



Agenda Date: 4/25/2006
Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst II, 259-8603
SUBJECT: Approval of Amendment No. 2 with the Department of General Services for a Winter Shelter

RECOMMENDATION

Director of Public Works requests the following actions regarding agreements with the State of California for operations at the Napa State Hospital:

1. Authorization to rescind the previously approved Amendment No. 1 to Agreement No. 6536; and
2. Approval of and authorization for the Chair to sign Amendment No. 2 to Agreement No. 6536 for the term November 1, 2005 to April 15, 2006 amending the use and early termination of the Napa State Hospital operation of the winter shelter.

EXECUTIVE SUMMARY

On November 1, 2005 the Board approved a lease with the State of California Department of General Services to lease space at Napa State Hospital, Building B, Napa, California, to operate the winter shelter.

On January 24, 2006, the Board approve Amendment No. 1 to this agreement reflecting an alternate location - Building 175 (C Ward) located at Napa State Hospital. The change in location was necessary due to the fire inspector not approving Building 174 (B Ward) for occupancy. County Counsel is recommending authorization to rescind this amendment as it was not signed by the State Department of General Services.

On March 13, 2006, the State Department of General Services sent a revised lease reflecting changes in the use, term and early termination of the lease. These changes are reflected in the proposed Amendment No. 2. All of the remaining terms of the original agreement remain the same.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Social Services
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The winter shelter lease was approved on November 1, 2005 and Amendment No. 1 on January 24, 2006. This Amendment No. 2 reflects changes in the use, term and early termination of the agreement.
Is the general fund affected?	Yes
Future fiscal impact:	This lease with the State ends April 15, 2006.
Consequences if not approved:	There will be no approved winter shelter lease for the 2005/2006 season.
Additional Information:	A new lease will be initiated each year for the winter shelter.

ENVIRONMENTAL IMPACT

Categorical Exemption Class 3: New construction or conversion of small structures.

BACKGROUND AND DISCUSSION

On November 1, 2005, the Board approved a lease agreement with the State for the term November 1, 2005 through March 21, 2010 to use space at Napa State Hospital, Building B, on an annual basis from November 1 through March 31 to operate an emergency winter shelter.

On January 24, 2006, the Board approved Amendment No. 1 reflecting the use of an alternate location, Building 175 (C Ward), at the State Hospital. This change was necessary due to the Fire Inspector not approving the un-sprinklered Building 174 (B Ward) for occupancy.

The State Department of General Services did not sign the agreement nor this amendment, and has recently submitted additional changes pertaining to the use, term and early termination paragraphs of the Agreement. The essence of these changes are:

- | the Agreement will not be multi-year, but rather annual agreements for occupancy beginning as early as November 1 and extending through to as late as April 15, 2006;
- | the County's first right to use the building from May through October is removed with the State Hospital retaining this right to use the building during this time period; and
- | the State Fire Marshall or other regulatory agency shall determine the maximum number of beds in the emergency winter shelter.

All other terms and conditions of the original agreement remain the same.

County staff will begin working with the State in negotiating next year's lease within the next several months with the goal of having the lease finalized and to the Board for review and approval prior to opening the shelter estimated to be October 2006.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey