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

This First Amendment is entered into on <u>December 4</u>, 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

Birgitta E. Corsello, County Administrator

By AcCan Miller, President

APPROVED AS TO FORM

By And Brufu & County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
tilities:		Washington.
lectric	Veterans	
as	Veterans	
Vater and Sewer	Veterans	
rash/Recycling Removal	Veterans	
elephone systems	Veterans	
ppliances	Veterans	
rt	Veterans	
V Equipment	Veterans	
ackflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities	
arpet (cosmetic/upgrade)	Veterans	
Computers/Peripherals	Veterans	
oors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities General Services - Facilities	
Rectrical (outlet repair)	General Services - Facilities General Services - Facilities	
Rectrical (outlet installation - added)	Veterans	Description of the control of the co
levators	General Services - Facilities	Responsible for funding of additional circuits
xterior Lighting	General Services - Facilities	
encing	General Services - Facilities	
ire Systems/Monitoring	General Services - Facilities	
ire Alarm Monitoring	General Services - Facilities	
ire Extinguishers Maintenance	General Services - Facilities General Services - Facilities	No. al. I am all all all all all all all all all
urniture	Veterans	Monthly Inspections are the Veterans responsibility
IAZMAT Remediation	General Services - Facilities	
VAC Systems		
nterior Finishes	General Services - Facilities General Services - Facilities	
Graffiti Removal	Veterans	
anitorial Services/Window Cleaning	Veterans	
Leys (doors, rekey copies, coded)		
Leys (furniture, replace LOST)	General Services - Facilities	
andscaping/Grounds	Veterans	Responsible for funding when rekeying due to lost keys
andscaping/Grounds ighting Systems	Veterans	Includes irrigation backflow devices
	General Services - Facilities	
ighting (bulbs, task lighting, additional fixtures)	Veterans	
ainting (Life cycle and repair touch up)	General Services - Facilities	
ainting (Aesthetic) arking Lot	Veterans	
est Control	General Services - Facilities	
	Veterans	
Blazing Systems hones Systems/Peripherals	General Services - Facilities	
	Veterans	
lumbing (systems, leaks, repairs) lumbing (clogs)	General Services - Facilities	
oof	Veterans	
ecurity Systems/Monitoring	General Services - Facilities	
	Veterans	
ignage (compliance/directional/way-finding) ignage (non-directional)	General Services - Facilities	
ACHAEL HOMEUTECHOROLI	Veterans	
Vater Filtration/Conditioning Systems	Veterans	

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT DIXON VETERANS MEMORIAL HALL

This First Amendment is entered into on <u>December 4</u>, 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

By Way Lollanin, Commander

APPROVED AS TO FORM

By Ari Briting
County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Utilities:		
Electric	Veterans	
Gas	Veterans	
Water and Sewer	Veterans	
Frash/Recycling Removal	Veterans	
Telephone systems	Veterans	
receptione systems	veterans	
	·	
Appliances	Veterans	
AVE	Veterans	
AV Equipment	Veterans	
Backflow Prevention Device	General Services - Facilities	
Carpet (safety/non-cosmetic)	General Services - Facilities	
Carpet (cosmetic/upgrade)	Veterans	
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	, majoritani ara ara rasponisine,
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, leaks, repairs)	General Services - Facilities	
Plumbing (clogs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/way-finding)	General Services - Facilities	
Signage (non-directional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
If vo	ou need a work order open please contact Facilities at 707-7	84-6335

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

December 4, 2018 between the This First Amendment is entered into on 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. Responsibilities of the American Legion

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

AMERICAN LEGION POST No. 178

Birgitta E. Corsello, County Administrator

APPROVED AS TO FORM

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
tilities:		
Electric	Veterans	
ras	Veterans	
Vater and Sewer	Veterans	
rash/Recycling Removal	Veterans	
Felephone systems	Veterans	
etephone systems	veterans	
Appliances	Veterans	
Art	Veterans	
AV Equipment	Veterans	
Backflow Prevention Device	General Services - Facilities	
Carpet (salety/non-cosmetic)	General Services - Facilities	
Carpet (cosmetic/upgrade)	Veterans	
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	
Pencing	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	Monthly inspections are the veteralis responsibility
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, leaks, repairs)	General Services - Facilities	
lumbing (clogs)	Veterans	
Roof	General Services - Facilities	
Security Systems/Monitoring	Veterans	
Signage (compliance/directional/wav-finding)	General Services - Facilities	
Signage (non-directional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
	ou need a work order open please contact Facilities at 707-78	

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT SUISUN VETERANS MEMORIAL BUILDING

This First Amendment is entered into on December 4, 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. Responsibilities of the Committee

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

SUISUN VETERANS MEMORIAL BUILDING COMMITTEE

Birgitta E. Corsello, County Administrator

Robert A. Olmstead, Chairman

APPROVED AS TO FORM

County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Itilities:	1 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
Electric	Veterans	
ras	Veterans	
Vater and Sewer	Veterans	
Frash/Recycling Removal	Veterans	
Telephone systems	Veterans	
etephone systems	veterans	
The state of the s		
ppliances	Veterans	
rt	Veterans	
V Equipment	Veterans	
ackflow Prevention Device	General Services - Facilities	
arpet (sa/en/non-cosmetic)	General Services - Facilities	
Carpet (cosmetic/upgrade)	Veterans	
Computers/Peripherals	Veterans	
oors & Closers	General Services - Facilities	
Electrical (systems)	General Services - Facilities	
lectrical (outlet repair)	General Services - Facilities	
lectrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
levators	General Services - Facilities	
xterior Lighting	General Services - Facilities	
encing	General Services - Facilities	
ire Systems/Monitoring	General Services - Facilities	
ire Alarm Monitoring	General Services - Facilities	
ire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
urniture	Veterans	The state of the s
IAZMAT Remediation	General Services - Facilities	
IVAC Systems	General Services - Facilities	
nterior Finishes	General Services - Facilities	
Fraffiti Removal	Veterans	
anitorial Services/Window Cleaning	Veterans	
Leys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)		Barrar W. La fact of the state
	Veterans	Responsible for funding when rekeying due to lost keys
/andscaping/Grounds	Veterans	Includes irrigation backflow devices
ighting Systems	General Services - Facilities	
Aghting (bulbs, task lighting, additional fixtures)	Veterans	
ainting (Life cycle and repair touch up)	General Services - Facilities	
ainting (Aesthetic)	Veterans	
arking Lot	General Services - Facilities	
est Control	Veterans	
Glazing Systems	General Services - Facilities	
hones Systems/Peripherals	Veterans	
lumbing (systems, leaks, repairs)	General Services - Facilities	
lumbing (clogs)	Veterans	
Coof	General Services - Facilities	
security Systems/Monitoring	Veterans	
ignage (compliance/directional/way-finding)	General Services - Facilities	
Signage (non-directional)	Veterans	
Vater Filtration/Conditioning Systems	Veterans	
If vo	ou need a work order open please contact Facilities at 707-78	84-6335

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT VACAVILLE VETERANS MEMORIAL BUILDING

This First Amendment is entered into on <u>December</u>, 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. Responsibilities of the Association

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

VACAVILLE VETERANS BUILDING ASSOCIATION

Birgitta E. Corsello, County Administrator

Greg Artau, President

APPROVED AS TO FORM

County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
tilities:		
lectric	Veterans	
as	Veterans	
Vater and Sewer	Veterans	
rash/Recycling Removal	Veterans	
elephone systems	Veterans	
otophone systems	v otorans	
ppliances	Veterans	
rt	Veterans	
V Equipment	Veterans	
ackflow Prevention Device	General Services - Facilities	
arnet (safety/non-cosmetic)		
	General Services - Facilities	
arpet (cosmetic/upgrade)	Veterans	
omputers/Peripherals	Veterans	
oors & Closers	General Services - Facilities	
lectrical (systems)	General Services - Facilities	
lectrical (outlet repair)	General Services - Facilities	D 71.6.6. N 6.1N 1.1.
lectrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
levators	General Services - Facilities	
xterior Lighting	General Services - Facilities	
encing	General Services - Facilities	
ire Systems/Monitoring	General Services - Facilities	
ire Alarm Monitoring	General Services - Facilities	
ire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
urniture	Veterans	
AZMAT Remediation	General Services - Facilities	
VAC Systems	General Services - Facilities	
nterior Finishes	General Services - Facilities	
raffiti Removal	Veterans	
anitorial Services/Window Cleaning	Veterans	
(Leys (doors, rekey copies, coded)	General Services - Facilities	
eys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
andscaping/Grounds	Veterans	Includes irrigation backflow devices
ighting Systems	General Services - Facilities	
ighting (bulbs, task lighting, additional fixtures)	Veterans	
ainting (Life cycle and repair touch up)	General Services - Facilities	
ainting (Aesthetic)	Veterans	
arking Lot	General Services - Facilities	
est Control	Veterans	
Clazing Systems	General Services - Facilities	
hones Systems/Peripherals	Veterans	
lumbing (systems, leaks, repairs)	General Services - Facilities	
lumbing (clogs)	Veterans	
oof	General Services - Facilities	
ecurity Systems/Monitoring	Veterans	
ignage (compliance/directional/way-finding)	General Services - Facilities	
Signage (non-directional)	Veterans	
Vater Filtration/Conditioning Systems	Veterans	
1f vc	ou need a work order open please contact Facilities at 707-78	84-6335

FIRST AMENDMENT TO OPERATION AND MANAGEMENT AGREEMENT VALLEJO VETERANS MEMORIAL BUILDING

This First Amendment is entered into on <u>December 4</u>, 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

VALLEJO VETERANS MEMORIAL BUILDING COUNCIL

Birgitta E. Corsello, County Administrator

By Charles Graham, President

APPROVED AS TO FORM

By County Counsel

Veterans Hall Responsibility Matrix		
Building Services Provided	Responsible party	Notes
Jtilities:		
llectric	Veterans	
ias	Veterans	
Vater and Sewer	Veterans	
rash/Recycling Removal	Veterans	
elephone systems	Veterans	
ppliances	Veterans	
rt	Veterans	
V Equipment	Veterans	
ackflow Prevention Device	General Services - Facilities	
arpet (salen/non-cosmetic)	General Services - Facilities	
arpet (cosmetic/upgrade)	Veterans	
omputers/Peripherals	Veterans	
oors & Closers	General Services - Facilities	
lectrical (systems)	General Services - Facilities	
lectrical (outlet repair)	General Services - Facilities	
lectrical (outlet installation - added)	Veterans	Responsible for funding of additional circuits
levators	General Services - Facilities	Responsible for funding of additional circuits
xterior Lighting	General Services - Facilities	
encing	General Services - Facilities	
ire Systems/Monitoring	General Services - Facilities	
ire Alarm Monitoring	General Services - Facilities	A distribution of the second s
ire Extinguishers Maintenance	General Services - Facilities	Monthly Inspections are the Veterans responsibility
urniture	Veterans	
AZMAT Remediation	General Services - Facilities	
IVAC Systems	General Services - Facilities	
nterior Finishes	General Services - Facilities	
Graffiti Removal	Veterans	
anitorial Services/Window Cleaning	Veterans	
Leys (doors, rekey copies, coded)	General Services - Facilities	
Keys (furniture, replace LOST)	Veterans	Responsible for funding when rekeying due to lost keys
andscaping/Grounds	Veterans	Includes irrigation backflow devices
ighting Systems	General Services - Facilities	manage management actions
ighting (bulbs, task lighting, additional fixtures)	Veterans	
ainting (Life cycle and repair touch up)	General Services - Facilities	
ainting (Aesthetic)		
	Veterans	
arking Lot	General Services - Facilities	
est Control	Veterans	
Glazing Systems	General Services - Facilities	
hones Systems/Peripherals	Veterans	
lumbing (systems, leaks, repairs)	General Services - Facilities	
lumbing (clogs)	Veterans	
oof	General Services - Facilities	
ecurity Systems/Monitoring	Veterans	
ignage (compliance/directional/way-finding)	General Services - Facilities	
Signage (non-directional)	Veterans	
Water Filtration/Conditioning Systems	Veterans	
If yo	ou need a work order open please contact Facilities at 707-7	84-6335