOT ENTRY SIGN

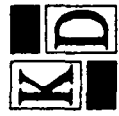
No Scale

N



REVISIONS.

KELLER and DASEKING • ARCHITECTS
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Renovations to WC Building
for PUBLIC HEALTH DIVISION
 County of San Mateo
 at Ravenswood City School District
 2160 Euclid Ave, East Palo Alto, CA

SHEET TITLE
 Outline Specifications
 Site Details

99009-2

1-3-00

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