FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT BENICIA VETERANS MEMORIAL BUILDING AND COMMUNITY CENTER

This First Amendment is entered into on ______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the Benicia Veterans House Commission, a commission comprised of the Veterans of Foreign Wars Post No. 3928 and the American Legion Post No. 101 (collectively referred to as the "Commission") to amend the Operation and Management Agreement dated May 1, 2016 ("Agreement"), for the property located at 1150 First Street, Benicia, CA 94510. County and Commission desire to amend the Agreement as follows:

1. Responsibilities of the Commission

Section 3 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. Responsibilities of the County

Section 4 of the Agreement is deleted in its entirety and replaced with the following:

4. Responsibilities of the County

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

BENICIA VETERANS HOUSE COMMISSION

By

Leroy Miller , President

APPROVED AS TO FORM County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT DIXON VETERANS MEMORIAL HALL

This First Amendment is entered into on ______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the American Legion Post 208 (the "American Legion") to amend the Operation and Management Agreement dated July 24, 2016 ("Agreement"), for the property located at 1305 North First Street, Dixon, California 95620. County and American Legion desire to amend the Agreement as follows:

1. Responsibilities of the American Legion

Section 4 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. Responsibilities of the County

Section 5 of the Agreement is deleted in its entirety and replaced with the following:

5. Responsibilities of the County

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

AMERICAN LEGION, POST 208

By

Birgitta E. Corsello, County Administrator

APPROVED AS TO FORM By Ani Butu S County Counsel

By Way Arte, WAYNE HOILAND, Commander

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT RIO VISTA VETERANS MEMORIAL BUILDING

This First Amendment is entered into on ______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the American Legion Post No. 178 (the "American Legion") to amend the Operation and Management Agreement dated May 1, 2016 ("Agreement"), for the property located at 610 Saint Francis Way, Rio Vista, CA 94571. County and American Legion desire to amend the Agreement as follows:

1. <u>Responsibilities of the American Legion</u>

Section 3 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. <u>Responsibilities of the County</u>

Section 4 of the Agreement is deleted in its entirety and replaced with the following:

4. Responsibilities of the County

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

AMERICAN LEGION POST No. 178

BRIEN Commander

By

APPROVED AS TO FORM By County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT SUISUN VETERANS MEMORIAL BUILDING

This First Amendment is entered into on _______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the Suisun Veterans Memorial Building Committee, a committee comprised of the Veterans of Foreign Wars Post No. 2333, the American Legion Post No. 182, the Disabled American Veterans Chapter 81; the Military Order of the Purple Heart Chapter 95; the Military Order of the Cootie; and the 40 & 8 (collectively referred to as the "Committee") to amend the Operation and Management Agreement dated May 1, 2016 ("Agreement"), for the property located at 427 Main Street, Suisun City, CA 94585. County and Committee desire to amend the Agreement as follows:

1. <u>Responsibilities of the Committee</u>

Section 3 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. <u>Responsibilities of the County</u>

Section 4 of the Agreement is deleted in its entirety and replaced with the following:

4. Responsibilities of the County

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

By

SUISUN VETERANS MEMORIAL BUILDING COMMITTEE

Bv

Robert A. Olmstead, Chairman

APPROVED AS TO FORM County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT VACAVILLE VETERANS MEMORIAL BUILDING

This First Amendment is entered into on ______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the Vacaville Veterans Building Association, an association comprised of the American Legion, Post 165; the Disabled American Veterans, Chapter 84; the United Veterans Memorial Association; the Veterans of Foreign Wars, Post 7244; and the American Veterans (AMVETS) Post 1776, (collectively referred to as the "Association") to amend the Operation and Management Agreement dated May 1, 2016 ("Agreement"), for the property located at 549 Merchant Street, Vacaville, CA 95688. County and Association desire to amend the Agreement as follows:

1. <u>Responsibilities of the Association</u>

Section 3 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. <u>Responsibilities of the County</u>

Section 4 of the Agreement is deleted in its entirety and replaced with the following:

4. Responsibilities of the County

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

VACAVILLE VETERANS BUILDING ASSOCIATION

By

By

Greg Artau, President

APPROVED AS TO FORM County Counse

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT VALLEJO VETERANS MEMORIAL BUILDING

This First Amendment is entered into on ______, 2018 between the County of Solano, a political subdivision of the State of California ("County") and the Vallejo Veterans Memorial Building Council, an association comprised of The American Legion Vallejo. Post 104; The American Legion Mare Island Navy Yard, Post 550; The American Legion, Post 603; The Disabled American Veterans, Chapter 21: The Filipino-American Retired United States Armed Forces Association; The Fleet Reserve Association, Branch 8; The United States Submarine Veterans, Incorporated, Mare Island Base; and The Veterans of Foreign Wars, Post 1123 (collectively referred to as the "Council") to amend the Operation and Management Agreement dated May 1, 2016 ("Agreement"), for the property located at 420 Admiral Callaghan Lane, Vallejo, California 94591. County and Council desire to amend the Agreement as follows:

1. **Responsibilities of the Council**

Section 3 A of the Agreement is deleted in its entirety and replaced with the following:

A. Keep the Premises in good, clean and operable condition, and shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as Veterans' responsibilities in Exhibit B attached to and made a part of this Agreement.

2. **Responsibilities of the County**

Section 4 of the Agreement is deleted in its entirety and replaced with the following:

4. **Responsibilities of the County**

A. Consistent with the budgetary approval of the Board of Supervisors, the County shall be responsible for the cost and prosecution of all maintenance, repairs and replacement of items identified as General Services' responsibilities in Exhibit B attached to and made a part of this agreement.

Except as set forth in this First Amendment, all other terms and conditions specified in the Operation and Management Agreement remain in full force and effect.

COUNTY OF SOLANO

Bv

VALLEJO VETERANS MEMORIAL BUILDING COUNCIL

By Charles Section Charles Graham, President

APPROVED AS TO FORM By the - But g

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Trash/Recycling Removal	Veterans	
Telephone systems	Veterans	
	vecturis	
A K	Veterans	
Appliances Art	Veterans	
	Veterans	
AV Equipment Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities Veterans	
Carpet (cosmetic/upgrade)		
Computers/Peripherals	Veterans	
Doors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
Electrical (outlet repair)	General Services - Facilities	
Electrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
Elevators	General Services - Facilities	
Exterior Lighting	General Services - Facilities	
Fencing	General Services - Facilities	
Fire Systems/Monitoring	General Services - Facilities	
Fire Alarm Monitoring	General Services - Facilities	
Fire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
Furniture	Veterans	
HAZMAT Remediation	General Services - Facilities	
HVAC Systems	General Services - Facilities	
Interior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
Janitorial Services/Window Cleaning	Veterans	
Keys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
Landscaping/Grounds	Veterans	Includes irrigation backflow devices
Lighting Systems	General Services - Facilities	
Lighting (bulbs, task lighting, additional fixtures)	Veterans	
Painting (Life cycle and repair touch up)	General Services - Facilities	
Painting (Aesthetic)	Veterans	
Parking Lot	General Services - Facilities	
Pest Control	Veterans	
Glazing Systems	General Services - Facilities	
Phones Systems/Peripherals	Veterans	
Plumbing (systems)	General Services - Facilities	
Plumbing (clogs, leaks, repairs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (compliance/airectional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	you need a work order open please contact Facilities at 707-784	4 6225
ii you neeu a work order open picase contact racinties at 707-704-0555		