



**Contract Number**

19-187 A1

**SAP Number**

## Real Estate Services Department

<b>Department Contract Representative</b>	Terry W. Thompson, Director
<b>Telephone Number</b>	(909) 387-5252
<b>Contractor</b>	Schneider Real Estate Associates, Inc
<b>Contractor Representative</b>	Allan Steward
<b>Telephone Number</b>	951-640-3708
<b>Contract Term</b>	11/1/2021 – 10/31/2031 (projected)
<b>Original Contract Amount</b>	\$10,102,980
<b>Amendment Amount</b>	\$162,120
<b>Total Contract Amount</b>	\$10,265,100
<b>Cost Center</b>	
<b>GRC/PROJ/JOB No.</b>	<b>63003700</b>
<b>Internal Order No.</b>	

### IT IS HEREBY AGREED AS FOLLOWS:

WHEREAS, the County of San Bernardino ("COUNTY"), as tenant, and Schneider Real Estate Associates, Inc., ("LANDLORD"), as landlord, entered into a Lease Agreement, Contract No. 19-187 dated March 19, 2019 (the "Initial Lease"), wherein LANDLORD leases certain premises of approximately 27,019 square feet located at the northeast corner of Nancotta Road and Outer Highway US 18, Apple Valley CA to COUNTY for a term that was projected to commence on May 1, 2020 and projected to expire on April 30, 2030, subject to LANDLORD's acquisition of the Premises and Property and completion of Improvements (as these terms are defined in the Initial Lease); and

WHEREAS, LANDLORD acquired legal title to the Premises and Property on January 18, 2019; and

WHEREAS, the Improvements were projected to be completed by LANDLORD in accordance with the Initial Lease on or before May 1, 2020; and

WHEREAS, due to delays outside of LANDLORD's control in the entitlement and permitting process, the Improvements were not completed in accordance with the Initial Lease by the projected date of May 1, 2020; and,

WHEREAS, COUNTY desires to modify the specifications for the Improvements to be completed by LANDLORD pursuant to the Initial Lease at a cost of \$162,120 for said modifications and to increase the original

amortization payment of \$13,510 per month during the Initial Term by \$1,351 per month for the modifications as set forth in this amendment ("First Amendment") for a total amortization payment of \$14,861 per month for the duration of the Initial Term; and

WHEREAS, the COUNTY and LANDLORD now desire to amend the Initial Lease to remove the lease contingency with regard to LANDLORD's acquisition of the Premises and the Property, reflect a change in the projected completion date for the Improvements, projected commencement date and projected ending date of the Initial Term; modify the specifications for the Improvements; increase the monthly amortization payment for the Improvements to a total of \$14,861 per month for the duration of the Initial Term due to the modified specifications; and amend certain other terms and conditions of the Lease as more specifically set forth in this First Amendment (unless individually referred to, the Initial Lease and the First Amendment shall hereinafter be collectively referred to as the "Lease").

NOW, THEREFORE, in consideration of mutual covenants and conditions, effective as of October 27, 2020 unless otherwise expressly provided herein, the parties hereto agree the Initial Lease is amended as follows:

1. Effective January 18, 2019, DELETE in its entirety the existing **Paragraph 1, PARTIES; LEASE CONTINGENCIES**, and SUBSTITUTE therefore the following as a new **Paragraph 1, PARTIES**:

1. **PARTIES:** This lease ("Lease") is made between Schneider Real Estate Associates, Inc., ("LANDLORD"), and the County of San Bernardino ("COUNTY"), LANDLORD represents and warrants to COUNTY that LANDLORD is the legal owner with sole title to the Property (as defined below), including the Premises (as defined below), and has the right to enter into this Lease without consent or approval from any other parties. In the event of a breach of the foregoing representation and warranty, COUNTY shall have the right to terminate this Lease with immediate effect and LANDLORD shall indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its employees, contractors, agents, and volunteers from any and all claims, actions, losses, damages and/or liability arising out of said breach. LANDLORD's indemnity obligation shall survive the expiration or earlier termination of the Lease.

2. DELETE in its entirety the existing **Paragraph 3, TERM, subparagraph "A"**, and SUBSTITUTE therefore the following as a new **Paragraph 3, TERM, subparagraph "A"**:

3. **TERM:**

A. Initial Term. The Lease's initial term shall be ten (10) years ("Initial Term"), which shall commence on the day that all Improvements to be constructed by LANDLORD pursuant to **Paragraph 41, LANDLORD IMPROVEMENTS**, are Substantially Completed (hereinafter defined) and possession of the Premises is accepted by COUNTY (provided that any COUNTY acceptance of possession of the Premises referenced in this Lease shall not waive any defects and LANDLORD's representations, warranties, and provisions set forth in this Lease), ("Commencement Date") and shall expire ten (10) years thereafter ("Ending Date"). As of the date this Lease is executed, the Initial Term is projected to commence on **November 1, 2021** and to expire on **October 31, 2031**. For the purposes of this Lease, "Substantially Completed" shall mean that all Improvements to the Premises, Building and Property have been completed pursuant to Exhibit "A-1" and as required by this Lease, the Premises with all Improvements Substantially Completed can be used by COUNTY for their intended purposes, and LANDLORD has provided the COUNTY with a copy of a final certificate of occupancy for the Premises and the Property, as improved per this Lease, but does not include minor corrections and/or additions that remain to be completed. LANDLORD shall promptly complete said minor corrections and/or additions to the Improvements by no later than thirty (30) days after the Commencement Date. In the event the term commences prior to the Commencement Date as the result of COUNTY's election under subparagraph 3C, Early Possession, the Ending Date shall not be changed. If LANDLORD is unable to Substantially Complete the Improvements or deliver possession of the Premises with all Improvement Substantially Completed that is accepted by COUNTY by the Commencement Date, COUNTY shall not be liable for any rent and the provisions of Paragraph 41 shall apply.

2. DELETE in its entirety the existing **Paragraph 4, RENT, subparagraph “A”** and SUBSTITUTE therefore the following as a new **Paragraph 4, RENT, subparagraph “A”**:

4. **RENT:**

A. Subject to Paragraph and 41, COUNTY shall pay to LANDLORD the following monthly rental payments for the Premises and the amortized improvement payments for the Improvements, in arrears not later than the last day of each month of each lease year during the Initial Term, based on approximately 27,019 square feet of leased space, the amounts specifically set forth below:

<b>Lease Year (based on projected Commencement Date of November 1, 2021)</b>	<b>Base Rent (per month)</b>	<b>Amortized Improvements Payment (per month)</b>	<b>Total Payment (per month)</b>
November 1, 2021 thru October 31, 2022	\$ 64,575.00	\$ 14,861.00	\$ 79,436.00
November 1, 2022 thru October 31, 2023	\$ 65,926.00	\$ 14,861.00	\$ 80,787.00
November 1, 2023 thru October 31, 2024	\$ 67,277.00	\$ 14,861.00	\$ 82,138.00
November 1, 2024 thru October 31, 2025	\$ 68,628.00	\$ 14,861.00	\$ 83,489.00
November 1, 2025 thru October 31, 2026	\$ 69,979.00	\$ 14,861.00	\$ 84,840.00
November 1, 2026 thru October 31, 2027	\$ 71,330.00	\$ 14,861.00	\$ 86,191.00
November 1, 2027 thru October 31, 2028	\$ 72,681.00	\$ 14,861.00	\$ 87,542.00
November 1, 2028 thru October 31, 2029	\$ 74,032.00	\$ 14,861.00	\$ 88,893.00
November 1, 2029 thru October 31, 2030	\$ 75,383.00	\$ 14,861.00	\$ 90,244.00
November 1, 2030 thru October 31, 2031	\$ 77,004.00	\$ 14,861.00	\$ 91,865.00

3. DELETE in its entirety the existing **Paragraph 41, LANDLORD'S IMPROVEMENTS**, DELETE that portion of the existing **Exhibit “A-1” Improvement Specifications sub-titled “Part V”** set forth on pages 20 through 26 of said exhibit, and SUBSTITUTE therefore the following as a new **Paragraph 41, LANDLORD'S IMPROVEMENTS** and SUBSTITUTE a new portion of **EXHIBIT “A-1” Improvement Specifications, sub-titled “Part V”**, attached to this First Amendment and incorporated herein by reference:

41. **LANDLORD'S IMPROVEMENTS:**

A. LANDLORD, at its cost, shall make the improvements to the Premises, Building, and Property as set forth in Exhibit "A-1", Improvement Specifications to the Initial Lease, except for that portion of the exhibit titled Part V, which Part V shall be in accordance with that portion of Exhibit “A-1” set forth in this First Amendment (collectively, the “Improvements”). The Improvements shall be completed by the projected Commencement Date of **November 15, 2021**. The monthly rent for the duration of the Initial Term, as set forth in **Paragraph 4, RENT**, includes the fully amortized costs of the Improvements (inclusive of the modifications in this First Amendment) and no additional amounts shall be payable by COUNTY for the Improvements.

B. During construction of the Improvements, if COUNTY’s authorized RESD representative proposes any modification or addition to the Improvements, LANDLORD shall, prior to commencing any proposed modification or addition promptly provide pricing and schedule impacts to the COUNTY for the COUNTY’s proposed work. If the parties mutually agree to proceed with the proposed modification or addition to the Improvements (“Change Order Work”), the authorized representatives of the parties will execute a written change order (“Change Order”) documenting the agreed specifications, costs, and schedule impacts, if any, for the Change Order Work as well as an administrative fee for LANDLORD in the amount of ten percent (10%) of the cost of the Change Order Work. LANDLORD will thereafter promptly complete the Change Order Work in accordance with the Change Order. Upon LANDLORD’s Substantial Completion of the Improvements along with any Change Order Work and COUNTY’s acceptance of possession of the Premises, COUNTY shall pay LANDLORD for the Change Order Work by separate purchase order (and not by additional amortization into the monthly rent) within ninety (90) days after COUNTY’s receipt of an itemized invoice, proof of payment, lien releases, and any other documents requested by COUNTY for the Change Order Work provided that such payment shall in no event be due prior to the Commencement Date. COUNTY’s

authorized RESD representative may process one or more Change Orders in accordance with this Paragraph 41.B provided that, notwithstanding anything to the contrary contained in this Lease, the cumulative total of all agreed Change Orders shall not exceed Forty Five Thousand and 00/100 Dollars (\$45,000.00). Any proposed Change Order(s) that cause the cumulative total of all agreed Change Orders to exceed Forty Five Thousand and 00/100 Dollars (\$45,000.00) shall be processed by a formal amendment to the Lease that is mutually executed by the parties.

C. LANDLORD understands and agrees that from the time that this Lease is executed through the Substantial Completion of the Improvements and acceptance by COUNTY of possession of the Premises with all Improvements Substantially Completed, LANDLORD shall not assign or transfer a controlling interest in the Premises or the Property to a third party, without COUNTY's prior review and approval.

(1) LANDLORD understands and agrees to provide to COUNTY all documents and relevant information concerning any proposed transfer. COUNTY will have ten (10) COUNTY working days after receiving all such documents and information to complete its review. Upon COUNTY approval of an assignment or transfer, the parties shall immediately execute an amendment to this Lease in accordance with Paragraph 25.B.

D. LANDLORD understands and agrees not to make any modifications to the Improvements without first obtaining COUNTY's written approval by a Change Order or in the form of a mutually executed amendment to this Lease, as required. Any changes to the Improvements, without first acquiring said approval, will be at the expense of the LANDLORD and not the COUNTY.

E. In the event LANDLORD contracts for the construction of any portion of the Improvements, LANDLORD shall comply with the California Public Contract Code Sections 22000 through 22045 regarding bidding procedures and Labor Code Sections 1720.2 and 1770 et seq. regarding general prevailing wages, including the provisions set forth in Exhibit "F", Prevailing Wage attached hereto and incorporated herein by reference. LANDLORD shall indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, employees, and agents from any and all claims, actions, losses, damages and/or liability arising out of or related to the obligations set forth in this subparagraph. The LANDLORD's indemnity obligations shall survive the COUNTY's tenancy, and shall not be limited by the existence or availability of insurance.

F. LANDLORD, at its sole expense, must provide all site plans (including elevations of the building and details of the exterior finish), space design plans, construction plans, and a complete set of the bid drawings and specifications for the Improvements. The bid drawings shall be on reproducible transparent vellum with the architect's/engineer's professional stamp and signature, and also provided to COUNTY on a compact disc-recordable (CD-R). The file format for the CD-R copy shall be an Adobe Acrobat file (.pdf file extension) AND AutoCAD software (.dwg file extension). The specifications shall be submitted as a reproducible hardcopy and copied on a CD-R with formats compatible with Microsoft Word. LANDLORD agrees and understands that it will commence construction on the Improvements immediately following execution of this Lease. The Improvements shall be constructed in accordance with this Lease, including but not limited to, **Paragraph 11, HEALTH, SAFETY AND FIRE CODE REQUIREMENTS**, and this Paragraph 41.

G. LANDLORD and COUNTY agree that the Improvements are projected to be constructed, completed and finally certified for occupancy by the Town of Apple Valley and in accordance with this Lease by **November 1, 2021**, and that the COUNTY must be able to occupy the Premises with all Improvements Substantially Completed and possession of the Premises accepted by the COUNTY by no later than **November 1, 2021**. In order to meet the projected occupancy date of November 1, 2021, Landlord shall commence and thereafter diligently pursue to completion, substantially in accordance with the "Design and Construction Schedules" attached hereto as Exhibit "A-2" and incorporated herein, the construction of the Improvements, in a good and workmanlike manner and in accordance with this Paragraph 41, including but not limited to the Final Plan agreed to by LANDLORD and COUNTY. The parties have agreed upon the following projected improvement milestone completion dates:

1. **Planning Entitlement and Document preparation:**  
Projected Milestone Completion Date: Completed as of the date of this First Amendment.
2. **Grading and site development Plan Preparation and Submittal to City:**  
Projected Milestone Completion Date: Completed as of the date of this First Amendment.
3. **Building and Improvement Plan Preparation and Submittal to City:**  
Projected Milestone Completion Date: Completed as of the date of this First Amendment.
4. **Entitlement Approval by City of Apple Valley:**  
Projected Milestone Completion Date: Completed as of the date of this First Amendment.
5. **Grading and Site Development Plan Approval and Permit issuance by the City of Apple Valley:**  
Projected Milestone Completion Date:
6. **Building and Improvement Plan Approval by City Agencies:**  
Projected Milestone Completion Date: Completed as of the date of this First Amendment.
7. **Break Ground on Building Construction and Improvements:**  
Projected Milestone Completion Date: March 1, 2021
8. **Construction of Improvements and Finally Certified for Occupancy:**  
Projected Milestone Completion Date: November 1, 2021.

H. LANDLORD agrees that its failure to meet any of the above projected milestone completion dates will mean that the COUNTY will not be able to occupy the Premises with all Improvements Substantially Completed and possession of the Premises accepted by the COUNTY by the last projected milestone completion date of **November 1, 2021**, and that the COUNTY may therefore elect to terminate this Lease in the event the LANDLORD fails to meet any of the above projected milestone completion dates. Any such election to terminate by the COUNTY must be in writing and given to LANDLORD before the LANDLORD completes the applicable milestone and notifies the COUNTY of such completion.

I. LANDLORD agrees to provide the COUNTY a written progress report every thirty (30) days. The report shall contain up-date information of construction progress and notification of any permit approval. LANDLORD shall immediately notify COUNTY in writing of the completion of each milestone in the schedule above.

J. LANDLORD acknowledges that late delivery of the Premises to COUNTY with all Improvements Substantially Completed and possession of the Premises accepted by the COUNTY by the projected completion date of **November 1, 2021** will cause COUNTY to incur costs not contemplated by this Lease agreement, the exact amount of such costs being extremely difficult and impracticable to fix. Therefore, if LANDLORD does not deliver the Premises with all Improvements Substantially Completed and possession of the Premises is not accepted by the COUNTY by the projected completion date of **November 1, 2021**, LANDLORD agrees to pay to COUNTY liquidated damages of Five Hundred and 00/00 Dollars (\$500.00) for each day's delay from the projected completion date of **November 1, 2021**, to the date the Premises are delivered with Improvements are Substantially Completed and possession of the Premises accepted by the COUNTY or the date the COUNTY terminates this Lease agreement. The parties agree that this charge represents a fair and reasonable estimate of the costs that COUNTY will incur by reason of late delivery. Acceptance of any charge shall not constitute a waiver of LANDLORD's default or prevent COUNTY from exercising any of the other rights and remedies available to COUNTY.

K. Notwithstanding **subparagraphs "G", "H" and "J", above**, in the event LANDLORD, after exercising all due diligence, is unable to meet any of the above mentioned projected milestone completion date(s) and/or the projected occupancy date due to reasons which LANDLORD proves are not caused by LANDLORD or its employees, agents, or contractors or are outside the control of LANDLORD, such

reasons include but are not limited to acts of God, unreasonable acts of governmental agencies causing unavoidable delays (the normal and reasonable times for review, action and reasonably anticipated delays by governmental agencies are already included in the timing of the projected milestone completion date(s) and the projected occupancy date), strikes, or labor troubles, then the applicable projected milestone completion dates(s) and, if impacted, the projected occupancy date shall be extended for a period equivalent to the period of such delay.

As soon as LANDLORD becomes aware, or should in the exercise of due diligence have become aware of any facts or circumstances that may or will cause such a delay in the design and construction schedule, including but not limited to the projected milestone completion date(s) and the projected occupancy date, LANDLORD shall immediately notify COUNTY in writing of any such delay or anticipated delay and provide any necessary documents substantiating such delay or anticipated delay. If COUNTY concurs that a delay in accordance with subparagraph 41.K has occurred, the applicable projected milestone completion date(s) and, if impacted, the projected occupancy date, shall be extended in accordance with subparagraph 41.K. In the event LANDLORD fails to timely notify COUNTY in writing of any such delay or anticipated delay, the preceding paragraph of this **subparagraph "41.K" above**, shall not apply and any projected milestone completion date(s) and, if impacted, the projected occupancy date shall be subject to **subparagraphs "41.H" and "41.J"**, above, for the entire length of any delay.

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4. All other provisions and terms of the Lease shall remain the same and are hereby incorporated by reference. In the event of conflict between the Lease and this First Amendment, the provisions and terms of this First Amendment shall control.

**END OF THE FIRST AMENDMENT.**

**COUNTY: COUNTY OF SAN BERNARDINO**

**LANDLORD: SCHNEIDER REAL ESTATE ASSOCIATES, INC**

\_\_\_\_\_  
Curt Hagman, Chairman, Board of Supervisors

By ▶ \_\_\_\_\_

Dated: \_\_\_\_\_

Name Allan Steward  
*(Print or type name of person signing contract)*

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

Title \_\_\_\_\_ CEO  
*(Print or Type)*

Lynna Monell  
Clerk of the Board of Supervisors  
of the County of San Bernardino

By \_\_\_\_\_  
Deputy

Dated: \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Approved as to Legal Form

Reviewed for Contract Compliance

Reviewed/Approved by Department

▶   
\_\_\_\_\_  
Agnes Cheng, Deputy County Counsel

▶ \_\_\_\_\_  
\_\_\_\_\_

▶ \_\_\_\_\_  
Jim Miller, Real Property Manager, RESD

Date 10/19/2020

Date \_\_\_\_\_

Date \_\_\_\_\_

**EXHIBIT "A-1"**  
**IMPROVEMENT SPECIFICATIONS**  
**DEPARTMENT OF BEHAVIORAL HEALTH (DBH)**

**Part V: ROOM BY ROOM SPECIFICATIONS**

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
101	Public Waiting Area/Lobby 1017 sq ft	CT1	P1, P2	4 Duplex outlets at 12 inches from floor; one on each wall. 2 data/communication outlets and 2 duplex outlets; one set on opposite walls at 72" height from floor for wall mounted TV. County to approve location. Two (2) walls reinforced with fiberglass backing for mounting of up to 80" TV. County to approve location. Reception counter with Lexan security glass, level II bullet resistant with voice grill and pass under tray. Blinds per Premises Specifications #5. 2 doors; Schlage lockable hardware, keyed alike. Electrified strike for access control system. All other specs per Premises Specs.
102	Reception Area 250 sq ft	CARP	P1, P2	4 Duplex outlets at 12 inches from floor; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. ADA Compliant Countertop for staff per COUNTY approved specifications. <del>Blinds per Premises Specifications #5.</del> 2 doors; Schlage lockable door hardware, keyed separately. Electrified strikes for access control system. All other specs per Premises Specs.
104 105	Financial Interview Room 100- 120 sq ft	VCT	P1, P2	2 Duplex outlets on opposite walls 2 Data/Communication outlets; placement based on furniture design/placement. ADA compliant countertop Sound suppression to comply with STC 45. All other specs per General Specs.
103 106 155 200	Interview Room 120 sq ft	CARP	P1, P2	4 Duplex outlets at 12 inches from floor; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Sound suppression to comply with STC 45. All other specs per General Specs.
107	Conference/ Multipurpose Room 900 sq ft	CARP	P1, P2	12 Duplex outlets; 4 on each long wall, 2 on each short wall. 2 Data/Communication outlets; placement based on furniture design/placement



Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
				Screen Projection system per IT specs; Location to be approved by County. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Blinds per Premises Specifications #5. Powered accordion room divider Schlage lockable door hardware; keyed separately.
108A	Exam/Testing Room 200 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage lockable door hardware; keyed separately.
108B				Adjoining water closet.
109 129 132	Nurse Station 100 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Half wall with plexiglass surround above, voice grill, pass under tray Schlage-lockable door hardware; keyed separately.
110	Chart/File Room 579 sq ft	VCT	P1, P2	8 Duplex outlets; two on each wall. 4 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Install fire suppression system. Lawyer type rolling files cabinets (provided by the County) to be installed. 1 power outlet; 20 amp on a dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Electrified strike for access control system. Cabinets and countertop along one wall per Premises Specifications #12. <del>Blinds per Premises Specifications #5.</del>
111 140	Tele-Med Room 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, Sound suppression to comply with STC 45. 1 data/communication outlet and 1 duplex outlet, side by side at 72" height from floor for wall mounted TV. Location to be approved by County. One (1) wall reinforced with fiberglass backing for mounting of up to 80" TV. County to approve location. Schlage lockable door hardware; keyed separately.
125	Family/Group Room	CARP	P1, P2	4 Duplex outlets; one on each wall.

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
126 127 128	300 sq ft			2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, Sound suppression to comply with STC 45. 1 data/communication outlet and 1 duplex outlet, side by side at 72" height from floor for wall mounted TV. Location to be approved by County. One (1) wall reinforced with fiberglass backing for mounting of up to 80" TV. County to approve location. Schlage lockable door hardware; keyed separately. Blinds per Premises Specifications #5 (Rms 125/126)
157	Standard Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
114 133	Conference Room 400 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. 1 data/communication outlet and 1 duplex outlet, side by side at 72" height from floor for wall mounted TV. Location to be approved by County. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. 1 Ceiling Fan; per Premises Specifications #4 Blinds per Premises Specifications #5. One (1) wall reinforced with fiberglass backing for mounting of up to 80" TV. County to approve location. 2 doors. Schlage lockable door hardware; keyed separately. Electrified strikes for access control system.
116	Copy/File/Fax 180 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. 1, 20 amp power outlet on dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Cabinets and countertop along two walls per Premises Specifications #12. <del>Blinds per Premises Specifications #5.</del>
115	Copy/File/Fax 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. 1, 20 amp power outlet on dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Cabinets and countertop along one wall per Premises Specifications #12.

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
117	Employee Break Room 400 sq ft	VCT	P1, P2	6 Duplex outlets above counter top; placement based on furniture design/placement. 4 Duplex outlets of which two must be a dedicated circuit; one on each wall at 16" height from floor. 2 Data/Communication outlets; placement based on furniture design/placement. 2 Residential refrigerators with ice maker. 2 Microwave ovens. 2 Ceiling Fans; per Premises Specifications #4 Install sink and faucet and hook-up to water supply. Counter top at 45" high. Blinds per Premises Specifications #5. Cabinets per Premises Specifications #12. See Premises Specification #15. Schlage lockable door hardware; keyed separately. Electrified strike for access control system. Blinds per Premises Specifications #5.
134	Copy/File/Fax 180 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. 1, 20 amp power outlet on dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Cabinets and countertop along two walls per Premises Specifications #12. <del>Blinds per Premises Specifications #5.</del>
119 120 121 122	Clinic Psych Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
165	Clinic Super Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
135	SUDR Workstations (4)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.
162 163	SUDR ADC Office 100 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
161	SUDR Asst. Office 100 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately.
150	SUDR Super. Office 133 sf	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
124	Employee Break Room 300 sq ft	VCT	P1, P2	6 Duplex outlets above counter top; placement based on furniture design/placement. 4 Duplex outlets of which two must be a dedicated circuit; one on each wall at 16" height from floor. 2 Data/Communication outlets; placement based on furniture design/placement. 2 Residential refrigerators with ice maker. 2 Microwave ovens. 2 Ceiling Fans; per Premises Specifications #4 Install sink and faucet and hook-up to water supply. Counter top at 45" high. Blinds per Premises Specifications #5. Cabinets per Premises Specifications #12. See Premises Specification #15. Schlage lockable door hardware; keyed separately. Electrified strike for access control system.
130	Storage/supply 120 sq ft	VCT	P1	4 Duplex outlets; two on each wall. Schlage lockable door hardware, keyed separately.
131	Data Room 144 sq ft	VCT	P1	8 quad duplex outlets 110v 5-20 dedicated circuits; two on each wall. Four 4" sleeves through drop ceiling. 1 208 v L-6-30 dedicated circuit 3/4" conduit, with pull strings, stubbed out above the ceiling. If ceiling is not accessible for pulling cable the conduit must home run to nearest IDF location. All additional specs per Telephone/Data/Communication/Microwave Room Specifications. Schlage lockable door hardware, keyed separately.
118	Copy/File/Fax 180 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. 1, 20 amp power outlet on dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Cabinets and countertop along two walls per Premises Specifications #12. <del>Blinds per Premises Specifications #5.</del>
136	Copy/File/Fax	VCT	P1, P2	4 Duplex outlets; one on each wall.

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
	120 sq ft			2 Data/Communication outlets; placement based on furniture design/placement. 1, 20 amp power outlet on dedicated circuit; location determined by copy machine placement. Schlage lockable door hardware, keyed separately. Cabinets and countertop along two walls per Premises Specifications #12. <del>Blinds per Premises Specifications #5.</del>
137	Wet Nurse Station 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware; keyed separately.
138	Exam Room 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware; keyed separately.
139	Med Room 100 sq ft	VCT	P1, P2	8 Duplex outlets; two on each wall. 2 Data/Communication outlet placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware, keyed separately. Electrified strike for access control system. 2 refrigerators; one residential and one medical countertop w/lock.
113	Super Asst. Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
152 154	CCRT CT II Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
142 143	CT I Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall.

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
144 145 147 148 149				2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Blinds per Premises Specifications #5 (Rms 145/149) Schlage-lockable door hardware; keyed separately
146	WP Nurse 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware; keyed separately.
141	MH Nurse 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware; keyed separately.
153	CCRT Sup Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
151	Agewise CT II Office 120 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
123	D.R. PM II Office 151 sq ft	CARP	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. <del>Blinds per Premises Specifications #5.</del> Schlage-lockable door hardware; keyed separately
159	Outpat/Wh Person Care Workstations (33)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.

Room Number	Room Name	Floor Specs	Wall Specs	Additional Specs
195	Agewise Workstations (10)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.
160	CCRT Workstations (45)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.
196	Admin Workstations (11)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.
167	D.R. Admin Workstations (3)	CARP	P1, P2	All specs per Premises Specs. Power for cubicles (floor, wall or J box) to be determined by furniture design to be provided by county. All exterior doors to include electrified strikes for access control system.
112	Children Waiting Area 300 sf	CARP	P1, P2	4 Duplex Outlets (one on each wall), 1 Duplex and Data at 72", 1 Data, TV monitor bracket, Blinds per Premises Specifications #5.
179 183	Public Men's Restroom	CT4	CT2	Per Attachment 2 of General Specifications.
180	Public Women's Restroom	CT4	CT2	Per Attachment 2 of General Specifications.
178	Public All Gender Restroom	CT4	CT2	Per Attachment 2 of General Specifications.
183	Patient Restroom - Men's	CT4	CT2	Per Attachment 2 of General Specifications.
184	Patient Restroom – Women's	CT4	CT2	Per Attachment 2 of General Specifications.
181 185 187	Staff Restroom - Men	CT4	CT2	Per Attachment 2 of General Specifications.
182 186 188	Staff Restroom Women	CT4	CT2	Per Attachment 2 of General Specifications.
156	Triage Room 120 sq ft	VCT	P1, P2	4 Duplex outlets; one on each wall. 2 Data/Communication outlets; placement based on furniture design/placement. Double stainless steel sink and faucet hardware hooked up to water supply. Install sound suppression insulation in walls, ceiling, duplex outlets and data outlets. Sound suppression to comply with STC 45. Schlage lockable door hardware; keyed separately.
158	Kitchenette	VCT	P1, P2	5 Duplex and 2 Quad Outlets, 3 Dedicated Circuits, 1 Residential Refer, 1 Microwave, Stainless Sink, faucet and Disposal
174	Janitor Closet	VCT	P1	1Duplex outlet, 3 J-Boxes Schlage lockable door hardware, keyed separately.
164	Electrical Room 220 sf	Sealed Conc.	P1	Schlage lockable door hardware; keyed separately.
199	Vestibule	CT1	P1, P2, P3	Schlage lockable door hardware; keyed separately.