

**NOTICE AND AGENDA OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS
MENDOCINO COAST HEALTH CARE DISTRICT**

Wednesday, September 29, 2021

6:00 P.M. Open Session

Meeting via Zoom Conference

PLEASE TAKE NOTICE that a Special Board of Directors meeting has been called for Wednesday, September 29, 2021 at 6:00 pm. **This meeting will be held via Zoom Conference only in order to reduce the risk of spreading coronavirus (COVID-19) and pursuant to the Governor's Executive Orders N-25-20 and N-29-20.**

No physical location from which members of the public may observe the meeting and offer public comment will be provided.

Join Zoom Meeting

<https://us06web.zoom.us/j/86065144697?pwd=ODAvzc3N0JpUG5lTHlDdEdvVTgwQT09>

Meeting ID: 860 6514 4697

Passcode: 997481

One tap mobile

+13462487799,,86065144697#,,,,*997481# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

Meeting ID: 860 6514 4697

Passcode: 997481

Find your local number: <https://us06web.zoom.us/u/kbzyc1h02y>

CONDUCT OF BUSINESS:

1. 6:00 P.M. OPEN SESSION CALL TO ORDER- Ms. Jessica Grinberg, Chair

2. ROLL CALL

3. PUBLIC COMMENTS

This portion of the meeting is reserved for persons desiring to address the Board of Directors on non-agenda issues. Please state your name for the record. Time is limited to 3 minutes per speaker.

4. **APPROVAL OF THE AGENDA** Ms. Jessica Grinberg, Chair
5. **INFORMATION/ACTION:** Hubs and Routes Update: McColley and Spring
6. **INFORMATION/ACTION:** Consideration of potential sublease plans of 516 Cypress Drive, Fort Bragg CA. Jessica Grinberg, Chair **TAB 1**
7. **INFORMATION/ACTION:** Final Review of Assignment and Assumptions Agreement for 721 River Drive, Fort Bragg CA. Jessica Grinberg, Chair **TAB 2**
note: engineering documents are found after Tab3
8. **INFORMATION/ACTION:** AB 361 Resolution, Initial Adoption. Ms. Jessica Grinberg, Chair **TAB 3**
9. **FUTURE AGENDA ITEMS:** Ms. Jessica Grinberg, Chair
10. **PUBLIC COMMENTS**
This portion of the meeting is reserved for persons desiring to address the Board of Directors on a topic that is not on the agenda. Please state your name for the record. Time is limited to 3 minutes per speaker.
11. **COMMENTS/INFORMATION FROM BOARD OF DIRECTORS**
12. **ADJOURNMENT:** Ms. Jessica Grinberg, Chair

Dated: September 28, 2021

STATE OF CALIFORNIA
COUNTY OF MENDOCINO

I declare under penalty of perjury that I am employed by the Mendocino Coast Health Care District Board of Directors; and that I posted this notice at the North and Patient Services Building Lobby entrances to the Adventist Health Mendocino Coast Hospital on September 28, 2021

Original signed and posted at Neva Cannon Room entrance and North Entrance of AHMC

Sara Spring, Secretary of the Board of Directors

All disabled persons requesting disability related modifications or accommodations, including auxiliary aids or service may make such request in order to participate in a public meeting to Sara Spring, Secretary of the Board of Directors, 700 River Drive, Fort Bragg, CA 95437 no later than 1 working day prior to the meeting that such matter be included on that month's agenda.

TAB 1

ASSIGNMENT AND ASSUMPTION OF BUILDING LEASE AND CONSENT TO ASSIGNMENT

This Assignment and Assumption of Building Lease and Consent to Assignment ("Assignment") is made as of this ___ day of _____, 2021 by and between MENDOCINO COAST HEALTH CARE DISTRICT, a local healthcare district of the State of California ("Assignor"), ADVENTIST HEALTH MENDOCINO COAST a California nonprofit public benefit corporation ("Assignee"), and MENDOCINO COAST MEDICAL PLAZA, LLC, a California limited liability company ("Building Landlord") with respect to the following facts. Each of the foregoing entities is herein sometimes referred as "Party" and all collectively referred to as "Parties".

Recitals

- A. Assignor as "ground lessor" and Building Landlord as "ground lessee" are parties to that certain ground lease entitled "Building Lease" and dated as of June 1, 2004 with respect to certain property commonly known as 721 River Drive, Fort Bragg, California 95437 ("Property") whereby Building Landlord agreed to, and was permitted to, construct certain improvements upon the Property including a building consisting of approximately 12,147 sq. ft., common areas, parking facilities and additional appurtenances (with such Property as so improved hereinafter referred to as "Premises") on the terms and conditions therein stated ("Ground Lease"), a copy of which is attached hereto as Exhibit A hereto.
- B. Building Landlord and Assignor (therein named "MENDOCINO COAST DISTRICT HOSPITAL, a division of MENDOCINO COAST HEALTH CARE DISTRICT") entered into that certain Office Lease Agreement dated July 1, 2016 whereby Building Landlord leased back to Assignor the Premises on the terms and conditions therein stated ("Building Lease"), a copy of which is attached hereto as Exhibit B hereto. All Capitalized terms not specifically defined hereunder shall have the same meaning as set forth in the Building Lease.
- C. Assignor and Assignee have entered into certain agreements, including without limitation Transfer of Business Operations Agreement and First Amendment to Transfer of Business Operations Agreement ("Transfer Documents") whereby Assignor is selling, transferring and assigning certain of Assignor's assets and interests to Assignee ("Transfer") on terms and conditions therein stated.
- D. Pursuant to the Transfer Documents, Assignee has certain rights to terminate the transfer effected thereby and to reconvey the assets and interest back to Assignor (collectively "Termination Rights").
- E. Pursuant to the Transfer, Assignor and Assignee contemplate that Assignor's rights under the Building Lease shall be assigned to Assignee.
- F. Assignor and Assignee now desire to assign the Building Lease to Assignee commencing as of August 1, 2021, subject to the terms and conditions of this Assignment.

Agreement

Therefore, the Parties agree as follows:

1. **Assignment.** Assignor assigns and transfers to Assignee all right, title, and interest in the Building Lease and Assignee accepts from Assignor all right, title, and interest, subject to the terms and conditions set forth in this Assignment.

2. **Assumption.** Assignee assumes and agrees to perform and fulfill all the terms, covenants, conditions, and obligations required to be performed and fulfilled by Assignor as Tenant under the Building Lease from and after the date of this Assignment, including the making of all Base Rental or other payments due to or payable by Assignor and performance of all obligations under the Building Lease as they become due and payable, and Assignee shall indemnify, defend and hold harmless Assignor from any obligations accruing under the Building Lease accruing from and after the date of this Assignment. Assignor hereby indemnifies and holds harmless Assignee from and against any and all claims, losses, liabilities, obligations, damages, costs and expenses (including reasonable attorneys' fees and costs) arising or accruing under the Building Lease with respect to periods, events or circumstances occurring prior to the date of this Assignment.

3. **Surrender.** On the date of this Assignment, Assignor agrees to vacate, surrender, remise and quitclaim to Assignee, its successors and assigns, its rights, including without limitation the right to possession, under the Building Lease.

4. **Utilities.** On or before the date of this Assignment, Assignor shall notify the utility companies servicing the Premises that Assignee shall be responsible for payment of all utility obligations incurred after the date of this Assignment and shall, if possible, cause meters to be read on the date of this Assignment. Assignor shall be responsible for the payment in accordance with the Building Lease terms for all utility services furnished to the Premises on or prior to the date of this Assignment.

5. **Representations and Warranties Concerning the Building Lease.** Assignor represents and warrants to Assignee and to Building Landlord that: (a) the Building Lease is in full force and effect, and unmodified; (b) to Assignor's knowledge, Assignor's interest in the Building Lease is free and clear of any liens, encumbrances or adverse interests of third parties; (c) Assignor has the full and lawful authority to assign its interest in the Building Lease; and (d) to Assignor's knowledge, there is no default by Assignor or Building Landlord under the Building Lease or any circumstance by which lapse of time or giving a notice would constitute a default under the Building Lease. As used herein, the term "Assignor's knowledge" shall mean Assignor's actual knowledge as of the date of execution of this Assignment, without any duty of inquiry or investigation. Building Landlord hereby represents and warrants to Assignor and Assignee as follows: (a) the Building Lease is in full force and effect and unmodified; and (b) to Assignor's knowledge, there is no default by Assignor or Building Landlord under the Building Lease or any circumstance by which lapse of time or giving a notice would constitute a default under the Building Lease. As used herein, the term "Building Landlord's knowledge" shall mean Building Landlord's actual knowledge as of the date of execution of this Assignment, without any duty of inquiry or investigation. Neither Assignor nor Building Landlord has received any written notice of (i) any pending eminent domain proceedings pertaining to the Premises, (ii) any governmental actions or any judicial actions of any kind against Building Landlord's interest in the Premises, including, without limitation, any relating to any environmental laws or the Americans with Disabilities Act, and Building Landlord has no reason to believe that there are grounds for any claim of any such violation. The Parties each for themselves represent and warrant that they have not retained any broker in connection with the negotiations of this Assignment or the options to extend the Building Lease as provided by this Assignment. Building Landlord and Assignor each acknowledge that Assignor has paid Building Landlord all rentals, additional rentals and other monetary sums due under the Building Lease through the date of this Assignment. The warranties contained in this paragraph are true as of the date of this Assignment, and shall survive that date

6. **Covenants and Agreements respecting the Building Lease.**

(a) Options to Extend Building Lease. Building Landlord, Assignor, and Assignee hereby acknowledge and agree that the initial Term of the Building Lease (“Original Term”) expires on June 30, 2026. It is the intent of the Parties to grant five (5) consecutive five (5) year options to extend the Building Lease which are personal to Assignee. Based thereon, the Building Lease is hereby amended to add the following at the end of Section 1.02:

“(a) Building Landlord hereby grants to ADVENTIST HEALTH MENDOCINO COAST, a California nonprofit public benefit corporation as “Tenant” under the Building Lease, five (5) consecutive options (“Options”) to extend the Term of the Building Lease for the following periods: five (5) successive five (5) year periods (each an “Option Term”), which Options shall be exercisable only by written notice delivered by ADVENTIST HEALTH MENDOCINO COAST, a California nonprofit public benefit corporation to Building Landlord not less than one hundred and eighty (180) days prior to the then current expiration date of the Term (“Option Notice”). The rights contained in this Section shall be personal to ADVENTIST HEALTH MENDOCINO COAST, a California nonprofit public benefit corporation and may only be exercised by such party (and any permitted assignee of such party as defined in Section 8.01(a) of the Building Lease), but not any other assignee, sublessee or transferee of Assignee’s interest in this Building Lease.

(b) In the event that Assignee exercises one or more of the Options, Assignee shall be fully and completely responsible for all obligations of the “Tenant” under the Building Lease during the applicable Option Term excepting only that the monthly Base Rental for the first year of the first Option Term shall be the greater of (i) “Fair Market Value” (as determined below) or (ii) two dollars (\$2.00) per rentable square foot per month, and the monthly Base Rental for the first year of each succeeding Option Term shall be the greater of (i) “Fair Market Value” (as determined below) or (ii) ninety percent (90%) of the Base Rental in effect for the month immediately preceding such Option Term. Commencing on the anniversary of each Option Term, the Base Rental for each remaining Lease year of each such Option Term shall be increased by two and one half percent (2.5%) above the Base Rental in effect for the preceding Lease year of such Option Term. Building Landlord agrees that Assignor shall have no obligation, liability or responsibility for any liability, cost, expense or obligation of “Tenant” under the Building Lease which first commences and is to be performed by ADVENTIST HEALTH MENDOCINO COAST, a California nonprofit public benefit corporation in any Option Term; provided, however, nothing herein shall relieve Assignor from its obligations, liability, or responsibility for any liability, cost, expense or obligation under the Building Lease first commencing or to be performed during the original Term, all of which shall remain in full force and effect notwithstanding the exercise of one or more Options.

(c) The “Fair Market Value” shall be the then prevailing monthly fair market rental rate at the commencement of each applicable Option Term for comparable deals to the Building and the marketplace in the greater metropolitan area in the City in which the Premises is located. For purposes of the preceding sentence, “prevailing fair market rental rate” shall mean the total rental then being quoted by landlords for “comparable deals” for comparable uses in the greater metropolitan area in the jurisdiction (whether City or County) in which the Premises is located (“Metropolitan Area”). “Comparable deals” shall mean leases which are approximately as long, and commencing at approximately the same time, as the Option Term and are for comparable space and in comparable buildings subject to reasonable adjustments for (a) the desirability of the applicable floor or location in the applicable comparable building, and (b) the desirability of the geographic location of the applicable comparable building. Notwithstanding the foregoing, Fair Market Value shall take into consideration for the benefit of Tenant (i) the extent of tenant improvements paid for by Tenant; and (ii) the fact that, as a result of the Premises being leased on a renewal basis,

Landlord will not have to incur costs to re-tenant the Premises, including, without limitation, tenant improvement costs, brokerage commissions, and legal fees. Landlord and Tenant shall attempt to agree upon the Fair Market Value for the applicable Option Term, using their best good faith efforts. If, within thirty (30) days following Landlord's receipt of the Option Notice, Landlord and Tenant have been unable to reach an agreement regarding the Fair Market Value for the applicable Option Term, the Parties shall set a date (no later than forty-five (45) days after Landlord's receipt of the Option Notice) to exchange written opinions, at the Premises, of the Fair Market Value for such Option Term. Such exchange shall be accomplished by the concurrent delivery by Landlord and Tenant of each Party's opinion of Fair Market Value, which opinion shall be contained in a sealed envelope. If, upon exchange of opinions of Fair Market Value as provided above, the higher of the two opinions of value is not more than five percent (5%) greater than the lower opinion of value, the two values shall be averaged, and the average shall be thereafter conclusively deemed to be the Fair Market Value for the applicable Option Term. If the higher of the two opinions of value is more than five percent (5%) greater than the lower opinion of value, and the Parties have not otherwise reached agreement on the Fair Market Value of the Premises, the Fair Market Value shall be determined by the so-called "baseball" arbitration procedure hereinafter set forth. Landlord and Tenant shall, within ten (10) business days after the exchange of the sealed envelopes containing their respective opinions of Fair Market Value, agree upon the appointment of an arbitrator who shall (i) be by profession a licensed commercial real estate broker or an MAI real estate appraiser, (ii) be familiar with the Building and the Metropolitan Area in which the Building is located, and (iii) have been active (over the five (5) year period ending on the date of such appointment) in the brokering or appraisal of comparable premises within such Metropolitan. If the Parties cannot agree upon such arbitrator, the arbitrator shall be selected in accordance with the Expedited Procedures in the Real Estate Industry Arbitration Rules of the American Arbitration Association then in effect. The arbitration shall be conducted no more than thirty (30) days after the selection of the arbitrator, in the County in which the Property is located, in accordance with those Expedited Procedures. The determination of the arbitrator shall be final, binding and enforceable by any court of competent jurisdiction, and shall be limited solely to the issue of whether Landlord's or Tenant's opinion of the Fair Market Value of the Premises (which shall take into account opinions, if any, proposed in writing subsequent to the aforesaid exchange of sealed envelopes, provided that they are delivered at least two (2) business days prior to the date of the arbitration) is closest to the arbitrator's opinion of the Fair Market Value of the Premises as above defined. The cost of the arbitration shall be paid by Landlord and Tenant equally."

(b) Assignor Improvements. The Parties hereto acknowledge and agree that there are no alterations, improvements or additions ("Alterations" as such term is defined in the Building Lease) which are required to be removed by the Tenant under the Building Lease at the end of the Term.

(c) Security Deposit. Building Landlord acknowledges that it is currently holding the sum of \$0.00 as Security Deposit from Assignor under the Building Lease. Assignor hereby assigns to Assignee the right to recover directly from Building Landlord that portion of the Security Deposit that would otherwise be due from Building Landlord to Assignor, if and when due and Assignor agrees that Building Landlord may deal solely with Assignee with respect to same.

(d) Signage. Assignee shall have the right to install and retain approved signage pursuant to the terms of the Building Lease.

(e) Fixtures. Assignor hereby grants to Assignee all right, title and interest in and to Assignor's trade fixtures and equipment described on Exhibit C attached hereto and made a part hereof. In the event that Assignee fully and faithfully performs each and every obligation to be performed on Assignee's part

under this Assignment and the Building Lease, such fixtures shall, subject to all limitations in the Building Lease, become the property of Assignee.

(f) Rents. Assignor shall be responsible for payment of the Base Rent payable for the month of July, 2021. Assignor has paid estimated Additional Rental through July 2021. In addition, Assignor has agreed to be billed monthly in advance for Forecast Additional Rental based upon Building Landlord's estimate of Additional Rental for the then current year, which estimated Additional Rental payments are credited to Assignor's Additional Rental obligations determined annually in accordance with the terms of the Building Lease. Notwithstanding the foregoing and the terms of the Building Lease, Building Landlord and Assignor hereby agree that the Forecast Additional Rental paid by Assignor through July 2021 shall be deemed fully earned and paid, there shall be no subsequent adjustment or reconciliation requiring the payment of any additional rents or other expenses made by Assignor under the Building Lease and the foregoing shall amend the Building Lease to the extent inconsistent therewith. The current monthly Forecast Additional Rent is \$3,036.75 and Assignee shall be responsible for payment of the Forecast Additional Rent beginning in August 2021 and all amounts paid by Assignee shall be reconciled in accordance with the terms of the Building Lease.

(g) Property Tax Exemption. The Parties acknowledge and agree that Assignee is a tax-exempt entity and may utilize the Premises for a tax-exempt purpose. Accordingly, the following is hereby added to the end of Section 2.3(a)(iii) "Should Tenant apply for and receive a property tax "welfare exemption" pursuant to the provisions of the California Revenue and Taxation Code, Tenant must notify Landlord upon commencement of efforts, so that Landlord will concurrently apply for and receive a property tax "welfare exemption", then in such event the Tenant's obligation to pay real property taxes under this Lease shall be reduced dollar for dollar by the amount of the exemption received for the Leased Premises."

(h) Ground Lease Rents. In consideration for this Assignment and in recognition of the arrangements between Assignor and Assignee with respect to the Transfer, the Parties agree that section 2.04(g) of the Building Lease is hereby deleted in its entirety and that any and all rents payable under the Ground Lease, if any, shall not be pass throughs or otherwise chargeable to the Assignee under the Building Lease.

(i) Insurance. Building Landlord acknowledges that Assignee has a self-insurance program. Accordingly, the following is hereby added as a new Section 6.08 to the Building Lease: "**6.08. Self Insurance.** Tenant shall be permitted to self-insure all of Tenant's insurance requirements under this Lease. Notwithstanding any provision of this Lease to the contrary, including without limitation paragraphs 6.02 and 6.03, Tenant shall be deemed to have satisfied in full all of Tenant's insurance requirements under this Lease if (a) it participates in programs of self-insurance maintained by Adventist Health (including the provision of coverages for Landlord similar to that of Landlord being an additional insured with respect only to the acts and omissions of Tenant related to the Leased Premises)."

(j) Use Restrictions. Building Landlord hereby agrees the use restrictions provided for in Exhibit F of the Building Lease and incorporated pursuant to Sections 8.05 and 9.23 of the Building Lease shall not be applicable to, or restrict, Assignee's use of the Premises.

7. Covenants and Agreements respecting the Ground Lease.

(a) Assignor (as lessor) and Building Landlord (as lessee) under the Ground Lease hereby agree that for so long as Assignee (or any of its Tenant Affiliates) is the Tenant under the Building Lease, that neither Assignor nor Building Landlord shall modify, amend or terminate the Ground Lease without the express written consent of Assignee which Assignee hereby agrees shall not be unreasonably withheld.

(b) Assignor (as lessor) and Building Landlord (as lessee) under the Ground Lease hereby agree that for so long as Assignee (or any of its Tenant Affiliates) is the Tenant under the Building Lease, that

Building Landlord shall not, and Assignor shall not permit Building Landlord to, modify the Premises without the express written consent of Assignee which Assignee hereby agrees shall not be unreasonably withheld.

(c) Assignor (as lessor) and Building Landlord (as lessee) under the Ground Lease hereby agree that for so long as Assignee (or any of its Tenant Affiliates) is the Tenant under the Building Lease that in the event of the delivery of a notice of default under the Ground Lease by either of them respectively, that they will concurrently deliver such notice to Assignee and that Assignee shall have the opportunity in its discretion (without any obligation) to cure such default to the same extent, and upon the same terms and conditions, as if Assignee was the recipient party of such notice under the Ground Lease.

(d) Assignor (as lessor) and Building Landlord (as lessee) under the Ground Lease hereby agree the use restrictions provided for in Article 17 of the Ground Lease and attached as Exhibit D to the Ground Lease shall not be applicable to, or restrict, Assignee's use of the Premises.

(e) In consideration for this Assignment and in recognition of the arrangements between Building Landlord and Assignee with respect to Section 2.04(g) of the Building Lease, the Assignor (as lessor) agrees that that for so long as Assignee (or any of its Tenant Affiliates) is the Tenant under the Building Lease, it shall not charge Building Landlord any rents payable under the Ground Lease.

(f) Article 14 of the Ground Lease provides Assignor (as lessor) a right of first refusal to purchase Building Landlord's leasehold interest in the Property ("ROFR"). Assignor hereby assigns and transfers to Assignee all right, title, and interest in the ROFR and Assignee accepts from Assignor all right, title, and interest in the ROFR. Building Landlord and Assignee agree that from and after the date of the assignment Article 14 of the Ground Lease and the ROFR shall be deemed to be a part of the Building Lease, and any breach thereof shall be deemed to be a material breach of the Building Lease affording the non-breaching party all rights and remedies thereunder. From and after the date hereof, Building Landlord agrees that (i) it shall deliver all required notices to Assignee, (ii) Building Landlord shall perform all other duties required of it under the ROFR for the sole benefit of Assignee, and (iii) Assignee shall have all rights afforded to Assignor under the ROFR.

8. **Building Landlord Consent to Assignment.** Building Landlord hereby consents to the terms of this Assignment provided, however, that nothing in the granting of this consent shall release Assignor from its obligations under the Building Lease for obligations during the original Term, which shall continue unabated notwithstanding this Assignment. Building Landlord acknowledges that pursuant to a separate instrument, a copy of which is attached hereto as Exhibit D, Assignor has assigned its right of first refusal under the Ground Lease to purchase Building Landlord's interest in the Building Lease and the Building owned by Building Landlord ("ROFR Assignment"). Building Landlord hereby acknowledges the ROFR Assignment and consents to the terms and conditions thereof.

9. **Right to Reassign Building Lease.** The Parties acknowledge and agree that should Assignee exercise one or more of its Termination Rights under the Transfer Documents, it may desire that the Building Lease and ROFR be assigned back to Assignor. Accordingly, should Assignee validly exercise one or more of its Termination Rights, Assignee shall have the right, but not the obligation, to assign the Building Lease and/or ROFR back to Assignor by delivery of not less than 30 days advance written notice to Assignor and Building Landlord so stating. In such event, Assignor and Assignee shall execute a formal assignment and assumption agreement with the assignment effective on the date set forth in Assignee's notice and reflecting that the Building Lease interest (including the ROFR as provided for above) and the Leased Premises are being returned to Assignor in their as is, where is condition without modification or compensation, and with the assignment otherwise containing customary terms and conditions reasonably acceptable to Assignee and Assignor. Building Landlord hereby consents to this reassignment right on the forgoing terms and conditions.

10. **Successors and Assigns.** This Assignment shall be binding on and inure to the benefit of the Parties, their heirs, executors, administrators, successors in interest, and assigns.

11. **Governing Law.** This Assignment shall be governed by and construed in accordance with California law.

12. **Attorneys' Fees.** In the event of any dispute by and between the Parties hereto arising out of or related to this Assignment, the prevailing party in any action shall be entitled to recover its, his or her attorneys' fees and costs therefor.

13. **Notices.** All notices required or permitted to be given hereunder shall be in writing and shall be delivered personally, by overnight air express service or by registered or certified mail, postage prepaid, return receipt requested, addressed to the parties hereto at their respective addresses set forth below. Such notices shall be deemed given (a) upon receipt or upon refusal to accept delivery if delivered personally, (b) one (1) business day after tendering to an overnight air express service, and (c) three (3) business days after mailing if by registered or certified mail.

To Assignor:
Mendocino Coast Health Care District
Attn: Jessica Grinberg, Board Chair
700 River Drive
Fort Bragg, CA 95437

To Assignee:
Adventist Health Mendocino Coast
Attn: General Counsel
ONE Adventist Health Way
Roseville, CA 95661

To Building Landlord:
Mendocino Coast Medical Plaza, LLC.
c/o G.L. Bruno Associates, Inc.
855 M Street, Suite 1010
Fresno, CA 93721

14. **Authority.** Building Landlord is a limited liability company duly organized, validly existing and in good standing under the laws of the State of California and is qualified to do business in the State of California. Building Landlord is the record and beneficial owner of the Leased Premises, the persons signing this Assignment on behalf of Building Landlord have the full right, power and authority to enter into and perform the Building Landlord's obligations under this Assignment, and no consents, approvals or actions need to be obtained or taken in connection herewith that have not been so obtained and taken. Assignor represents and warrants that it is a corporate body politic duly organized, validly existing, and in good standing under the laws of the State of California and is qualified to do business in the State of California, and the persons signing this Assignment on behalf of such entity have the full right, power and authority to enter into and perform its obligations under this Assignment and that no consents or approvals or actions need to be taken in connection herewith that have not been so obtained and taken. Assignee represents and warrants that it is a corporation duly organized, validly existing, and in good standing under the laws of the State of California and is qualified to do business in the State of California, and the persons signing this Assignment on behalf of such entity have the full right, power and authority to enter into and perform its obligations under this Assignment and that no consents or approvals or actions need to be taken in connection herewith that have not been so obtained and taken.

15. **Amendment.** This Assignment may not be modified or amended except by a written agreement executed by the parties hereto.

16. **Counterparts.** This Assignment may be executed in several counterparts, each of which shall be deemed an original. The signatures of this Assignment may be executed on separate pages, and when attached to this Assignment shall constitute one complete document.

17. **Entire Agreement.** This Assignment constitutes the entire agreement between the parties hereto and supersedes any prior understandings, agreements or representations by or between the parties hereto, written or oral, to the extent that such understandings, agreements or representations relate to the subject matter of this Assignment. This Assignment may not be amended, modified or altered except by a writing signed by both of the parties.

[signatures on next page]

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first above written.

"Assignor" and "Ground Lessor"

MENDOCINO COAST HEALTH CARE DISTRICT

By: _____

Its: _____

"Assignee"

ADVENTIST HEALTH MENDOCINO COAST a
California nonprofit public benefit corporation ,

By: _____

Its: _____

"Building Landlord" and "Ground Lessee"

MENDOCINO COAST MEDICAL PLAZA, LLC, a
California limited liability company

By: G.L. Bruno Associates, Inc.
A California corporation
Its: Managing Member

By: _____
Gary L. Bruno

Its: President / CEO

TAB 2

Tennent Improvements 516 Cypress, Fort Bragg, CA

Plan Development & Permit

Architect: \$7500.00

RCS Construction Management: \$2500.00 Permits: \$1000.00

Site Improvements:

ADA Parking and Path of Travel: \$7,000.00

Remove 540 Sq. Ft. of AC and replace with concrete to create 2 new ADA parking spaces including new path of travel with ramp and railings and markings to meet current code.

ADA Bathroom

Remodel existing uni-sex bathroom to ADA compliant bathroom: \$5,000.00

Remove wall and expand size of bathroom. Move toilet and replace flooring. Install grab bars and signage.

Demolition

Remove existing walls and doors. Recycle and dispose: \$1500.00

Remove 6 doors and remove approximately 58 Lineal Feet of existing wall to create sitting area and dining area for Crisis Respite and provide space to enlarge storage area to office space.

Frame and Drywall and Painting

Frame and drywall and paint for new conference room and office space: \$10,000.00

Frame, drywall and paint approximately 146 lineal ft of wall to create new conference room. 4 new offices and waiting area. New access to Crisis respite. Reconfigure configuration of existing bathrooms to create common access.

Lighting and Electrical

Install light and receptacles per 2019 CEC. \$7,000.00

Provide new LED lighting and controls where new spaces created per Title 24 requirements and expand existing branch circuits to provide new receptacles in new spaces per 2019 CEC code and ADA requirements.

Electric Space Heaters

Add new electric space heaters as needed: \$2,000.00

May require new branch circuits but will be added on as needed basis.

Fire Alarm System

Upgrade Fire Alarm System per new layout: \$4000.00

Plans to be submitted to and approved by local Fire Authority

Flooring

Replace flooring as necessary: \$2,000.00

Install Carpet tile as needed and appropriate using LokDot adhesive system.

Clean Up

Maintain Clean and safe work environment: \$1,500.00

Implement BMP as needed per occupancy of building at time of construction and maintain hazard free worksite.

Total Budget Estimate: \$51,000.00

TAB 3

RESOLUTION NO. XXXX-XX

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MENDOCINO COAST HEALTH CARE DISTRICT PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY [ENTER GOVERNOR'S ORDER AND DATE OF ISSUANCE], AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF [SPECIAL DISTRICT NAME HERE] FOR THE PERIOD [INSERT 30 DAY WINDOW HERE] PURSUANT TO BROWN ACT PROVISIONS.

WHEREAS, the MENDOCINO COAST HEALTH CARE DISTRICT is committed to preserving and nurturing public access and participation in meetings of the Board of Directors; and

WHEREAS, all meetings of MENDOCINO COAST HEALTH CARE DISTRICT's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or

extreme peril to the safety of persons and property within the jurisdictions that are within the

District's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the District, specifically, [A STATE OF EMERGENCY HAS BEEN PROCLAIMED – DESCRIBE GOVERNOR'S PROCLAMATION HERE]; and

WHEREAS, [DESCRIBE ORDERS FROM STATE OR LOCAL OFFICIALS IMPOSING OR RECOMMENDING SOCIAL DISTANCING MEASURES **OR** DESCRIBE HOW MEETING IN PERSON WOULD PRESENT IMMINENT RISK TO HEALTH AND SAFETY OF ATTENDEES]; and

WHEREAS, the Board of Directors does hereby find that [DESCRIBE STATE OF EMERGENCY, **AND**, SOCIAL DISTANCING ORDERS **OR** CONDITIONS CAUSING IMMIMENT RISK TO ATTENDEES] has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and

facilities of the District, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California [AND POSSIBLY RATIFY STATE OR LOCAL ORDERS FOR SOCIAL DISTANCING]; and

WHEREAS, as a consequence of the local emergency, the Board of Directors does hereby find that the legislative bodies of [SPECIAL DISTRICT NAME HERE] shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, [DESCRIBE MEASURES DISTRICT IS TAKING TO ENSURE ACCESS FOR THE PUBLIC].

NOW, THEREFORE, THE BOARD OF DIRECTORS OF [SPECIAL DISTRICT NAME HERE] DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Proclamation of Local Emergency. The Board hereby proclaims that a local emergency now exists throughout the District, and [DESCRIBE SOCIAL DISTANCING ORDERS **OR** DESCRIBE HOW MEETING IN PERSON WOULD PRESENT IMMINENT RISK].

Section 3. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of [ENTER ISSUANCE DATE HERE].

Section 4. Remote Teleconference Meetings. The [STAFF OR GENERAL MANAGER] and legislative bodies of MENDOCINO COAST HEALTH CARE DISTRICT are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in

accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) [ENTER DATE 30 DAYS FROM ADOPTION OF RESOLUTION], or such time the Board of Directors adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of [SPECIAL DISTRICT NAME HERE] may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the Board of Directors of MENDOCINO COAST HEALTH CARE DISTRICT this _____ day of _____, 20____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Redwood Community Services

REMODEL FOR BEHAVIORAL HEALTH OUT-PATIENT SERVICES & CRISIS RESPITE

516 Cypress Street, Fort Bragg, CA

ISSUED FOR PERMIT 17 August 2021

Verdier Architects

12861 Omabaun Road Boonville, CA 95415
Tel: 707-489-1491



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ARCHITECT

Verdier Architects
12861 Omabaun Road
Boonville, CA 95415
(707)895-2110
Contact: Ron Verdier

GENERAL CONTRACTOR-PROJECT MANAGER

Redwood Community Services
631 Orchard Street
Ukiah CA 95482
(707)489-7874
Contact: Vern Anderson

GENERAL NOTES

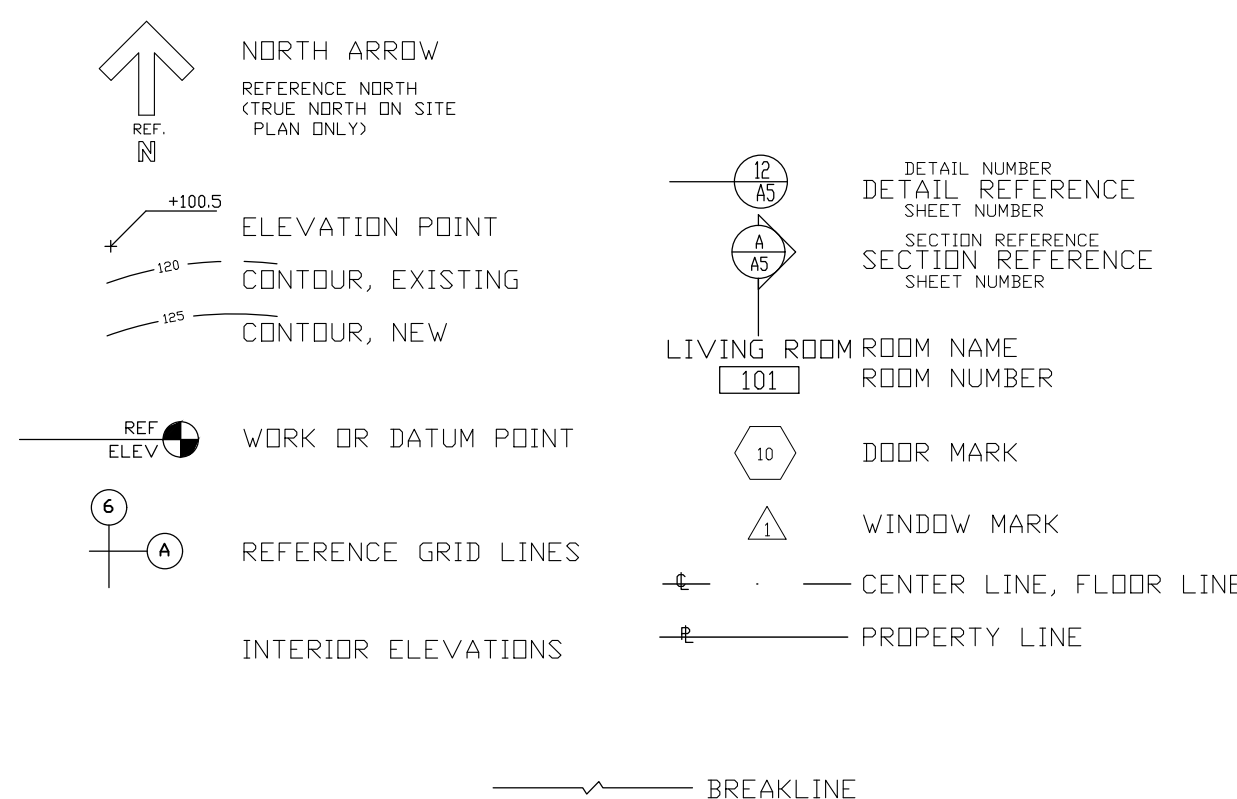
GENERAL REQUIREMENTS

- ALL PLANS, DESIGNS AND ART ILLUSTRATED ON THESE DRAWINGS ARE PROPRIETARY IN NATURE AND ARE DISCLOSED FOR THE LIMITED PURPOSE FOR WHICH THEY WERE DELIVERED AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERDIER ARCHITECTS. ALL RIGHTS RESERVED.
- GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE, 2019 UNIFORM PLUMBING CODE, 2019 UNIFORM MECHANICAL CODE, AND 2019 NATIONAL ELECTRIC CODE.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK SUBJECT TO APPROVAL OF THE ARCHITECT.
- "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION, E.G. WALLS, JAMB, ETC. SHALL ALIGN ACROSS VOIDS.
- "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND WITH ARCHITECT.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ALL DIMENSIONS ARE TO FACE OF STUD, CENTER LINE OF COLUMN, OR TO FACE OF FRAMING OR EDGE OF SLAB UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLATES, OR TOP OF PLYWOOD SHEATHING UNLESS OTHERWISE NOTED.
- SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
- PENETRATIONS OF PIPES, CONDUITS, ETC. IN WALLS REQUIRING PROTECTED OPENING SHALL BE FIRE STOPPED WITH MATERIAL OF A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHALL.
- INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDINGS SHALL HAVE FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES, AND ADHESIVES AS NORMALLY APPLIED.
- BACKPAINT ALL CONCEALED METAL SURFACES, DISSIMILAR METAL SURFACES, SHEET METAL AND METALS WITHIN 1" OF CONCRETE WITH PROTECTIVE BACKING BITUMINOUS PAINT TO A MINIMUM DRY FILM THICKNESS OF 15 MIL.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL RATED DOORS SHALL BE POSITIVELY LATCHING AND SELF-CLOSING. "LABEL" SHALL MEAN "ASSEMBLY" AS DEFINED IN CBC SECTION 4305 B. ALL 20 MINUTE RATED ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOBSITE FOR ALL RATED DOOR ASSEMBLIES.

CONTRACTOR

- CONTRACTOR TO PROVIDE COPIES OF BROCHURES, SHOP DRAWINGS AND/OR FINISH MATERIAL SAMPLES TO THE ARCHITECT FOR REVIEW PRIOR TO PROCEEDING WITH THE INSTALLATION OR WORK.
- BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- EACH TRADE WILL BE HELD RESPONSIBLE FOR KNOWLEDGE OF GENERAL NOTES LISTED HEREIN AND/OR ELSEWHERE WITHIN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS AND SHALL SUPERVISE THE WORK AND COORDINATE ALL PORTIONS THEREOF.
- CONTRACTOR WILL BE HELD TO HAVE STUDIED THE DRAWINGS, TO HAVE VISITED THE SITE, AND TO HAVE SATISFIED HIMSELF REGARDING ALL EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE. SUCH CONDITIONS SHOULD BE REFLECTED AND QUALIFIED IN THE FINAL BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF NEW WORK. ANY WORK DAMAGED FOR ANY REASON SHALL BE REPLACED AT NO COST TO THE OWNER.
- SUBSTITUTIONS, REVISIONS OR CHANGES MAY BE ALLOWED ONLY IF ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT, REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTIONS. COMPLETE SPECIFICATIONS AND DRAWINGS ARE REQUIRED IN COMPARING ALTERNATIVE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT FOR ANY REASON.
- ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW AND ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND IN CONFORMANCE WITH THE PLANS.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.
- CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL PERFORM A FINAL CLEANUP, CLEAN ALL GLASS SURFACES AND LEAVE THE WORK VACUUM-CLEAN.
- CONTRACTOR SHALL GUARANTEE FOR ONE (1) YEAR THAT ALL THE WORK UNDER THE CONTRACT IS FREE FROM FAULTY MATERIALS, WATERTIGHT AND LEAK-PROOF IN EVERY PARTICULAR AND FREE FROM IMPROPER WORKMANSHIP.
- CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATE ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ITEMS.
- THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND ALL WORKMEN SHALL COORDINATE IN ADVANCE THEIR INDIVIDUAL WORK WITH ALL OTHER TRADES. RESPONSIBILITY FOR LACK OF COORDINATION AND PROBLEMS CAUSED BY THIS LACK OF COORDINATION SHALL BE BORNE BY THE GENERAL CONTRACTOR AND ALL TRADES INVOLVED.

SYMBOLS



ABBREVIATIONS

A And	ID Door Opening	HDWE Hardware	QT Quarry Tile
L Angle	IR Door	HM Hollow Metal	R Riser
# AT	DWR Drawer	HR Horizontal	RA Rake
# Round or Number	DSP Downspout	HT Height	RD Roof Drain
(E) Existing	DWG Drawing	ID Inside Diameter	REF Reference
E Centerline	E East	INSUL Insulation	REINF Reinforced
E Property Line	CA Each	INT Interior	REQ Required
L Perpendicular	EXP Joint	JAN Janitor	RESIL Resilient
# Diameter of Round	EL Elevation	JT Joint	RM Room
ACOUS Acoustical	ELECT Electrical	KB Kin Dried	RWD Rough Opening
ADJ Adjustable	ELEV Elevator	LAM Laminate	RWLD Rain Water Leader
AGG Aggregate	EMER Emergency	LAV Lavatory	S South
AL Aluminum	ENCL Enclosure	LD Linen	SC Solid Core
APPROX Approximately	EP Direct Panelboard	LT Light	SCHED Schedule
ARCH Architectural	EWC Elect Water Cooler	LF Linor Feet	SECT Section
ASB Asbestos	EXIST Existing	MAX Maximum	SHT Sheet
ASPH Asphalt	EXP Expans	MC Medicine Cabinet	SHW Similar
BD Board	EXT Exterior	MECH Mechanical	SPEC Specification
BITUM Bituminous	FBD Furnished By Owner	MEM Membrane	SD Square
BLDG Building	FA Fire Alarm	MET Metal	SS Stainless Steel
BLK Block	FB Flat Bar	MF Manufacturer	STD Standard
BLKG Blocking	FD Floor Drain	MH Manhole	STL Steel
BM Beam	FB Foundation	MIN Minimum	STD Storage
BOT Bottom	FE Fire Extinguisher	MISC Miscellaneous	STR Structural
CAB Cabinet	FEC F.E. Cabinet	MNR Minor	SUSP Suspended
CB Catch Basin	FIN Finish	MUL Mullion	SYM Symmetrical
CEM Cement	FL Floor	ND Nominat	T Tread
CER Ceramic	FLASH Flashing	NTS Not To Scale	TC Top of Curb
CI Cast Iron	FLUO Fluorescent	DA Overall	TEL Telephone
CEIL Ceiling	FCC Face of Concrete	OBS Obscure	TERR Terrazzo
CLKG Colking	FFB Face of Finish	DC Dn Center	T & G Tongue & Groove
CLB Closet	FDS Face of Stud	OD Outside Diameter	THK Thick
CLR Clear	FFRF Fireproof	DPNG Opening	TYP Typical
COL Column	FTS Full Size	OPP Opposite	V West
CONC Concrete	FT Foot or Feet	PREC Precast	W/ With
CONN Connection	FTG Footing	PL Plate	WC Water Closet
CONSTR Construction	FUR Furring	PLAS Plastic Linatite	WD Wood
CONT Continuous	FUT Future	PLAS Plaster	W/O Without
CDR Corridor	GA Gauge	PLTD Plywood	WP Waterproof
CTSK Countersink	GALV Galvanized	PR Pair	WT Weight
CNR Counter	GB Grab Bar	PT Point	
CTR Center	GL Glass		
DBL Double	GR Ground		
DEPT Department	GR Grade		
DF Drinking Fountain	GYP Gypsum		
DET Detail	HB Hose Bib		
DIA Diameter	HC Hollow Core		
DIM Dimension	HDW Hardwood		
DISP Dispenser			
DN Down			

INDEX

ARCHITECTURAL

C Cover, Project Information

A1.0 Overall Site Plan

A2.0 Demolition Plan

A2.1 Proposed Plan, Occupancy & Egress

A2.3 Enlarged Restroom & Details

A2.4 Details & Schedules

A3.1 Elevations

NOTE:

ANY ELECTRICAL WORK SHALL COMPLY WITH 2019 CEC
ANY PLUMBING WORK SHALL COMPLY WITH 2019 CPC

PROJECT DESCRIPTION

SCOPE OF WORK:
Minor changes to the interior of existing medical office building at 516 Cypress Street, Fort Bragg, to allow Redwood Community Services Inc and Redwood Quality Management Company to provide out-patient mental health services including overnight out-patient respite accommodation. Additional ADA parking and modification of existing bathroom to become ADA compliant.

MODEL CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 FIRE CODE

PROJECT LOCATION:
516 CYPRESS STREET
FORT BRAGG, CA 95437

OWNER:
MENDOCINO COAST HEALTH CARE DISTRICT
700 RIVER DRIVE, FT BRAGG, CA 95437

CONTACT: VERN ANDERSON
TELL: (707) 489-7874

AP PARCEL #:
018-320-08

ZONING:

CONSTRUCTION TYPE: VB

OCCUPANCY: B

SPRINKLERS: No

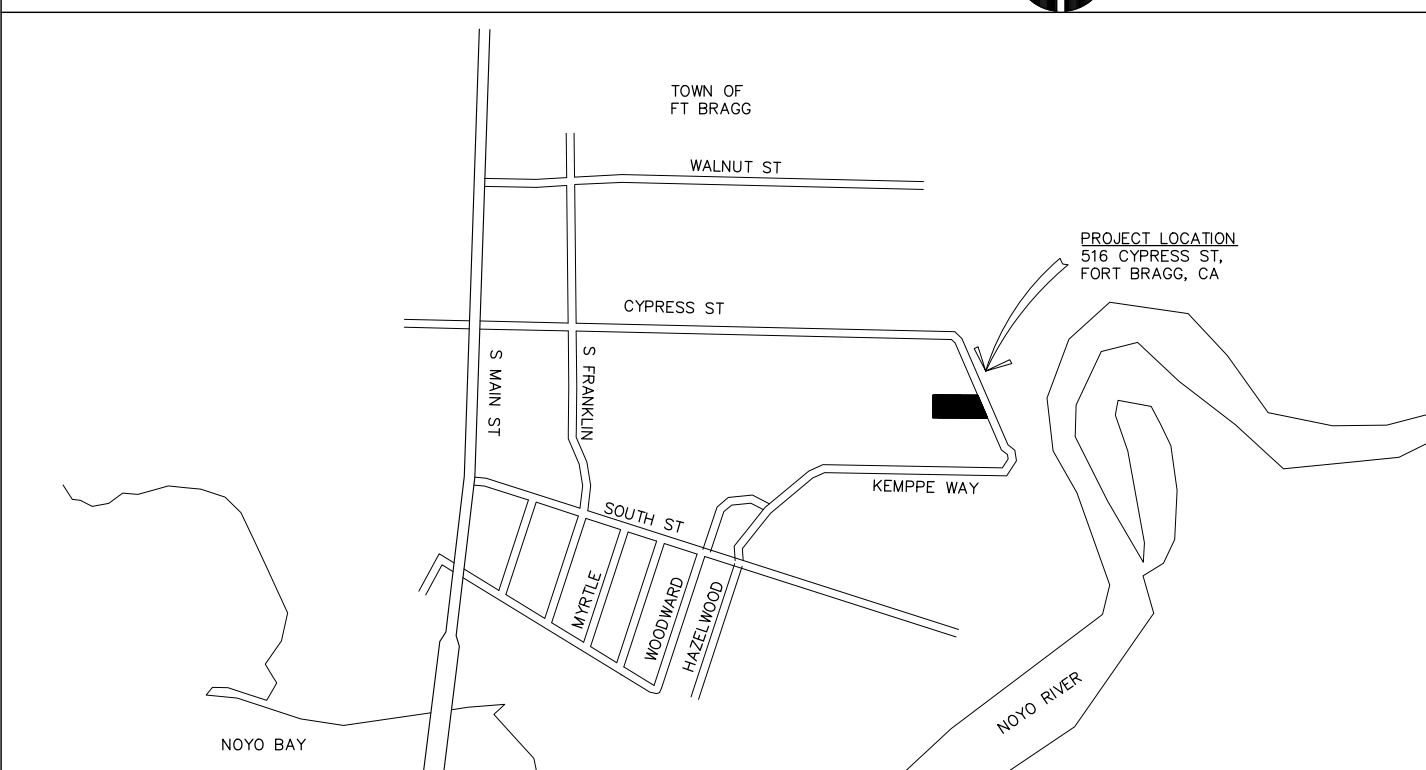
FIRE DISTRICT:
Fort Bragg Fire Department

UTILITIES:
SEWER: City
WATER: City
POWER: PG&E
FUEL:

SPECIAL INSPECTIONS

THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT

VICINITY MAP



Redwood Community Services, Inc.

Remodel for Behavioral Health Out-Patient Services & Crisis Respite
516 Cypress Street
Fort Bragg, CA 95437

APN: 018-320-08-00

Drawing Title

COVER

Scale
As Noted

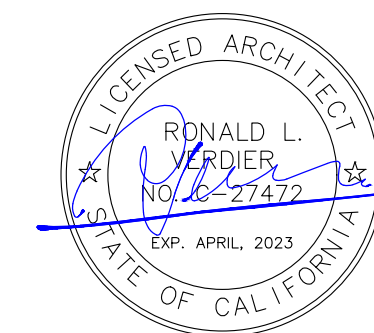
Date
June 2021

Drawn
RV

Job Number
1807

Drawing Number

C



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Revisions _____ Date _____

**Redwood Community
Services, Inc.**

**Remodel for Behavioral Health
Out-Patient Services
& Crisis Respite**
516 Cypress Street
Ft Bragg, CA 95437

APN: 018-320-08-00

Drawing Title _____

Scale _____

As Noted

Date _____

June 2021

Drawn _____

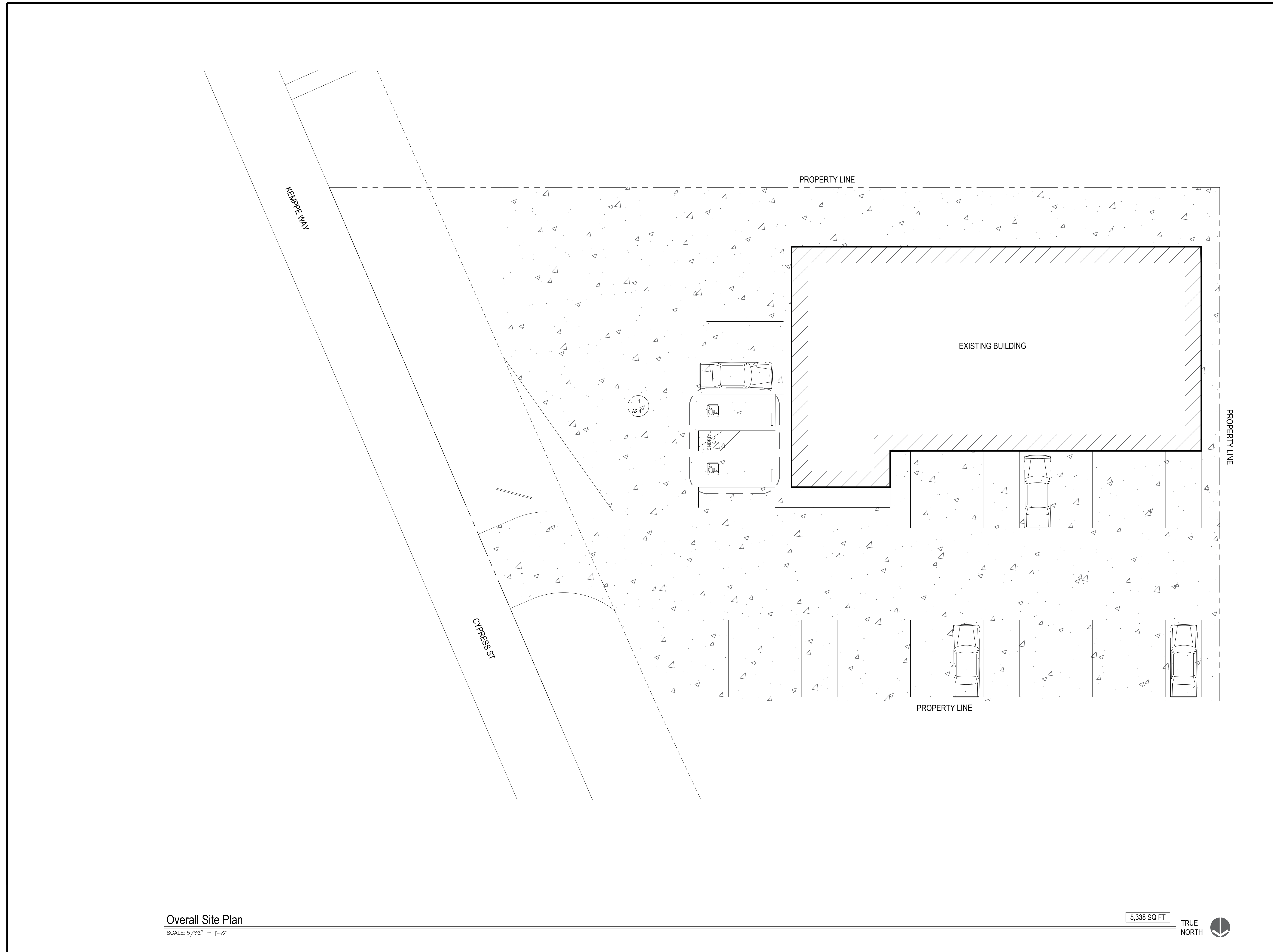
RV

Job Number _____

1807

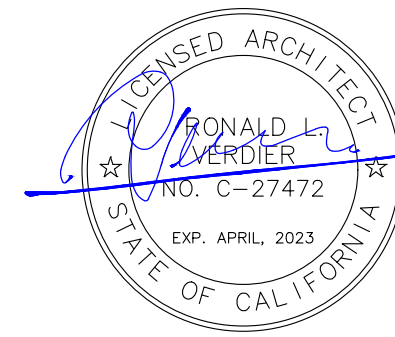
Drawing Number _____

A1.0



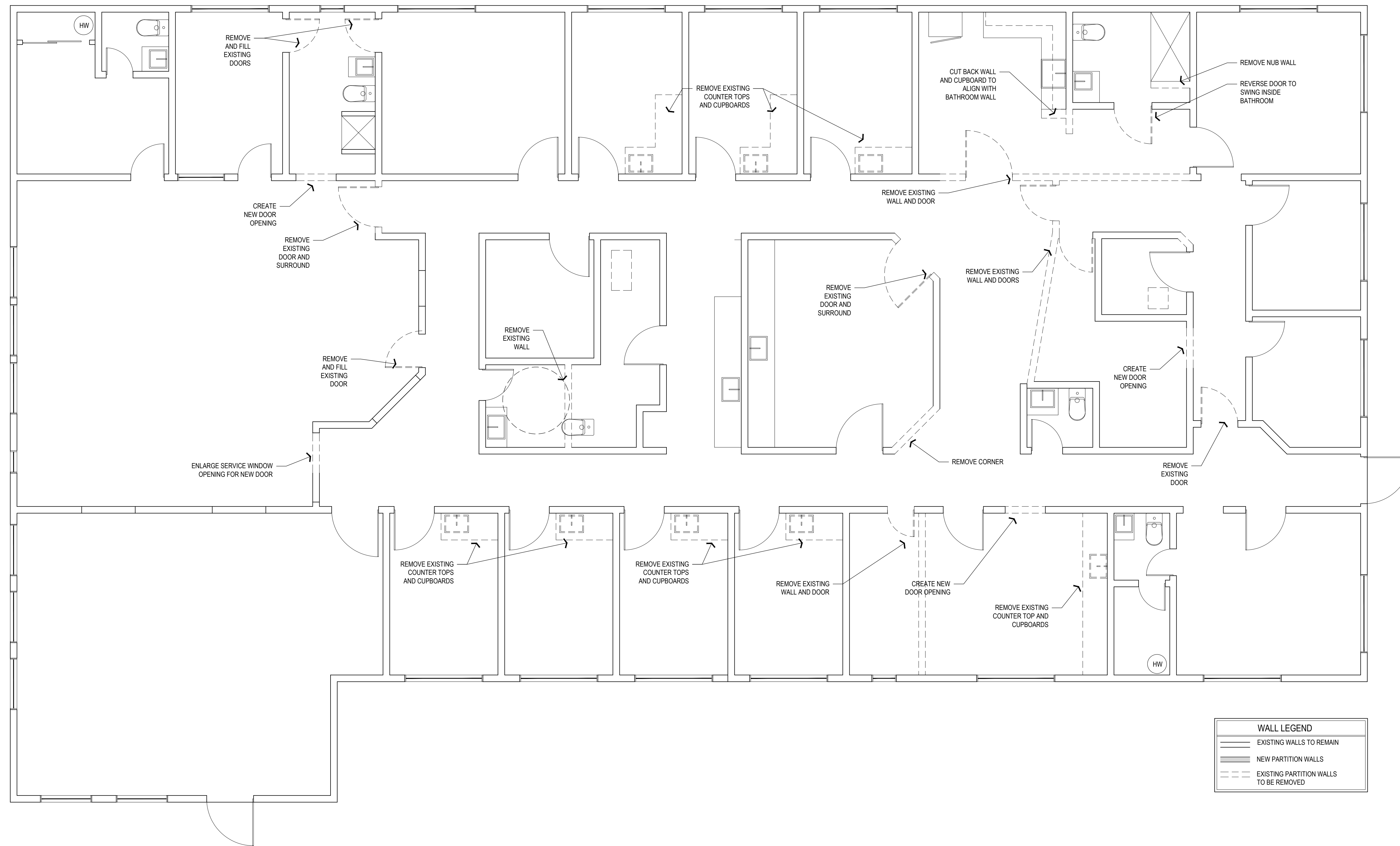
Overall Site Plan
SCALE: 3/32" = 1'-0"

5,338 SQ FT
TRUE NORTH



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Revisions _____ Date _____



Demolition Plan
SCALE: 1/4" = 1'-0"

5,338 SQ FT

PROJECT
NORTH

Redwood Community
Services, Inc.

Remodel for Behavioral Health
Out-Patient Services
& Crisis Respite
516 Cypress Street
Ft Bragg, CA 95437

APN: 018-320-08-00

Drawing Title

Scale
As Noted

Date
June 2021

Drawn
RV

Job Number
1807

Drawing Number

A2.0



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Revisions _____ Date _____

Redwood Community Services, Inc.

Remodel for Behavioral Health
Out-Patient Services
& Crisis Respite
516 Cypress Street
Ft Bragg, CA 95437

APN: 018-320-08-00

Drawing Title _____

Scale As Noted

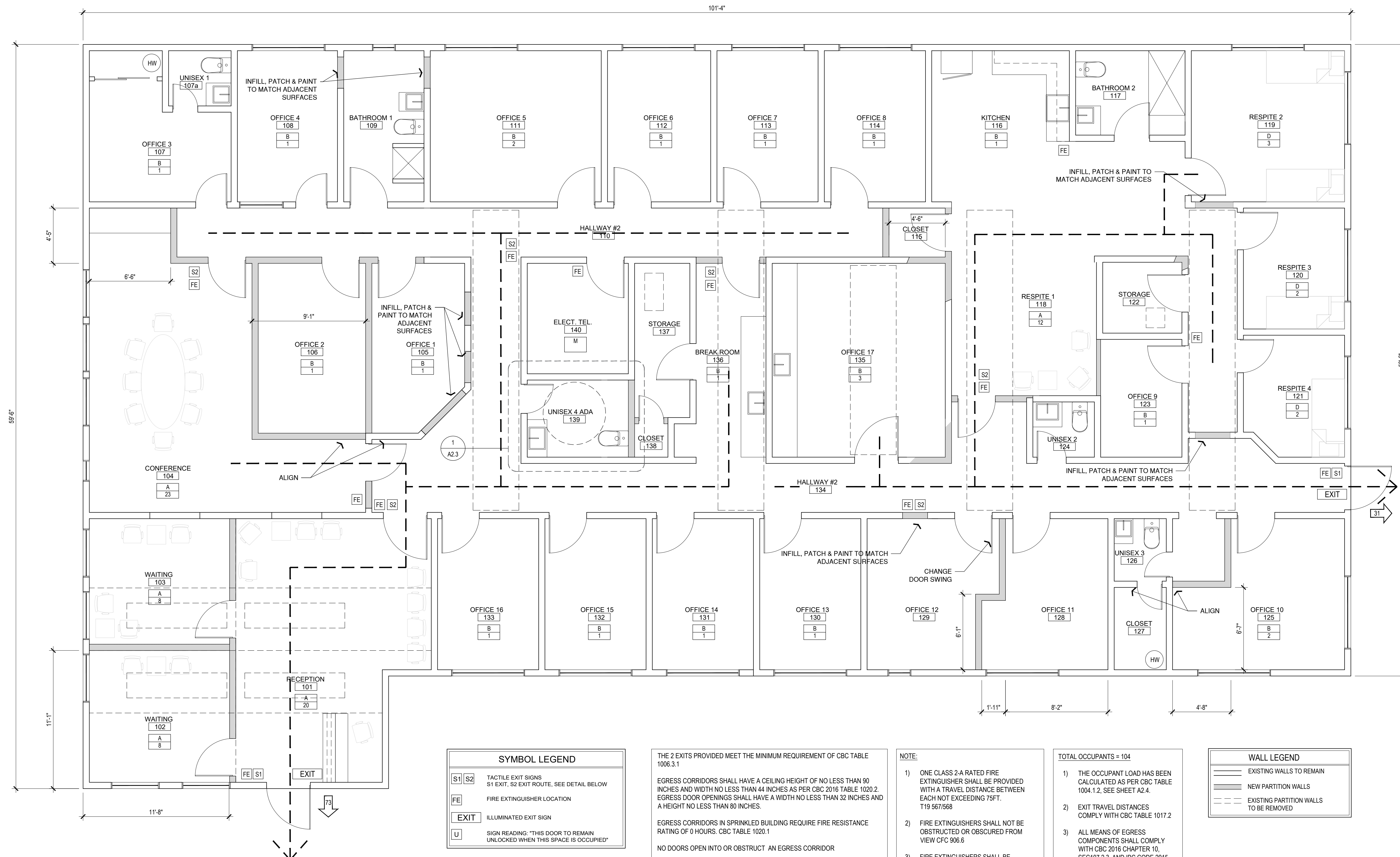
Date June 2021

Drawn RV

Job Number 1807

Drawing Number _____

A2.1



SYMBOL LEGEND	
S1 S2	TACTILE EXIT SIGNS S1 EXIT, S2 EXIT ROUTE, SEE DETAIL BELOW
FE	FIRE EXTINGUISHER LOCATION
EXIT	ILLUMINATED EXIT SIGN
U	SIGN READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"

OCCUPANT LEGEND	
B 1	OCCUPANCY CLASSIFICATION NUMBER OF OCCUPANTS
↓ 120	DIRECTION OF EGRESS / NUMBER OF OCCUPANTS

THE 2 EXITS PROVIDED MEET THE MINIMUM REQUIREMENT OF CBC TABLE 1006.3.1

EGRESS CORRIDORS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 90 INCHES AND WIDTH NO LESS THAN 44 INCHES AS PER CBC 2016 TABLE 1020.2. EGRESS DOOR OPENINGS SHALL HAVE A WIDTH NO LESS THAN 32 INCHES AND A HEIGHT NO LESS THAN 80 INCHES.

EGRESS CORRIDORS IN SPRINKLED BUILDING REQUIRE FIRE RESISTANCE RATING OF 0 HOURS, CBC TABLE 1020.1

NO DOORS OPEN INTO OR OBSTRUCT AN EGRESS CORRIDOR

THE CAPACITY OF MEANS OF EGRESS COMPONENTS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY A FACTOR OF 0.2 INCHES PER OCCUPANT

THERE IS NO ASSEMBLY SPACE THAT EXCEEDS AN OCCUPANCY NUMBER OF MORE THAN 50. POSTING OF OCCUPANCY LOADS IN THESE ROOMS IS NOT REQUIRED. MEANS OF EGRESS SHALL BE DISPLAYED.

PANIC HARDWARE TO BE INSTALLED ON EMERGENCY EXIT AND ACCESS ROUTE DOORS.

NOTE:

- ONE CLASS 2-A RATED FIRE EXTINGUISHER SHALL BE PROVIDED WITH A TRAVEL DISTANCE BETWEEN EACH NOT EXCEEDING 75FT. T19 567/568
- FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW CFC 906.6
- FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE CFC 906.5

NOTE:

ANY ELECTRICAL WORK SHALL COMPLY WITH 2019 CEC
ANY PLUMBING WORK SHALL COMPLY WITH 2019 CPC

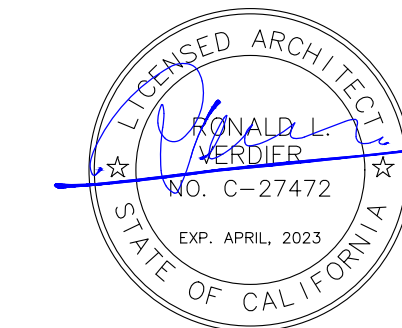
TOTAL OCCUPANTS = 104

- THE OCCUPANT LOAD HAS BEEN CALCULATED AS PER CBC TABLE 1004.1.2, SEE SHEET A2.4.
- EXIT TRAVEL DISTANCES COMPLY WITH CBC TABLE 1017.2
- ALL MEANS OF EGRESS COMPONENTS SHALL COMPLY WITH CBC 2016 CHAPTER 10, SEC107.2.3 AND IBC CODE 2015

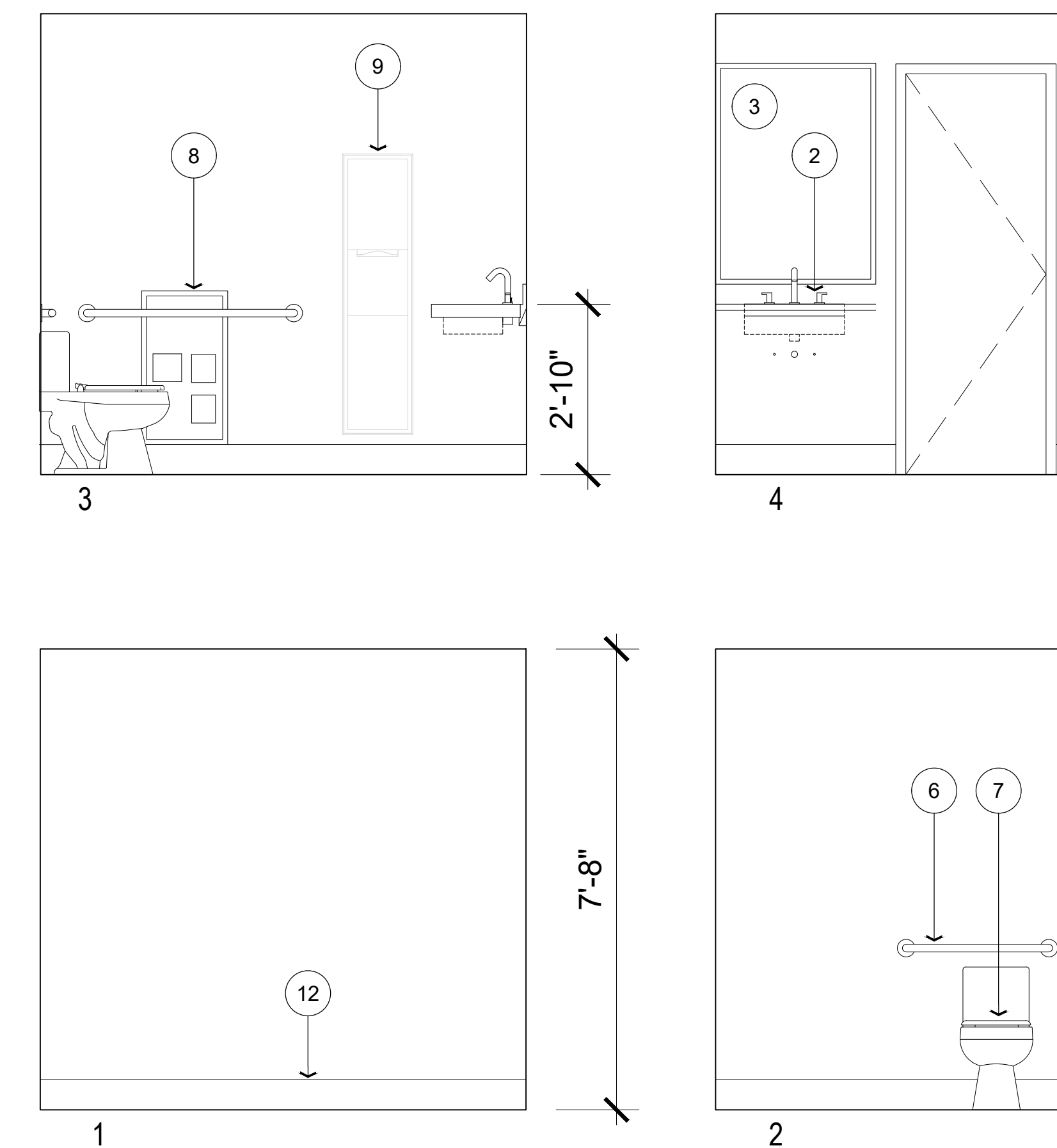
WALL LEGEND	
—	EXISTING WALLS TO REMAIN
---	NEW PARTITION WALLS
- - -	EXISTING PARTITION WALLS TO BE REMOVED

Proposed Floor Plan - Occupancy & Egress
SCALE: 1/4" = 1'-0"

5,338 SQ FT PROJECT NORTH



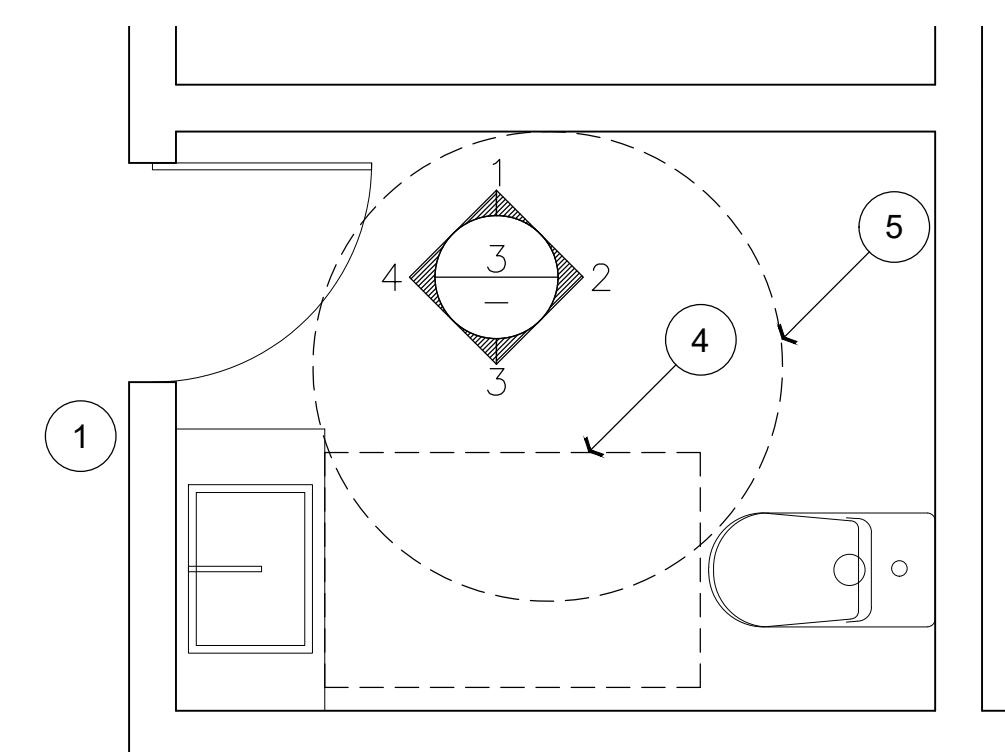
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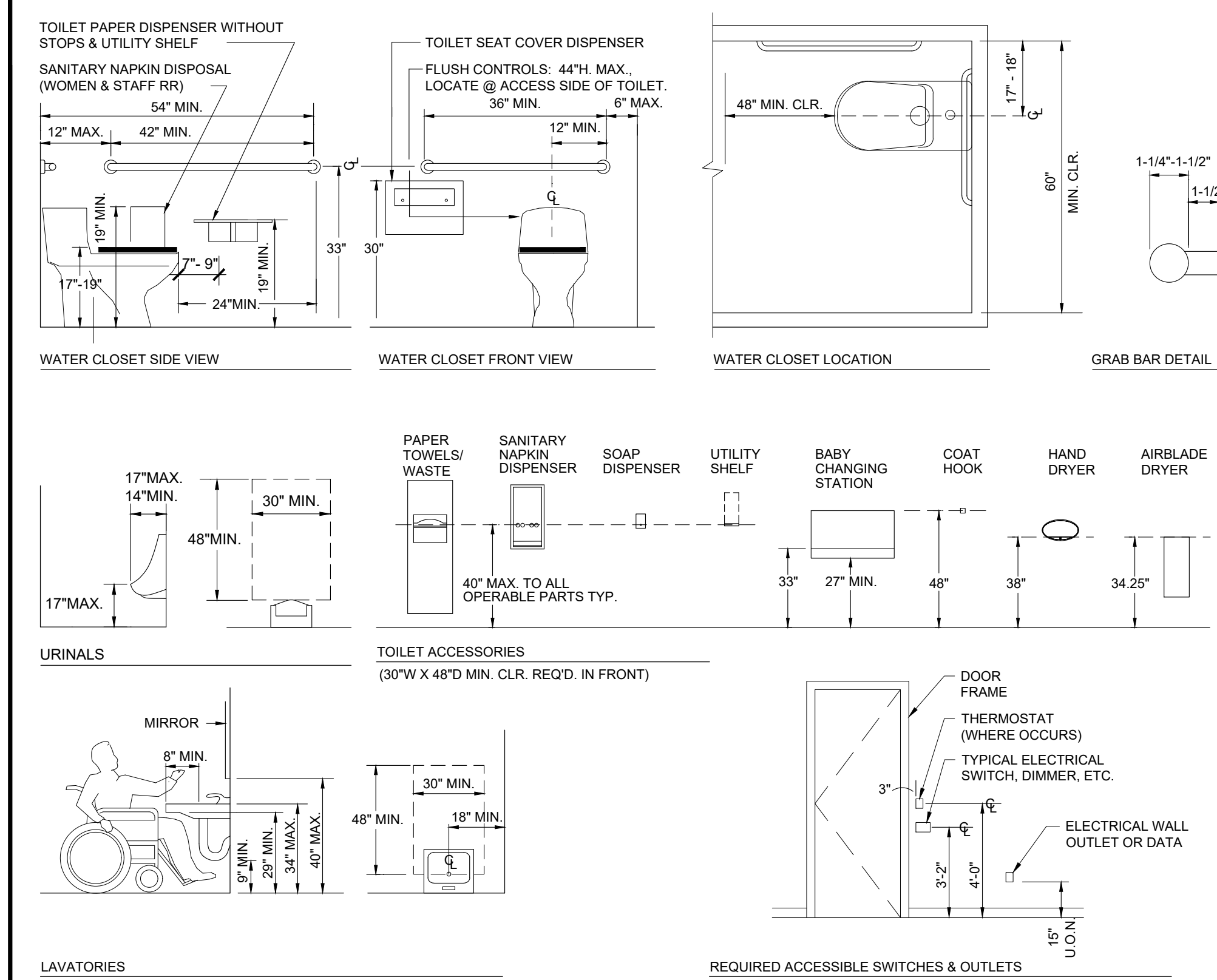
3 ADA Unisex Elevations
SCALE: 1/2" = 1'-0"

- SEE DETAIL 9 THIS SHEET FOR SIGNAGE.
- EXISTING FAUCETS TO BE REPLACED WITH NEW SINK-MOUNT FAUCETS THAT MEET ADA REQUIREMENTS.
- MIRROR WITH BOTTOM EDGE 40" A.F.F. MAX. (TO VISION PORTION OF MIRROR)
- REQUIRED 30" X 48" CLEAR AREA AT SINK.
- REQUIRED 5' DIAMETER TURNING CIRCLE CLEAR AREA.
- 1.5" DIAMETER STAINLESS STEEL GRAB BARS. MOUNT PER DETAIL 10
- ADA ACCESSIBLE TOILET
- RECESSED SEAT COVER AND TOILET PAPER DISPENSER
- SEMI-RECESSED WASTE RECEPTACLE
- COVERED BASE

2 Restroom Notes
SCALE: None = 1'-0"

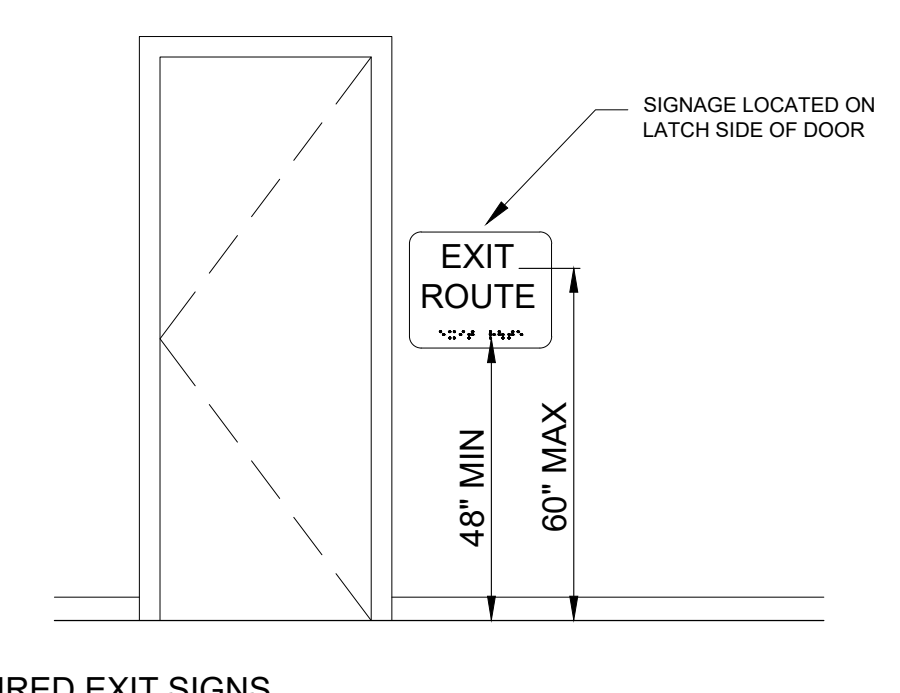


1 Enlarged ADA Unisex Plan
SCALE: 1/2" = 1'-0"

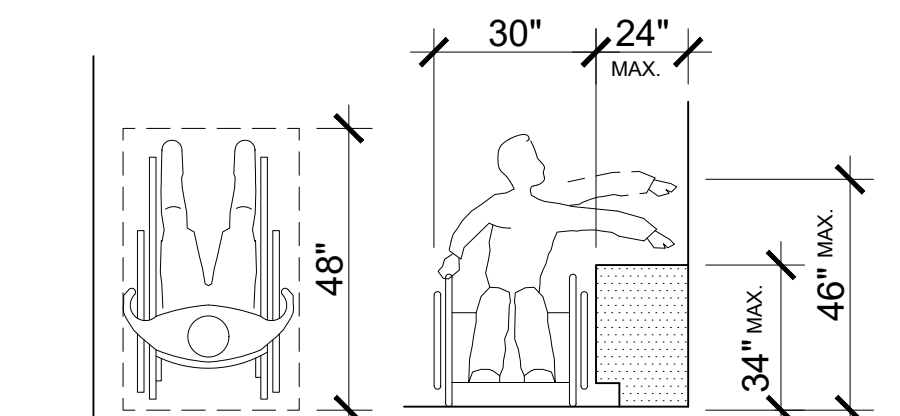


10 Mounting Heights for Accessible Equipment & Fixtures
SCALE: 1/4" = 1'-0"

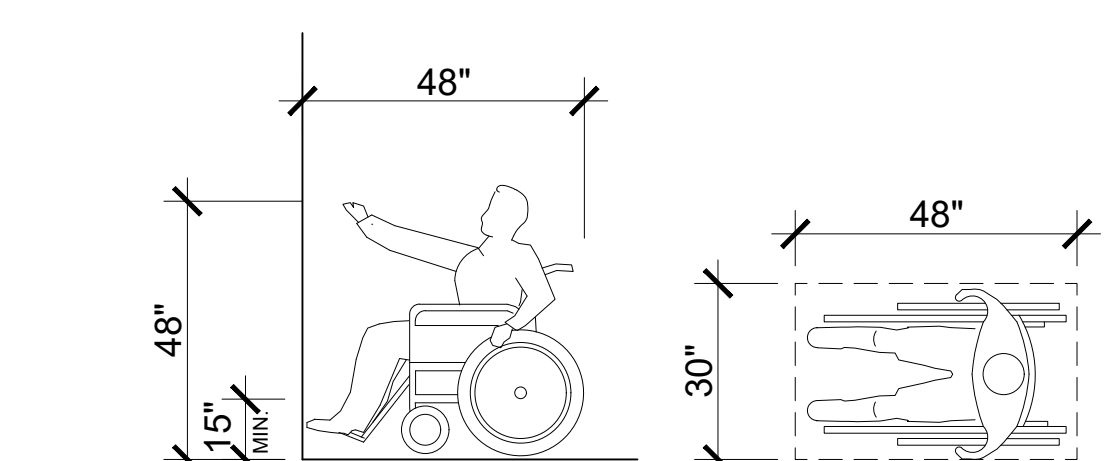
11 Communication Elements and Features
SCALE: 3/8" = 1'-0"



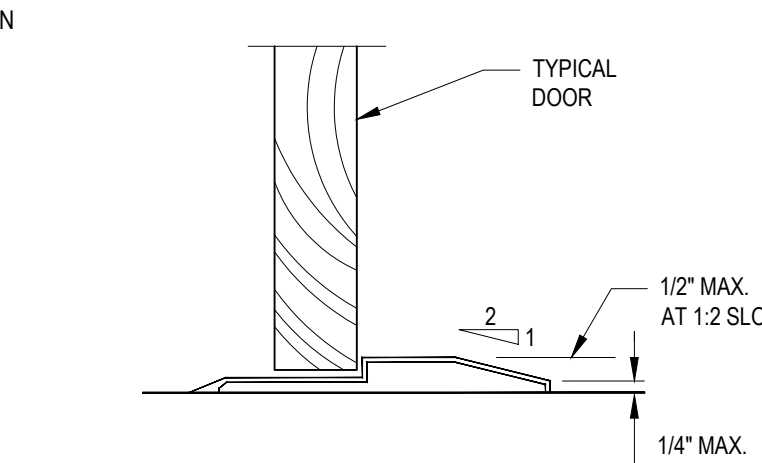
REQUIRED EXIT SIGNS



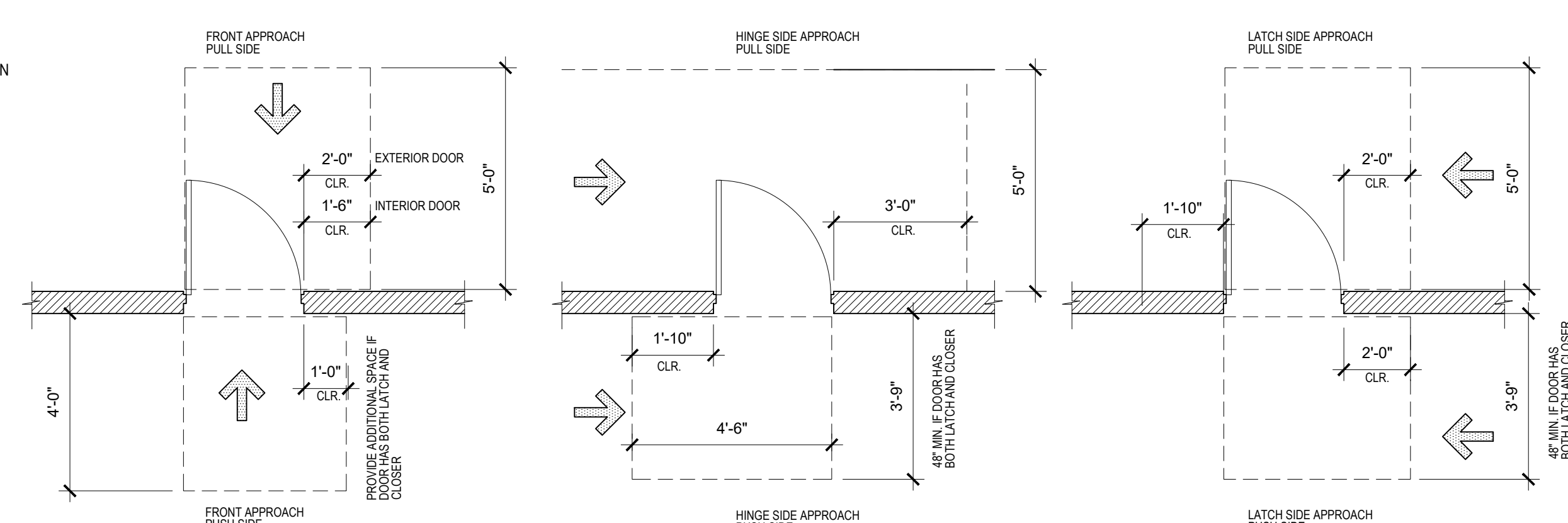
7 Side Reach
SCALE: N.T.S. = 1'-0"



6 Forward Reach
SCALE: N.T.S. = 1'-0"



5 Threshold Detail
SCALE: 3" = 1'-0"



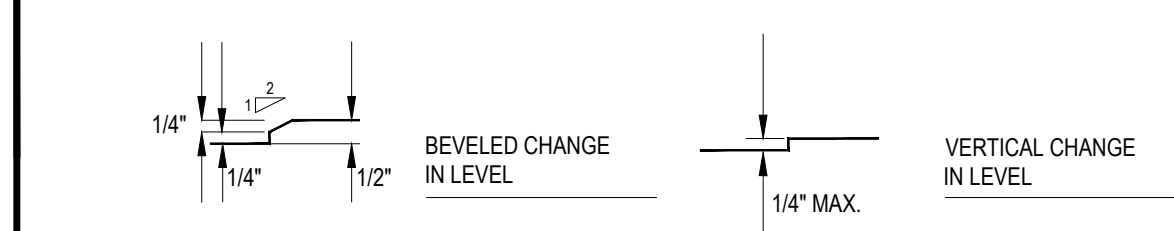
4 Maneuvering Clearances / Landings at Doors
SCALE: 3/8" = 1'-0"

SIGNAGE MOUNTING REQUIREMENTS
SIGNAGE TO BE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR TO FACE PERSON ENTERING TOILET ROOM. MOUNTING LOCATION MUST ALLOW PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR BEING WITHIN SWING PATH OF DOOR.

WALL-MOUNTED SIGNAGE
CHARACTERS AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. COLOR & CONTRAST OF SIGN SHALL DISTINCTIVELY CONTRAST WITH COLOR & CONTRAST OF WALL.
LETTERING: HEIGHT SHALL BE 5/8" MIN. TO 2" MAX., 1/32" RAISED, UPPERCASE, SANS-SERIF FONT
CORRESPONDING GRADE II BRAILLE, CENTERED ON LETTERS

DOOR-MOUNTED SIGNAGE
12" DIA. CIRCLE, 1/4" THICK WITH EQUALATERAL TRIANGLE INSCRIBED, 1/4" THICK
THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
12" DIA. CIRCLE, 1/4" THICK
EQUILATERAL TRIANGLE, 1/4" THICK WITH EDGES 12" LONG AND VERTICES POINTING UPWARD
CHARACTERS AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. COLOR & CONTRAST OF SIGN SHALL DISTINCTIVELY CONTRAST WITH COLOR & CONTRAST OF DOOR.

9 Accessible Restroom Signage
SCALE: = N/D SCALE



8 Permitted Level Changes
SCALE: 3" = 1'-0"

Revisions _____ Date _____

Redwood Community Services, Inc.

Remodel for Behavioral Health Out-Patient Services & Crisis Respite
516 Cypress Street
Ft Bragg, CA 95437

APN: 018-320-08-00

Drawing Title _____

Scale As Noted

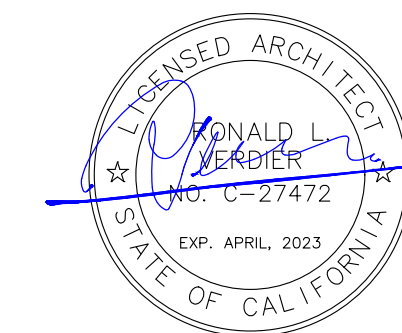
Date June 2021

Drawn RV

Job Number 1807

Drawing Number _____

A2.3



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Revisions _____ Date _____

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A2.4

OCCUPANT LOAD (AS PER MEANS OF EGRESS 2019 CBC TABLE 1004.5)				
ROOM #	NAME	SQ. FT.	OCCUPANCY / LOAD	# OF OCCUPANTS
101	RECEPTION	295	A2- 15SQ FT PER OCCUPANT	20
102	WAITING	119		8
103	WAITING	113		8
104	CONFERENCE	341		23
105	OFFICE 1	94	BUSINESS-B / 100 GROSS	1
106	OFFICE 2	117		1
107	OFFICE 3	110		1
107a	UNISEX 1	23	EXCLUDED PER CODE	
108	OFFICE 4	98	BUSINESS-B / 100 GROSS	1
109	BATHROOM 1	78	EXCLUDED PER CODE	
110	HALLWAY 1		EXCLUDED PER CODE	
111	OFFICE 5	166	BUSINESS-B / 100 GROSS	2
112-114	OFFICES 6,7 & 8	98 ea	BUSINESS-B / 100 GROSS	3 TOTAL
115	CLOSET		EXCLUDED PER CODE	
116	KITCHEN	133	B / 200 GROSS	1
117	BATHROOM 2		EXCLUDED PER CODE	
118	RESPIRE 1	170	A2- 15SQ FT PER OCCUPANT	12
119	RESPIRE 2	149	DORMITORY / 50 GROSS	3
120	RESPIRE 3	79		2
121	RESPIRE 4	76		2
122	STORAGE		EXCLUDED PER CODE	
123	OFFICE 9	62	BUSINESS-B / 100 GROSS	1
124	UNISEX 2		EXCLUDED PER CODE	
125	OFFICE 10	141	BUSINESS-B / 100 GROSS	2
126	UNISEX 3		EXCLUDED PER CODE	
127	CLOSET		EXCLUDED PER CODE	
128	OFFICE 11	110	BUSINESS-B / 100 GROSS	2
129	OFFICE 12	117	BUSINESS-B / 100 GROSS	2
130-133	OFFICES 13, 14, 15 & 16	98 ea	BUSINESS-B / 100 GROSS	4 TOTAL
134	HALLWAY 2		EXCLUDED PER CODE	
135	OFFICE 17	215	BUSINESS-B / 100 GROSS	3
136	BREAK ROOM	94	B / 200 GROSS	1
137	STORAGE		EXCLUDED PER CODE	
138	CLOSET		EXCLUDED PER CODE	
139	UNISEX 4 ADA		EXCLUDED PER CODE	
140	ELECTRICAL	72	MECH EQUIP / 300 GROSS	1
			TOTAL =	104

OCCUPANT LOAD (MIN. PLUMBING FIXTURES AS PER CPC 2016 CH.4 TABLE A)			
ROOM PURPOSE	AREA S.F.	OCCUPANT LOAD FACTOR	# OF OCCUPANTS
CONFERENCE	341	A2 / 30	12
WAITING AREAS	697	B / 200	4
OFFICES	1,106	B / 200	6
HEALTH CARE FACILITIES	519	I / 200	3
BREAK ROOM / KITCHEN	227	B / 200	2
		TOTAL OCCUPANCY =	27

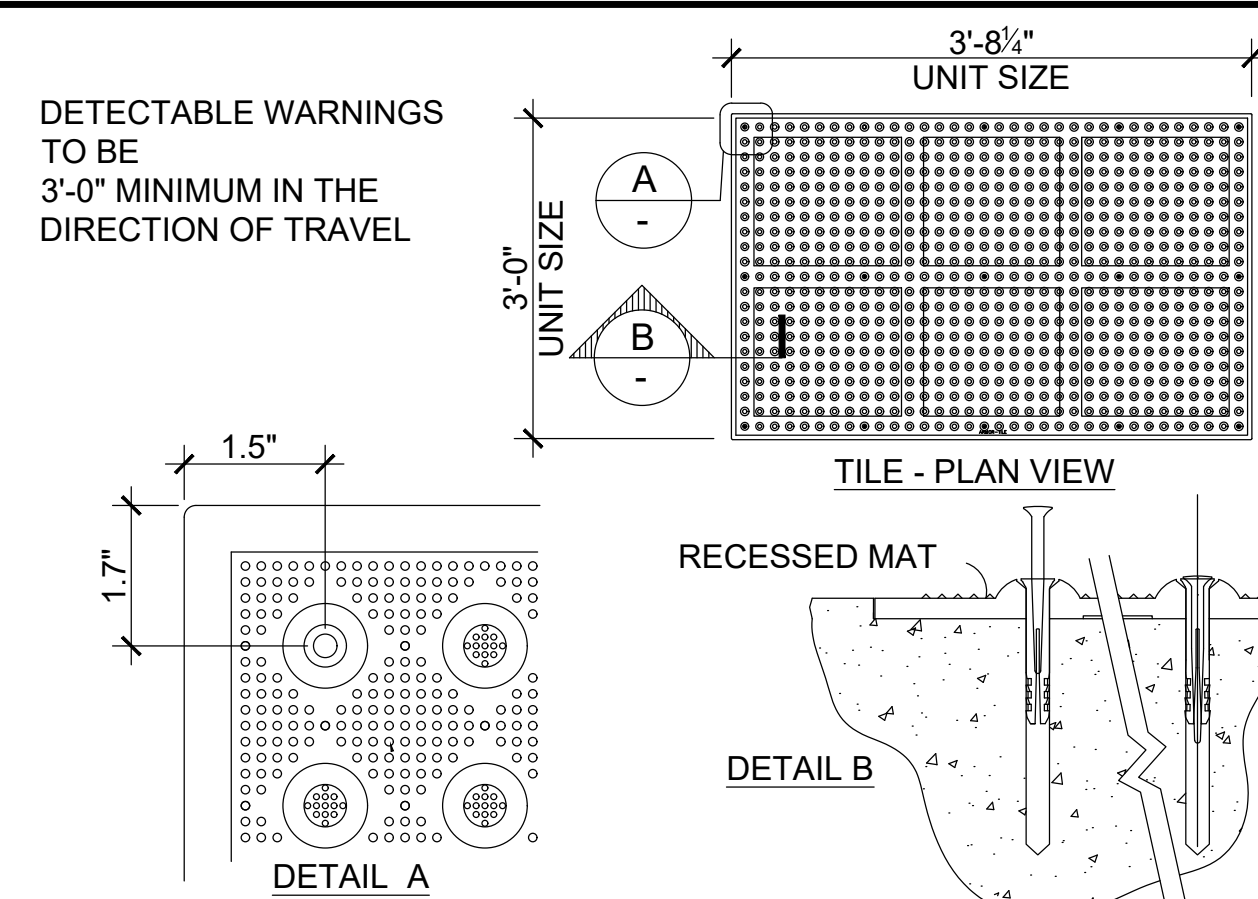
B BUSINESS OCCUPANCY	
MINIMUM PLUMBING FIXTURES	
MALE	FEMALE
TOILETS	TOILETS
1: 1-50	1: 1-15
2: 51-100	2: 16-30
3: 101-200	3: 31-50
URINALS	4: 51-100
1: 1-100	8: 101-200
2: 101-200	
LAVATORIES	LAVATORIES
1: 1-75	1: 150
2: 76-150	2: 51-100

TOTAL B OCCUPANCY = 27
14 MEN, 13 WOMEN

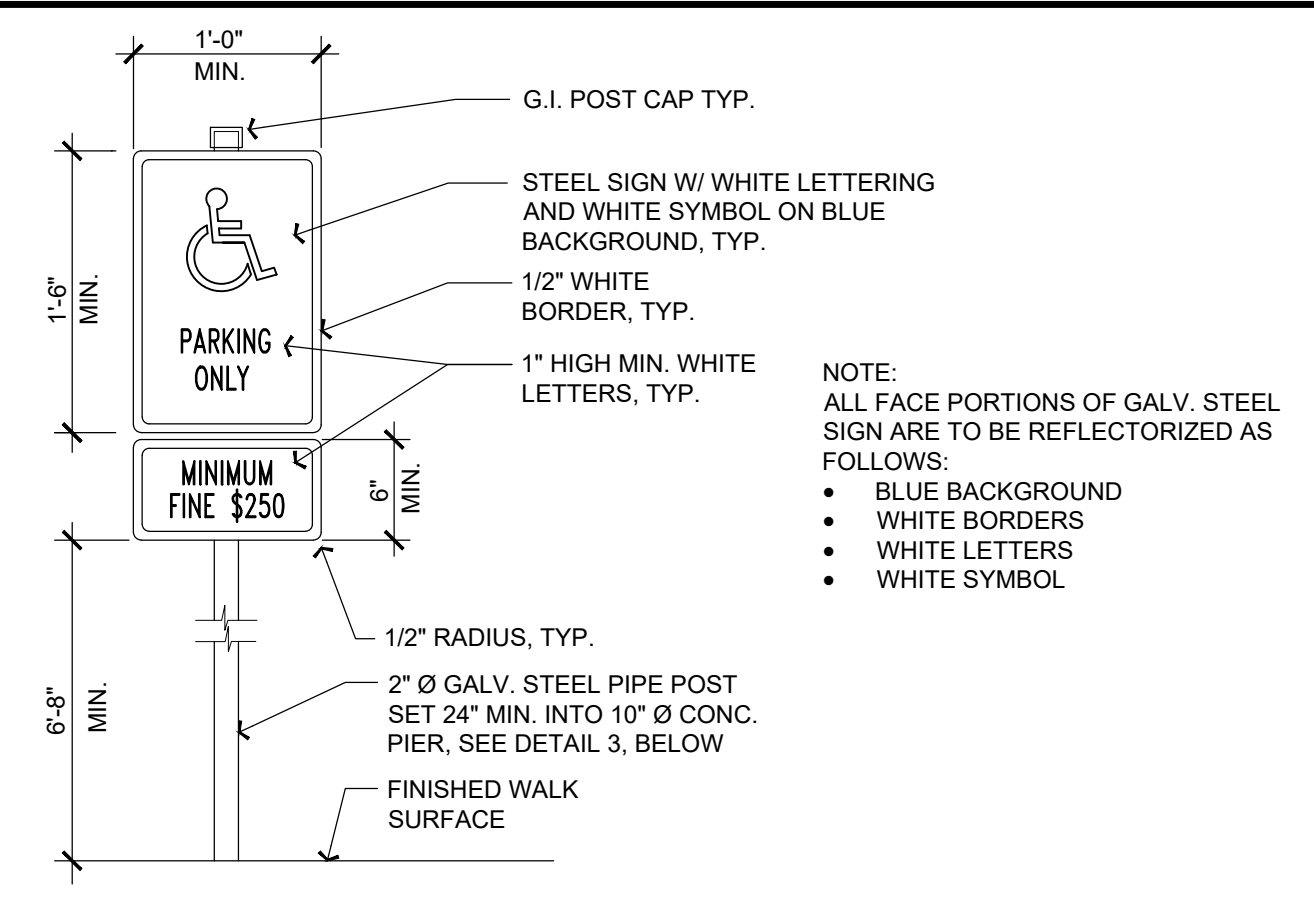
TO CONCLUDE:
MEN: 1 TOILET, 1 URINAL, 1 LAVATORY
WOMEN: 1 TOILET, 1 LAVATORY

THERE CURRENTLY EXISTS FOR UNISEX:
6 TOILETS AND 6 SINKS

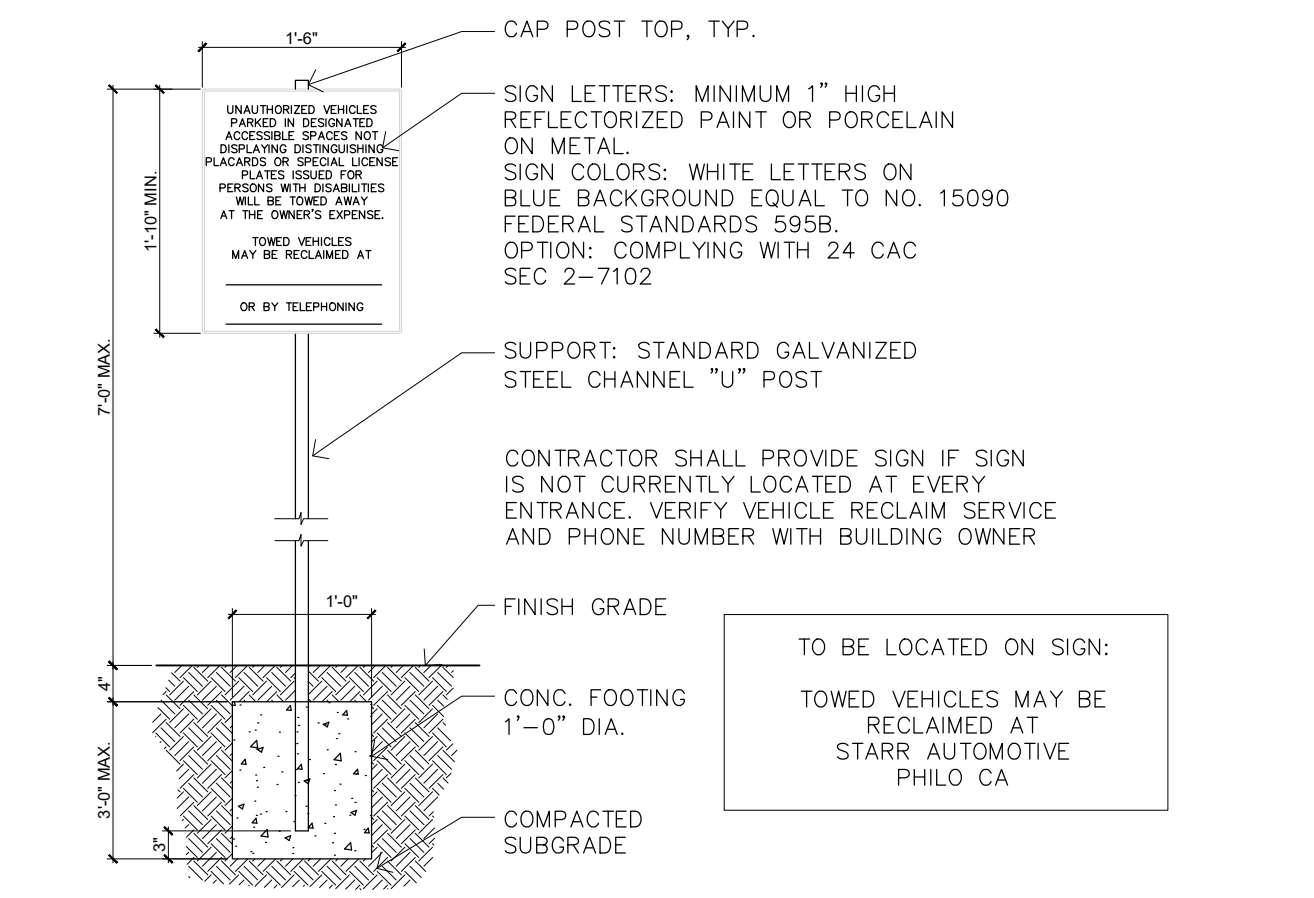
REQ:
1 URINAL
1 SERVICE SINK
(1 DRINKING FOUNTAIN)



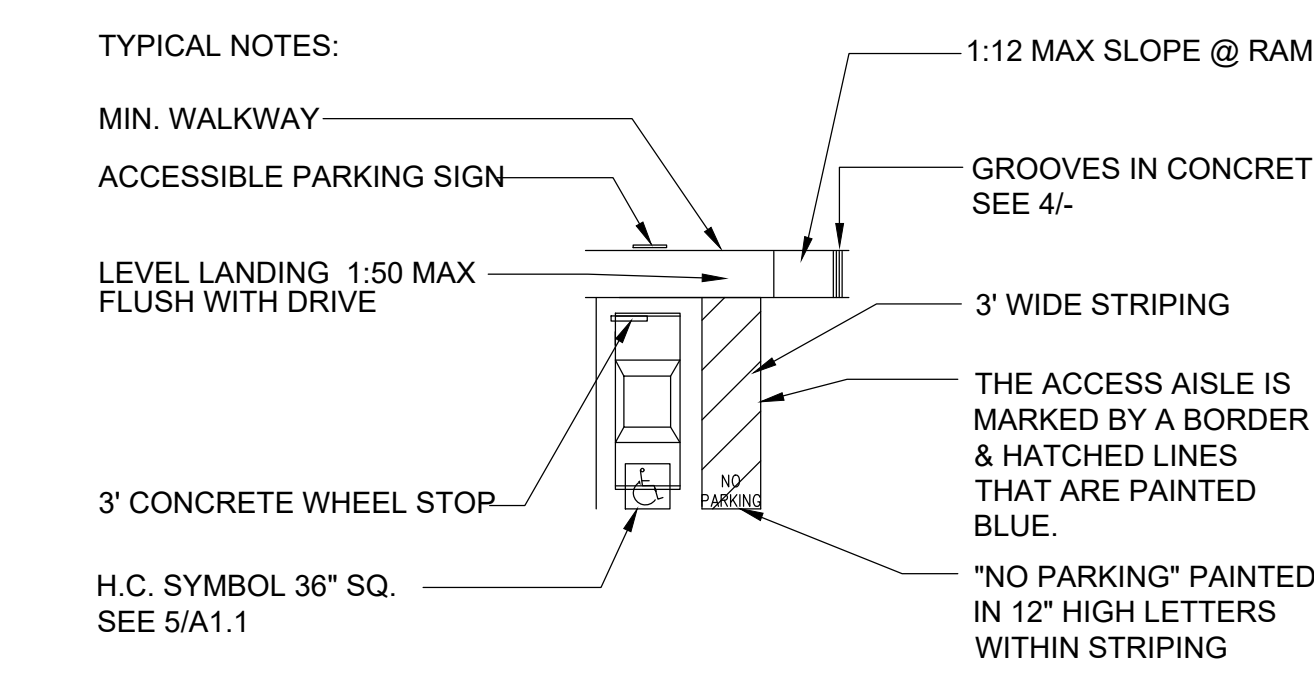
8 Typical ADA Detectable Warnings
SCALE: 3/4" = 1'-0"



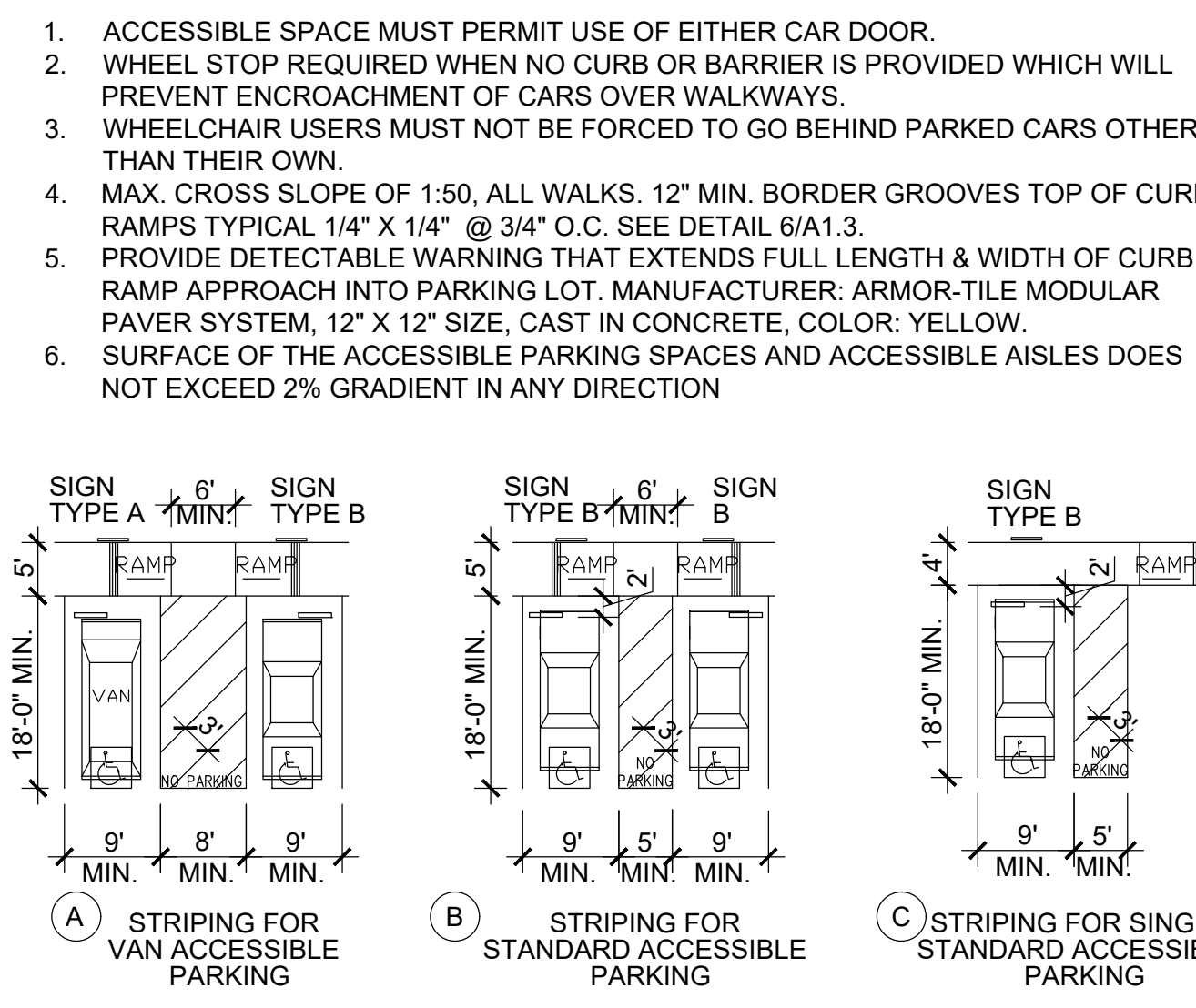
3 Accessible Parking Stall Signage
SCALE: 1" = 1'-0"



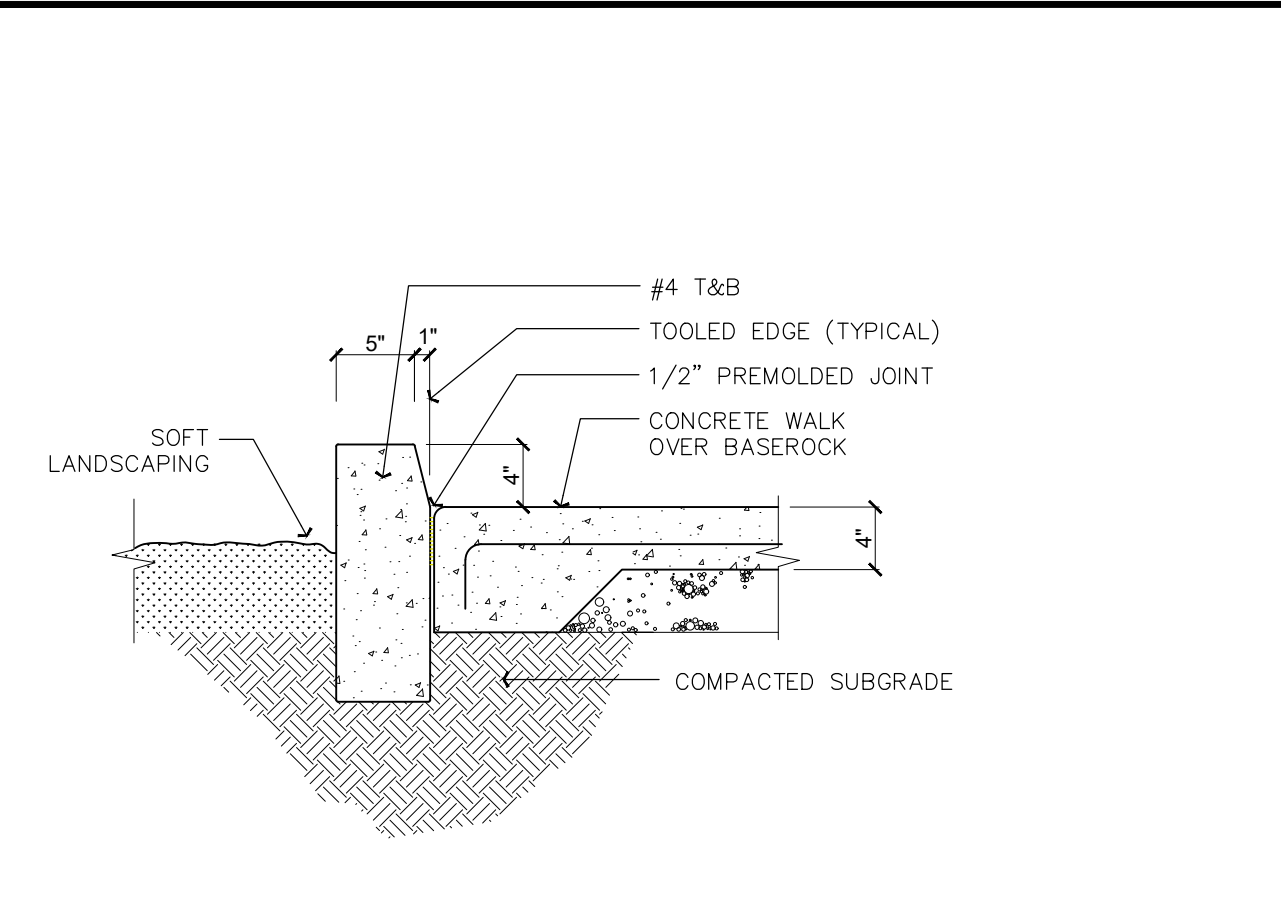
2 Typical ADA Tow Away Sign
SCALE: 1" = 1'-0"



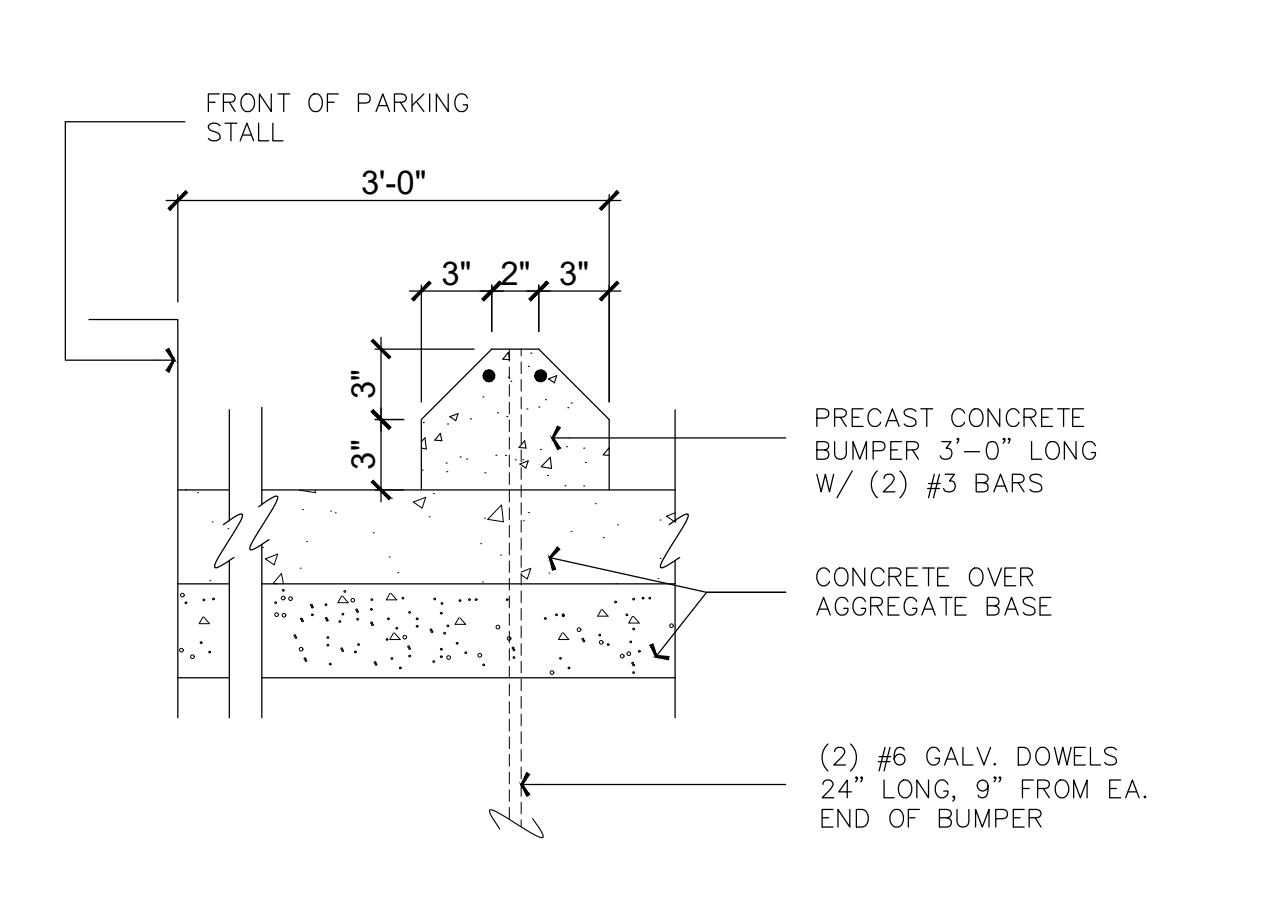
1 Typical ADA Parking Space Design
SCALE: = NO SCALE



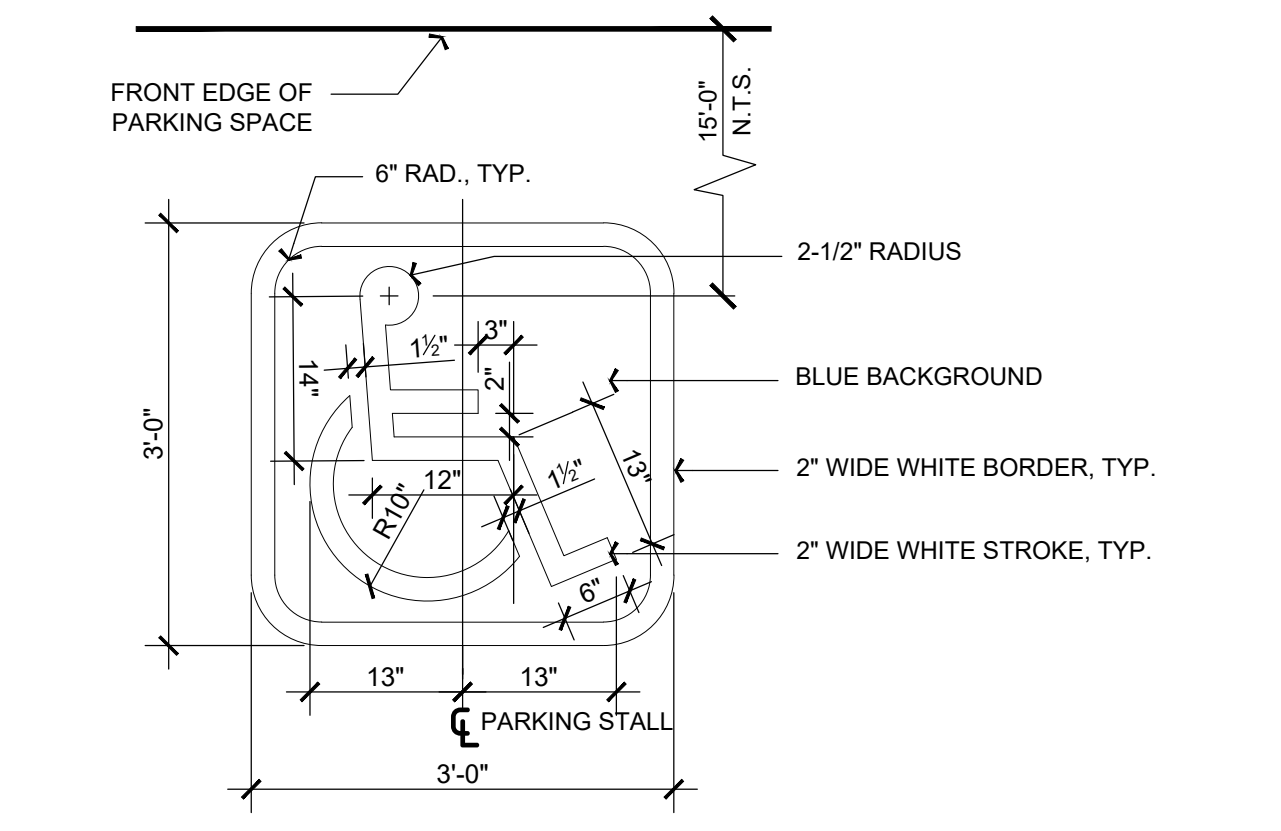
4 Van Accessible Parking Stall Signage
SCALE: 1" = 1'-0"



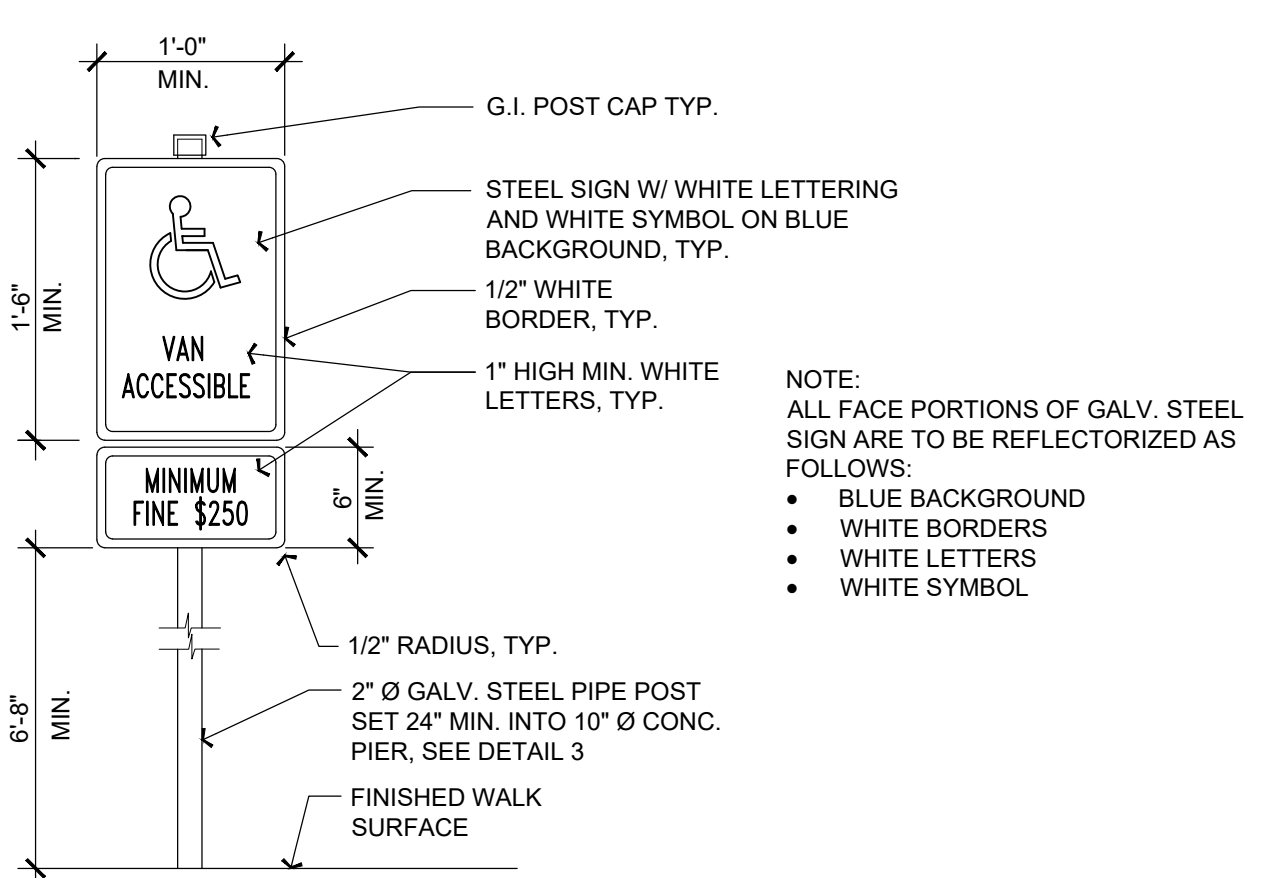
7 Curb Sidewalk Detail
SCALE: 1/2" = 1'-0"



6 Typical Concrete Tire Stop
SCALE: 1/2" = 1'-0"



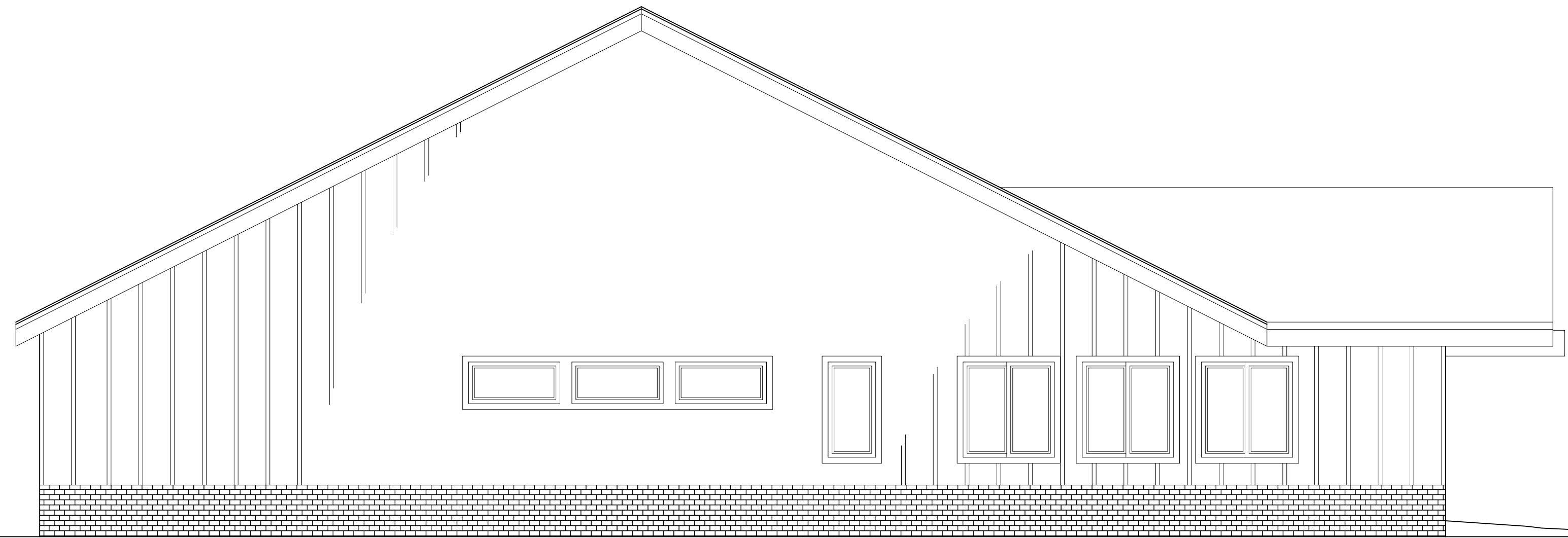
5 Typical International Sign of Accessibility
SCALE: 3/4" = 1'-0"



4 Van Accessible Parking Stall Signage
SCALE: 1" = 1'-0"

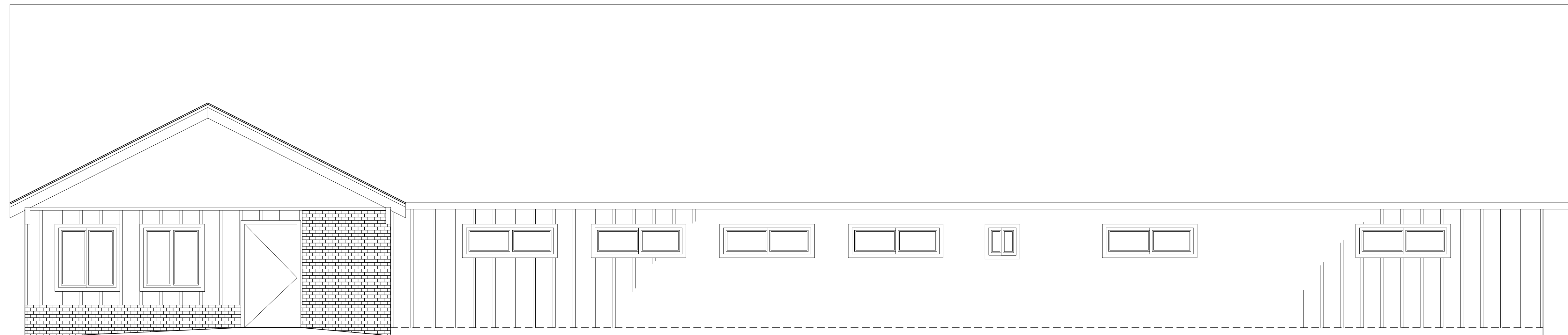


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East Elevation

SCALE: 1/4" = 1'-0"



North Elevation

SCALE: 1/4" = 1'-0"

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A3.1