

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 1/28/10
 SUSANA GARCIA-SOCANEGRA
 BY: *[Signature]*
 12-28-09
 FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]*
 12-28-09
 SYNTHIA M. GUNZEDepartment of Finance

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

846



FROM: Economic Development Agency

SUBMITTAL DATE:
December 10, 2009

SUBJECT: Third Amendment to Lease – Economic Development Agency, Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Third Amendment to Lease and authorize the Chairman to execute the same on behalf of the County; and
2. Authorize the Auditor-Controller to adjust the Economic Development Agency's FY 2009/10 budget as set out on Schedule A.

BACKGROUND: (Commences on Page 2)

[Signature of Robert Field]

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	(\$78,978)	In Current Year Budget:	Yes ¹²
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	09/10
SOURCE OF FUNDS: Workforce Investment Act Funds - 100% Federal Funds			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*

County Executive Office Signature

Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: February 9, 2010
 xc: EDA, Auditor, EO, WDC

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

Prev. Agn. Ref.: 9/13/05, 3.20; 6/13/06, 3.13; 12/12/06, 3.10; 07/03/07, 3.12

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.24

BACKGROUND:

With the merger of the Department of Facilities Management and the Economic Development Agency (EDA), staff from both departments are in the process of being integrated together. With this integration, the relocation of staff into available County owned space is currently underway, which provides the ability to eliminate some existing leasehold obligations. Specifically, since 1994 the County has leased office space located at 1151 Spruce Street for the EDA's Workforce Development Center (WDC). Additionally, a lease at 1325 Spruce Street has been occupied by EDA staff, and expires in 2017. It was determined the staff occupying 1325 Spruce Street could suitably be relocated into various county buildings with the WDC moving from 1151 Spruce Street to 1325 Spruce Street. This fulfills the leasehold obligation at 1325 Spruce Street and utilizes the space to provide workforce services to the community. This Third Amendment to Lease is an expansion of space to accommodate the WDC occupancy at 1325 Spruce. The Amendment was negotiated during the term of the existing lease and the Lessor will pay for the needed tenant improvements, resulting in savings to the County. The terms are as follows:

Location: 1325 Spruce Street
Riverside, CA

Lessor: Spruce Street Professional Building, LLC
815 Marlborough Street, Suite 200
Riverside, CA 92507

Size: Increased by 11,303 square feet for a total of 51,511 square feet.

Term: In year 3 of an existing 10 year term.

Rent:	<u>Current</u>	<u>New</u>
	\$ 2.23 per sq.ft.	\$ 2.23 per sq. ft.
	\$ 89,579.00 per month	\$ 114,760.84 per month
	\$1,074,948.00 per year	\$1,377,130.08 per year

Increases: Rent increases have been renegotiated to remain at \$114,760.84 per month for the balance of years 3, 4 and 5. Beginning in the 6th year of the lease, rent will be paid as set forth in the lease. This equates to a savings of \$65,464.00.

Utilities: Included in Rent.

Custodial: Included in Rent.

Maintenance: Included in Rent.

Improvements: Included in Rent.

(Continued)

BACKGROUND:

Space Reduction: After 5 years from the original lease commencement date of April 2007, County may downsize up to 50% of the gross square footage (25,756 sq.ft.) with 60 days written notice.

Termination: After 7 years from the original lease commencement date of April 2007, County may terminate for funding, or any reason, with 60 days written notice.

RCIT: \$161,700.00 (To be paid by EDA, with WIA funds)

Furniture: Included in this relocation will be the purchase of \$229,000.00 worth of sole source furniture to modify the existing furniture at 1325 Spruce Street for the Business/Career/Resource Center.

Market Data: 1420 Iowa, Riverside \$2.25 FSG
4204 Riverwalk Parkway, Riverside \$2.85 MG
3450 14th Street, Riverside \$3.10 FSG

The attached lease amendment has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

All associated costs for this Lease Amendment will be fully funded through EDA Workforce Division's budget. EDA Workforce Division has budgeted for these costs in FY 2009/10; however, EDA requires a budget adjustment to its FY 2009/10 budget to cover related transactional costs with the property owner. While EDA will front the costs for this Lease with the property owner, EDA Workforce Division will reimburse EDA for all associated lease costs.

SCHEDULE A

Decrease Revenues:

10000-7200400000-778150 – Inter – Leases	\$214,697
10000-7200600000-778350 – Inter – Utilities	\$ 31,424

Decrease Appropriations:

10000-7200400000-526700 – Rent/Lease Buildings	\$214,697
10000-7200600000-529540 - Utilities	\$ 31,424

Exhibit A

EDA Lease Cost Analysis for FY 2009/10 1325 Spruce Street, Riverside, California

Total Proposed Square Footage to be Leased and Cost:

Current office:	40,208	SQFT
Proposed additional space:	<u>11,303</u>	
Total proposed office space:	51,511	

Approximate Cost Per Sq. Foot:	\$	2.23
Approximate Cost Per Month:	\$	114,760.84
Approximate Cost Per Year:	\$	1,377,130.08

BUDGETED Lease Cost for FY 2009-2010:

1151 Spruce Street (\$65,212.07 per month)	\$	782,544.84
1325 Spruce Street (\$89,579 per month)	\$	<u>1,074,948.00</u>
TOTAL BUDGETED LEASE COSTS		\$ 1,857,492.84

ACTUAL Lease Cost for FY 2009-2010:

July 1, 2009 - Feb 28, 2010

1151 Spruce St Jul-Oct (\$65,212.07 per month)	\$	260,848.28
1151 Spruce St Nov-Feb (\$51,568.09 per month)	\$	206,272.36
1325 Spruce St Jul-Feb (\$89,579 per month)	\$	<u>716,632.00</u>
Total Lease Cost from Jul 1 to Feb 28		\$ 1,183,752.64

March 1, 2010 - June 30, 2010

1325 Spruce St Mar-Jun (\$114,760.84 per month)	\$	<u>459,043.36</u>
Total Lease Cost from Mar 1 to Jun 30		\$ 459,043.36
TOTAL ACTUAL LEASE COSTS		\$ 1,642,796.00

TOTAL LEASE COST SAVINGS **\$ (214,697)**

Additional Costs:

BUDGETED Utility Cost FY 2009-2010 (12c per sq ft):

1151 Spruce Street (52,120 sq ft)	\$	75,052.80
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ACTUAL Utility Cost for FY 2009-2010 (12c per sq ft):

July 1, 2009 - Feb 28, 2010

1151 Spruce St Jul-Oct (52,120)	\$	25,017.60
1151 Spruce St Nov-Feb (38,773)	\$	<u>18,611.04</u>
Total Utility Costs from Jul 1 to Feb 28		\$ 43,628.64

TOTAL UTILITY COST SAVINGS **\$ (31,424)**

BUDGETED MANAGEMENT FEES (3.79%):

1151 Spruce Street (\$782,544.84)	\$	29,658.45
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ACTUAL MANAGEMENT FEES (3.79%):***July 1, 2009 - Feb 28, 2010***

1151 Spruce St Jul-Oct (\$260,848.28)	\$	9,886.15
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1151 Spruce St Nov-Feb (\$206,272.36)	\$	7,817.72
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<i>Total Management Fees from Jul 1 to Feb 28</i>	\$	17,703.87
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March 1, 2010 - June 30, 2010

1325 Spruce St Mar-Jun (\$459,043.36)	\$	17,397.74
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TOTAL ACTUAL MANAGEMENT FEES	\$	35,101.62
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TOTAL MANAGEMENT FEES	\$	5,443
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TOTAL RCIT COSTS	\$	161,700
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TOTAL ESTIMATED LEASE COSTS FOR FY 2009-2010	<u>\$</u>	<u>(78,978)</u>
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1 **THIRD AMENDMENT TO THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT**
2 **AGENCY (EDA) LEASE AT 1325 SPRUCE STREET, RIVERSIDE CALIFORNIA**

3 THIS THIRD AMENDMENT TO THE EDA LEASE ("Amendment"), dated as of
4 FEB 09 2010, is entered by and between the SPRUCE STREET PROFESSIONAL
5 BUILDING, LLC, a California limited liability company, as Lessor, and the COUNTY OF
6 RIVERSIDE, a political subdivision of the State of California, as County.

7 Recitals

8 A. Lessor and County have entered into that certain EDA Lease, dated as of June
9 13, 2006, (the "Original Lease") pursuant to which Lessor has agreed to lease to County and
10 County has agreed to lease from Lessor a portion of that certain building, more commonly
11 known as the Spruce Street Professional Building, located at 1325 Spruce Street, in the City of
12 Riverside, State of California, (the "Building"), consisting of 30,407 gross square feet, as more
13 particularly described in the Lease (the "Original Premises").

14 B. The Original Lease has been amended by:

15 1. That certain First Amendment to Lease dated December 12, 2006, by
16 and between Lessor and County (the "First Amendment") whereby, among other things, the
17 County leased an additional 7,654 gross square feet on the second floor of the Building.

18 2. That certain Second Amendment to Lease dated July 3, 2007, by and
19 between Lessor and County (the "Second Amendment") whereby, among other things, the
20 County leased an additional 2,147 gross square feet on the second floor of the Building.

21 C. The Original Lease, as heretofore, currently, or hereafter amended, shall
22 hereafter be referred to as the "Lease".

23 D. In addition to the Original Premises, County desires to lease from Lessor and
24 Lessor desires to lease additional exclusive space, consisting of 11,303 rentable square feet
25 located on the first floor of the Building (the "Additional Space") on the terms and conditions

1 set forth herein. The Original Premises and the Additional Space are collectively referred to
2 herein as the "Premises." The Original Lease together with this Amendment are collectively
3 referred to herein as the "Lease."

4 NOW THEREFORE, for good and valuable consideration the receipt and adequacy of
5 which is hereby acknowledged, the parties agree as follows:

6 **Section 1. Premises.** Section 2.2 of the Lease is hereby replaced in its entirety by the
7 following:

8 **2.2 Defined.** The Premises shall consist of that certain real property,
9 including all improvements therein or to be provided by Lessor under the terms of this Lease,
10 and commonly known as a portion of The Spruce Street Professional Building located in the
11 City of Riverside, State of California, and generally described as a free standing building
12 consisting of approximately seventy seven thousand (77,000) square feet; fifty one thousand
13 five hundred eleven (51,511) gross square feet of exclusive space for the County with thirty
14 thousand four hundred seven (30,407) gross square feet of exclusive space on the fourth and
15 fifth floors (the Original Space), nine thousand eight hundred one (9,801) gross square feet of
16 exclusive space on the second floor (7,654 gross square feet of exclusive space from the First
17 Amendment of "Additional Space" and 2,147 gross square feet of additional exclusive space
18 from the Second Amendment of "Additional Space") and eleven thousand three hundred three
19 (11,303) square feet of exclusive space on the First Floor from the Third Amendment of
20 "Additional Space", with one hundred eighty six (186) unreserved and unassigned parking
21 spaces and three (3) reserved parking spaces for the County and top-of-the-building signage,
22 all as shown on the site plan attached as Exhibit "A" in the Lease. It is understood that the
23 Premises include all appurtenances and easements thereto and the non-exclusive right of
24 ingress and egress at all times to and from the public streets and highways for County, its
25 employees and invitees.

1 **Section 2. Exhibit A.** Exhibit A of the Original Lease is hereby deleted in its entirety
2 and replaced with Exhibit A attached hereto and incorporated herein by this reference.

3 **Section 3. Term Commencement.** Section 4.1.1 of the Lease is hereby amended by
4 the following:

5 **4.1.1.** This Third Amendment shall be effective upon the date of its full
6 execution by the Parties hereto which includes approval by the County of Riverside Board of
7 Supervisors. The Third Amendment "Additional Space" of eleven thousand three hundred
8 three (11,303) gross square feet of exclusive space which shall be ready and available for
9 move in by County on March 1, 2010.

10 **Section 4. Delay in Delivery of Premises.** Section 4.3.1 of the Lease is hereby
11 amended as follows:

12 **4.3.1.** Provided County has executed plans and specifications to Lessor by
13 December 31, 2009, and the "Additional Space" occupancy has not commenced by March 1,
14 2010. County may, at its sole option, either: (a) deduct from any rents that may become due
15 hereunder the sum of Two Hundred Fifty Dollars (\$250) for each day the eleven thousand
16 three hundred three (11,303) gross square feet of additional exclusive space on the first floor
17 Premises are not substantially complete and available for occupancy as per paragraph 2.4
18 (except if delay is due to change orders in the tenant improvement construction that delay
19 delivery and are requested by the County, unforeseeable government regulatory action or,
20 weather related factors, or the delay is caused by the sole negligence or misconduct of the
21 County) after said date, as damages for failure to provide occupancy in a timely manner as
22 prescribed hereunder. Lessor and County agree that such damages are to be one of the
23 mutually exclusive remedies, as prescribed in this Section 4, for such failure, in that at the time
24 of entering into this Third Amendment it would be impractical and extremely difficult to fix the
25 actual damages that would flow from Lessor's failure to provide occupancy in a timely manner,

including, but not limited to, the difference in money between the total sum to be paid by County to another party for rent to Lease such party's real property if the rental hereunder is less than the rental to be paid such other party: or if the Original Term of this Third Amendment for the first floor addition has not commenced by March 1, 2010, or (b) cancel this Third Amendment, and Lessor hereby waives any and all rights that it may have against County for any costs, expenses and/or charges that Lessor may have incurred as a result of preparing the Third Amendment Additional Space Premises of eleven thousand three hundred three (11,303) gross square feet of exclusive space for occupancy.

Section 5. Rent. Section 5.1 of the Lease is hereby amended in its entirety by the following:

5.1 RENT. Rent under this Third Amendment to Lease shall commence no earlier than March 1, 2010. Effective March 1, 2010 (unless there are Lessor delays), if the Third Amendment suite expansion is available for occupancy (available for occupancy is defined as Lessor receiving a building permit final and release of utilities by the City of Riverside for the Third Amendment expansion and in compliance with Section 2.4 of the Lease), County shall pay \$114,760.84 per month to Lessor as rent for the Premises for fifty one thousand five hundred eleven (51,511) total square feet during the term of this Lease as indicated below:

<u>Monthly Amount</u>	<u>Year</u>	
\$ 84,436.80	First	April 1, 2007
\$ 86,969.90	Second	April 1, 2008
\$ 114,760.84	Third -balance of third (and current) year	April 1, 2009
\$ 114,760.84	Fourth	April 1, 2010
\$ 114,760.84	Fifth	April 1, 2011
\$ 123,822.69	Sixth	April 1, 2012
\$ 127,537.36	Seventh	April 1, 2013
\$ 131,363.49	Eighth	April 1, 2014
\$ 135,304.39	Ninth	April 1, 2015
\$ 139,363.52	Tenth	April 1, 2016

1 Said monthly sums shall be payable, in advance, on the first day of the month or as soon
2 thereafter as a warrant can be issued in the normal course of County's business; provided,
3 however, in the event rent for any period during the term hereof which is less than one (1) full
4 calendar month said rental shall be pro-rated based upon the actual number of days of said
5 month.

6 **Section 6. Tenant Improvements.** Section 5.2 of the Lease is hereby replaced in its
7 entirety by the following:

8 **5.2 Tenant Improvements ("TI").** Tenant improvement costs are those
9 costs for customizing and configuring the County's eleven thousand three hundred three
10 (11,303) square feet of gross Additional Space on the First Floor per the County's space plan
11 for the Third Amendment expansion. County TIs shall include: construction drawings and
12 engineering costs, carpeting, flooring, paint, hard walled offices, break rooms, data rooms,
13 HVAC, heat pumps, ducting, conference rooms, storage and supply rooms with locking
14 hardware, electrical to office and modular furniture. Note: data lines and connectivity will be
15 contracted with County Vendors at County cost. County will provide the electrical whips for
16 Lessor's electrical contractor to connect. County's tenant improvement (TI) costs per mutually
17 agreed upon plans and specifications shall be borne by Spruce Street Professional Building,
18 LLC.

19 **Section 7. County's Right to Termination After Seven Years of Occupancy.** The
20 title for Section 6.4 is hereby amended as follows:

21 **6.4 County's Right to Termination After Seven Years of Occupancy.**

22 **Section 8. Notice.** Section 6.4.1 is hereby replaced in its entirety by the following:

23 **6.4.1 Notice for downsizing.** After five (5) years from the commencement
24 date of the Original Lease, County may provide Lessor with written notification of its election to
25 downsize up to a maximum of fifty percent of the gross square footage (25,756 gross square

1 feet). The rent shall be adjusted based on the per square foot rental rate in Section 5.1 (equal
2 to the rental rate in 5.1 divided by the gross footage of 51,511 square feet), by providing
3 Lessor with at least sixty (60) days written notice prior to the date of the downsizing.

4 **Section 9. Notice.** Section 6.4.2 is hereby added as follows:

5 **6.4.2 Notice for termination.** After seven (7) years from the commencement
6 date of the original Lease, County may provide Lessor with written notification of its election to
7 terminate this Lease, per Section 6.4, by providing Lessor with at least sixty (60) days written
8 notice prior to the date of the termination.

9 **Section 10. Improvements by Lessor.** Section 11.1.2 is hereby amended as
10 follows:

11 Certain Classifications of Labor under this contract may be subject to prevailing wage
12 requirements. It is anticipated that TI work will or may be performed which may be subject to
13 payment of prevailing wage when performed. Pursuant to Section 1773 of the Labor Code, the
14 general prevailing wage rates, including the per diem wages applicable to the work, and for
15 holiday and overtime work, including employer payments for health and welfare, pension,
16 vacation, and similar purposes, in the county in which the work is to be done have been
17 determined by the Director of the California Department of Industrial Relations. These wages
18 are available from the California Department of Industrial Relations' Internet website at
19 <http://www.dir.ca.gov>, and are available at the main office of Agency.

20 **Section 11. Capitalized Terms: Third Amendment to Prevail.** Unless defined
21 herein or the context requires otherwise, all capitalized terms herein shall have the meaning
22 defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall
23 prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended,
24 and shall supplement the remaining provisions thereof. The Lease remains in full force and
25 effect except to the extent amended by this Third Amendment. This Third Amendment shall

1 not be binding or deemed consummated until approved and executed by the County's Board
2 of Supervisors.

3
4 **IN WITNESS WHEREOF**, the County of Riverside and Spruce Street Professional
5 Building, LLC, have executed this Third Amendment to the Lease on the date provided above.

6
7 Dated: **FEB 9 2010**

8 **SPRUCE STREET PROFESSIONAL
BUILDING, LLC**

9
10 By: Raymond Magnon
11 Raymond Magnon, Managing Member

12 **COUNTY OF RIVERSIDE**

13
14 By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

15 **ATTEST:**

16 Kecia Harper-Ihem
Clerk of the Board

17
18 By: Kecia Harper-Ihem
Deputy

19
20 **APPROVED AS TO FORM:**

21 Pamela J. Walls
County Counsel

22
23 By: Synthia M. Gunzel
Synthia M. Gunzel
Deputy County Counsel

24 HR:ra
12/28/09
RV391
13.021 25



- 22
A8.1

A2.2



100% Satisfaction
Guaranteed

San Clemente
CA 92672

949 496 3535

949 480 JUN 3
E MAIL

JUDGE

815 Marlborough Avenue

Riverside, CA 92507

92507
951 634 0950

AX 991 784-2345

**SPRUCE 2
WORKFORCE**

TENANT

IMPROVEMENT

100% Satisfaction
Guaranteed

57601
a, CA

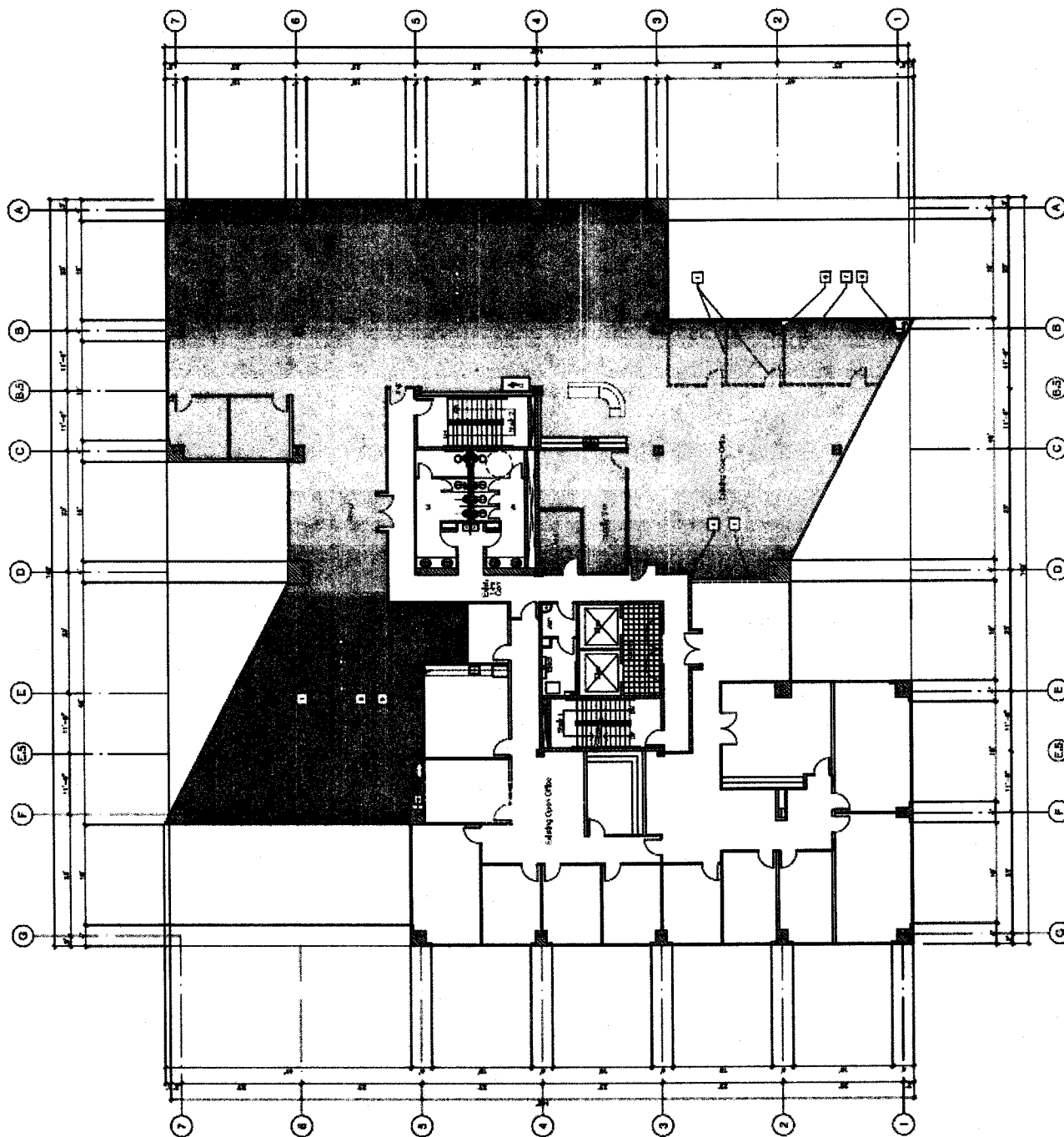
92507

Second Floor Plan

	ORDERED FOR NO.	JOB NO.
	DATE	DATE ORDERED BY
	PLAN CHECK	CHECKED BY
	REVISIONS	BY DATE
	NO. OF SHEETS	SHEET NO.
	TOTAL NO. OF SHEETS	SCALE
		NOTES
		A2.2

[illegible]

- [illegible]



Second Floor Plan



1. **THE STATE OF TEXAS,**
 2. **COUNTY OF DALLAS,**
 3. **do hereby certify that**
 4. **the within and foregoing**
 5. **is a true and correct**
 6. **copy of the original**
 7. **as the same appears**
 8. **from the records of**
 9. **the County Clerk of**
 10. **said County.**
 11. **Witness my hand and**
 12. **the seal of said County**
 13. **this 1st day of**
 14. **January, 1901.**
 15. **County Clerk.**



CARTER GROUP
ARCHITECTS INC.

4010 22-17
Eli Campbell
Gulf
666 Clayville
24-22672
EE
4010 488 3222
AA
4010 488 3222
EMAIL
Campbell@22-17.net

· 政 府 人 員 ·

**THE
MAGNON
COMPANIES**

115 Marpleway Avenue
Plymouth, MA
01962

1

158

**SPRUCE 2
WORKFORCE
TENANT
IMPROVEMENT**

1975 Science Series
 Milwaukee, WI
 1975

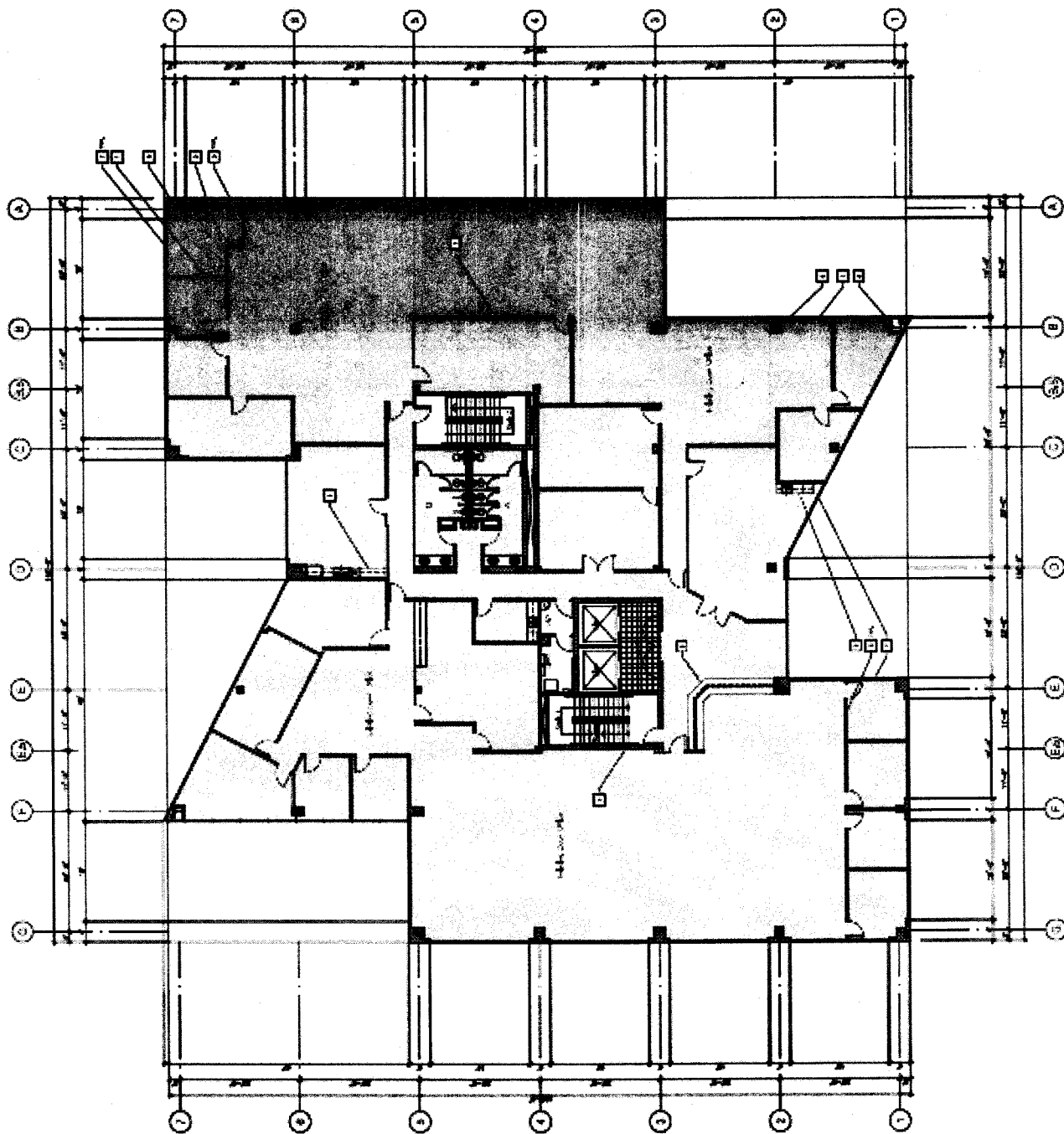
1500

Fourth Floor Plan

A2.2

Floor Plan Notes

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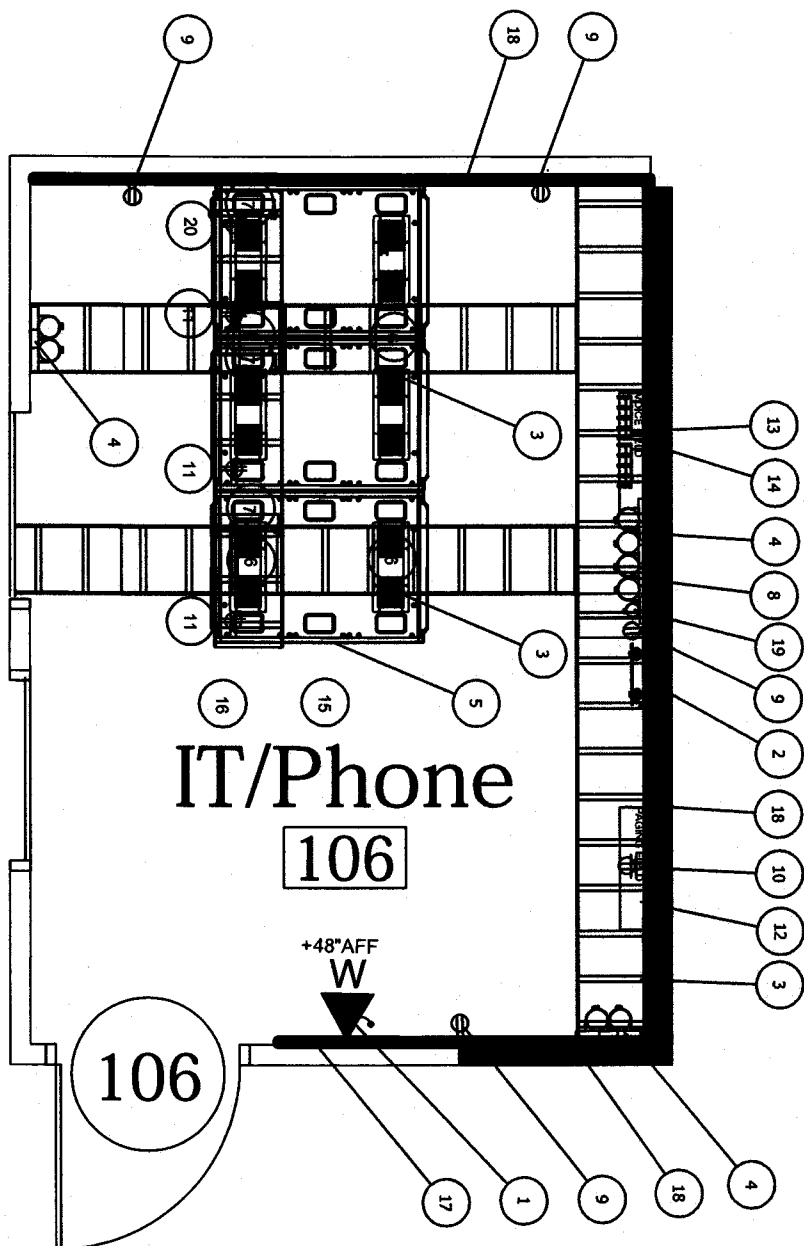
Fourth Floor Plan



100

The use of a business plan is often "helpful" for a number of reasons. First, it provides a clear, concise summary of the business and its goals. Second, it helps to identify potential risks and opportunities. Third, it provides a framework for decision-making. Fourth, it helps to attract investors and lenders. Fifth, it provides a benchmark for measuring progress. Sixth, it helps to communicate the business's vision and mission. Seventh, it provides a roadmap for the future. Eighth, it helps to allocate resources effectively. Ninth, it provides a basis for strategic planning. Tenth, it helps to build a strong corporate culture.





NOTES FOR THIS SHEET:

1. WALL MOUNTED TELEPHONE LOCATION.

2. THE ELECTRICIAN IS RESPONSIBLE FOR INSTALLING A 1/2" STRAUNDED GROUND WIRE FROM THE BUILDING COMMON GROUND TO THE TELECOMMUNICATIONS GROUND BUS BAR IN THE COMMUNICATIONS ROOM. THE 27 BUS BAR SHALL BE PROVIDED BY COUNTY INFORMATION TECHNOLOGY AND WILL BE MOUNTED TO THE WALL IN THE COMMUNICATIONS ROOM BY THE CABLES CONTRACTOR. THE ELECTRICIAN WILL BOND THE 20 AWG GROUND WIRE FROM THE TELECOM ROOM TO THE COMMUNICATIONS ROOM GROUND BUS BAR.

3. REET CONNECTION TO RUSTAL. - UNDER HANGING FOR CABLE SUPPORT AS SHOWN.
4. ELECTRICAL CONNECTION TO RUSTAL QTY 2-6" CONDUIT ELBOWS FOR HORIZONTAL CABLES.
5. REET CONNECTION TO RUSTAL 3-APC CABINETS - 81 IN. EX.
6. REET CONNECTION TO RUSTAL QTY 4-6" BLACK SAGE

- 7. JEST CONTRACTOR TO INSTALL GY-5 - 1/2" WIDE BLACK RUNWAY RADIS DRCS.
- 8. ELECTRICAL CONTRACTOR TO INSTALL GY2-2" CONDUIT FROM THE 4TH FLOOR DATA CENTER TO THE 4TH FLOOR TELECOMMUNICATIONS ROOM. INSTALL PULL BOXES IN GYM 1-4 CONDUIT
- 9. ELECTRICAL CONTRACTOR TO INSTALL GENERAL

11. ELECTRICAL CONTRACTION TO INSTALL CITY'S DESIGNATED ISOLATED JEROME SINGLE OUTLETS IN 48 BOX AND 1-6-08 REBUILDINGS AS SHOWN INSIDE APC GARAGE.

12. PROPOSED LOCATION OF WALL MOUNT PLUMBING APPLIANCE.

15. ELECTRICAL CONTRACTOR TO INSTALL ABLAS LIGHT FIXTURES AS REQUIRED. FIXTURES SHOULD NOT BE INSTALLED DIRECTLY ABOVE THE CABLE LADDER. ROOM SHALL HAVE A MINIMUM OF TWO (2) 60 FOOT CANDLELS. RESISTANCE TO A/F. DO NOT USE DIFFUSE LIGHT FIXTURE GRILLS. EMERGENCY LIGHTING WITHIN THE TELECOMMUNICATIONS ROOM SHALL BE PROVIDED.

17. OWNER TO INSTALL STRADA ONE ENVIRONMENTAL CONTROL SYSTEM. THE ENVIRONMENTAL CONTROL SYSTEM SHOULD BE ABLE TO MAINTAIN A TEMPERATURE BETWEEN 64°F AND 74°F AT ALL TIMES ON HOURS PER DAY, 24 HOURS PER WEEK, 365 DAYS PER YEAR. SENSORS AND CONTROLS MUST BE LOCATED THE TELECOMMUNICATIONS ROOM @ 9 AM.

13. ELECTRICIAN CONTRACTOR TO INSTALL 1-4" CONDUIT WITH TRUE TYPE PULL FROM THE SPACE TO THE FIRST FLOOR.

TELECOMMUNICATIONS ROOM,
26 ELECTRICAL CONTRACTOR TO INSTAL DEDICATED
ISOLATED 100WATT DUVLET OUTLET IN 42 BOX AND 5-CON
RECEPTACLES AS SHOWN.

10

ACIT
Riverside
County
Information
Technology
Communication
Bureau

6147 Riverwood Dr., Suite A
Riverside, CA 92507
Debra King, RCDD/OSP/PAI
Tel:communications Engineer
951.486.7708 voice
951.486.7723 fax
dtking@riverwoodconsulting.org

FDA

RWDC
1325 Spruce St
1st Floor

Riverside, CA 92507

[illegible]

PRODUCT NO.	
CAN. PAT. NO.	
U.S. PAT. NO.	
DATE OF ISS.	

DATE	01/18/2010
SCALE	NTS
*THIS DRAWING IS THE PROPERTY OF INTERMED COUNTY INFORMATION SYSTEMS, INC.	
SHEET TITLE	

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SHEET 2 OF 2