

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



FROM: Economic Development Agency

SUBMITTAL DATE:
January 13, 2016

SUBJECT: First Amendment to Lease – Department of Public Social Services – Tenant Improvements, District 1, CEQA Exempt [\$520,600] Federal 44.11%, State 0.92%, Realign 2011 54.97%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Approve the attached First Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five work days.

BACKGROUND:

Summary

(Commences on Page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Susana Garcia-Bocanegra
Susana Garcia-Bocanegra

Robert Field
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 520,600	\$ 0	\$ 520,600	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Federal 44.11 %, State 0.92%, Realign 2011 54.97%	Budget Adjustment: No
	For Fiscal Year: 2015/16-18/19

C.E.O. RECOMMENDATION:

APPROVE
BY: Rohini Dasika
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: January 26, 2016
xc: EDA, DPSS, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: Kecia Harper-Ihem
Deputy

By: Susan von Zaben
Susan von Zaben
Director of Public Social Services

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

Economic Development Agency

FORM 11: First Amendment to Lease – Department of Public Social Services – Tenant Improvements, District 1, CEQA Exempt [\$520,600] Federal 44.11%, State 0.92%, Realign 2011 54.97%

DATE: January 13, 2016

PAGE: 2 of 3

BACKGROUND:

Summary

On July 21, 2015 the County entered into a Lease Agreement on behalf of the Department of Public Social Services for the facility located at 1111 Spruce, Riverside. In order to accommodate staff utilizing this facility the department will be completing tenant improvements as outlined below at a cost not to exceed \$500,000.00. Upon completion and acceptance, Landlord shall provide an itemized invoice within 30 days for reimbursement by the County.

Pursuant to the California Environmental Quality Act (CEQA), the lease agreement was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing facilities and 15061(b)(3). The proposed project, the lease amendment, is the letting of property where no or negligible expansion of an existing use will occur.

Summary of existing lease that was approved by the Board of Supervisors July 21, 2015.

Lessor:	Blue Mountain Two, LP 28 Hammond Street, Suite F Irvine, California 92618
Premises:	1111 Spruce Riverside, California 92507
Term:	Three years, commencing October 2015
Size:	26,600 square feet
Rent:	\$.98 per sq. ft. \$26,068.00 per month \$312,816.00 per year
Annual Adjustment:	Two percent annually
RCIT Costs:	\$192,380.00
Utilities:	County pays utilities and telephone, all others provided by Landlord.
Custodial:	Provided by Landlord
Maintenance:	Provided by Landlord
Improvements:	Landlord at its sole cost and expense shall complete the following improvements: Demo, construct new walls, doors/frames, windows, construct new ADA receptionist area with reinforced glass for counter, install wrought iron fence with electric gate for secured parking area to accommodate sixty vehicles, electrical, painting, carpet, VCT, replace exterior awning. County shall reimburse Lessor for actual costs incurred within thirty days or as soon as a warrant can be issued.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency

FORM 11: First Amendment to Lease – Department of Public Social Services – Tenant Improvements, District 1, CEQA Exempt [\$520,600] Federal 44.11%, State 0.92%, Realign 2011 54.97%

DATE: January 13, 2016

PAGE: 3 of 3

Impact on Citizens and Businesses

This facility will provide training and employment for new employees to better serve residents of the County.

SUPPLEMENTAL:

Additional Fiscal Information

Exhibits A, B & C

DPSS budgeted for these costs in FY 2015/16 and will reimburse EDA for all lease costs on a monthly basis.

Contract History and Price Reasonableness

The lease rate is competitive based on the current market conditions. The original lease was executed on October 15, 2015.

Attachments:

Exhibits A, B & C

Aerial Image

First Amendment to Lease

Notice of Exemption

Exhibit A

FY 2015/16

Department of Public Social Services Lease Cost Analysis 1111 Spruce Street, Riverside, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 26,600 SQFT

Approximate Lease Cost per SQ. FT. Oct - June \$ 0.98

Lease Cost per Month Oct - June \$ 26,068.00

Total Lease Cost Oct - June	\$ 234,612.00
Total Estimated Lease Cost for FY 2015/16	\$ 234,612.00

Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12	
Estimated Utility Costs per Month		<u>\$ 3,192.00</u>

Total Estimated Utility Cost	\$ 28,728.00
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RCIT	\$ 192,380.00
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Tenant Improvement	\$ 500,000.00
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EDA Lease Management Fee - 4.12%	<u>\$ 30,266.01</u>
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TOTAL ESTIMATED COST FOR FY 2015/16	\$ 985,986.01
Previously approved M.O. 3-23 , 7/21/15	<u>\$ (465,386.01)</u>
Total 1st Amendment cost	\$ 520,600.00

TOTAL COUNTY COST 0.00%	\$ -
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Previously approved M.O. 3-23, 7/21/15	\$ 465,386.01
Previously approved in County Cost	\$ 11,169.26

Exhibit B

FY 2016/17

Department of Public Social Services Lease Cost Analysis 1111 Spruce Street, Riverside, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	26,600	SQFT	
Approximate Lease Cost per SQ. FT. July - Sept	\$	0.98	
Approximate Cost per SQFT Oct - Jun	\$	1.00	
Lease Cost per Month July - Sept	\$	26,068.00	
Lease cost per Month Oct - Jun	\$	26,589.36	
total Lease Cost July - Sept	\$	78,204.00	
total Lease Cost Oct - June	\$	239,304.24	
Total Estimated Lease Cost for FY 2016/17	\$	317,508.24	

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		<u>\$ 3,192.00</u>	
Total Estimated Utility Cost	\$	38,304.00	
EDA Lease Management Fee - 4.12%	\$	<u>13,081.34</u>	
TOTAL ESTIMATED COST FOR FY 2016/17	\$	368,893.58	
Previously approved M.O. 3-23 , 7/21/15	\$	<u>(368,893.58)</u>	
Total 1st Amendment cost	\$	(0.00)	
TOTAL COUNTY COST 0.00%	\$	-	
Previously approved M.O. 3-23, 7/21/15	\$	368,893.58	
Previously approved in County Cost	\$	8,853.45	

Exhibit C

FY 2017/18-2018/19

Department of Public Social Services Lease Cost Analysis

1111 Spruce Street, Riverside, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 26,600

	FY 2017/18	FY2018/19
Approximate Lease Cost per SQ. FT. July -Sept	\$ 1.00	\$ 1.02
Approximate Cost per SQFT Oct - Jun	\$ 1.02	\$ -
Lease Cost per Month July - Sept	\$ 26,589.36	\$ 27,121.15
Lease cost per Month Oct - Jun	\$ 27,121.15	\$ -
total Lease Cost July - Sept	\$ 79,768.08	\$ 81,363.44
total Lease Cost Oct - June	\$ 244,090.32	\$ -
Total Estimated Lease Cost	\$ 323,858.40	\$ 81,363.44

Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 3,192.00	\$ 3,192.00
Total Estimated Utility Cost	\$ 38,304.00	\$ 9,576.00
EDA Lease Management Fee - 4.12%	\$ 13,342.97	\$ 3,352.17
TOTAL ESTIMATED COST FOR FY 2017/18-2018/19	\$ 375,505.37	\$ 94,291.62
Previously approved M.O. 3-23 , 7/21/15	\$ (375,505.37)	\$ (94,291.62)
Total 1st Amendment cost	\$ 0.00	\$ (0.00)
TOTAL COUNTY COST 0.00%	\$ -	\$ -
Previously approved M.O. 3-23, 7/21/15	\$ 375,505.37	\$ 94,291.62
Previously approved in County Cost	\$ 9,012.13	\$ 2,263.00

F11: Cost - Total Cost \$ 520,600.00
F11: Net County Cost - Total Cost \$ -

Previously approved M.O. 3-23, 7/21/15 \$ 1,304,076.58
 Previously approved total in County Cost \$ 31,297.84

DPSS - First Amendment to Lease
1111 Spruce Street, Riverside



Legend



0 593 1,185 Feet



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/6/2015 9:05:10 AM

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Notes



Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

NOTICE OF EXEMPTION

Date

Initial

October 28, 2015

Project Name: County of Riverside, Lease Amendment, Department of Public Social Services, Riverside

Project Number: FM042611057300

Project Location: 1111 Spruce Street, Riverside, California 92507; Assessor Parcel Number: 249-140-026
(See attached exhibits)

Description of Project: On July 21, 2015 the County of Riverside (County) entered into a lease agreement on behalf of the Department of Public Social Services (DPSS) for the facility located at 1111 Spruce, Riverside. The County on behalf of DPSS now proposes to amend the lease with Blue Mountain Two, LP (Lessor), to complete tenant improvements to accommodate DPSS staff utilizing this facility. The tenant improvements will include interior demolition, the addition of new walls, doors, frames, paint, carpet, creation of a reception window with an ADA counter, new electrical, HVAC, and a secured parking area. The leased facility which consists of approximately 26,600 square feet is located in a developed portion of Riverside, and the size and scale of the improvements would have no impacts on biological or cultural resources. The proposed project is the letting of property involving existing facilities; no expansion of an existing use will occur. The facility will be utilized by DPSS and shall not be used for any other purpose. The operation of the facility will continue to be similar to ongoing uses and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption.

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The lease amendment is not anticipated to result in any significant physical environmental impacts or to result in any significant physical environmental impacts.

JAN 26 2016

3-11

P.O. Box 1180 - Riverside, California - 92502 - T: 951.955.8914 - F: 951.955.6686

www.rivcoeda.org

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Workforce Development

- Section 15301 – Class 1 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project as proposed is a lease amendment to include minor tenant improvements. The lease amendment will not increase or expand the use of the site, and merely allows for the continued use of the site in a similar capacity; therefore, the Project meets the scope and intent of the Class 1 Exemption.
- Section 15061 (b) (3) – “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm'n* (2007) 41 Cal.4th 372.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed minor tenant improvements will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing uses and will not create any new environmental impacts to the surrounding area. No alterations will occur and no impacts beyond the ongoing use of the site are anticipated. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____

Date: _____

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Lease Amendment, Department of Public Social Services, Riverside

Accounting String: **Fund: 524830-47220-7200400000- FM042611057300**

DATE: October 27, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature: _____

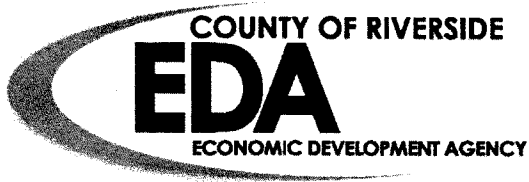
PRESENTED BY: Trea Womack, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: October 27, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM042611057300**
Lease Amendment, Department of Public Social Services, Riverside

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

1 **FIRST AMENDMENT TO LEASE**

2 **1111 Spruce Street, Riverside**

3
4 **THIS FIRST AMENDMENT TO LEASE** ("First Amendment"), dated as of
5 Jan. 26, 2016, is entered into by and between the **COUNTY OF**
6 **RIVERSIDE**, a political subdivision of the State of California, County, and **BLUE**
7 **MOUNTAIN TWO**, a California limited partnership, ("Lessor"), sometimes collectively
8 referred to as the "Parties".

9 **RECITALS**

10 a. Blue Mountain Two, as Lessor and County have entered into that certain
11 original Lease dated July 21, 2015, pursuant to which Lessor has agreed to lease to
12 County and County has agreed to lease from Lessor approximately 26,600 square feet
13 of office space in those certain buildings located at 1111 Spruce, Riverside, as more
14 particularly described in the Lease.

15 The Parties now desire to amend the Lease to, among other things, complete
16 tenant improvements.

17 NOW THEREFORE, for good and valuable consideration the receipt and
18 adequacy of which is hereby acknowledged, the Parties agree as follows:

19 1. **IMPROVEMENTS.** Lessor at its sole cost and expense shall
20 complete improvements as outlined on Exhibit I attached hereto at a cost not to exceed
21 \$500,000.00. Within thirty (30) days of completion and acceptance of improvements
22 by County, Lessor shall provide County with an itemized invoice for all work completed.
23 County shall reimburse Lessor for actual costs incurred within thirty days or as soon as
24 a warrant can be issued.

25 2. **FIRST AMENDMENT TO PREVAIL.** The provisions of this First
26 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease.
27 Any capitalized terms shall have the meaning defined in the Lease, unless defined
28 herein or context requires otherwise.

JAN 26 2016 3-11

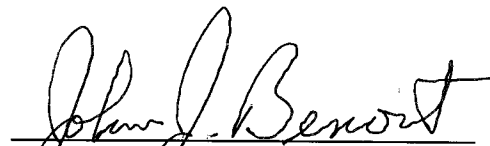
1 3. MISCELLANEOUS. Except as amended or modified herein, all
2 terms of the Lease shall remain in full force and effect. If any provisions of this
3 Amendment shall be determined to be illegal or unenforceable, such determination
4 shall not affect any other provision of the Lease. Neither this Amendment nor the
5 Lease shall be recorded by the County.


6 4. EFFECTIVE DATE. This First Amendment to Lease shall not be
7 binding or consummated until its approval by the Riverside County Board of
8 Supervisors and fully executed by the Parties.

9 IN WITNESS WHEREOF, the parties have executed this First Amendment to
10 Lease as of the date first written above.

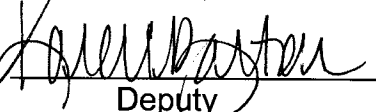
11 LESSEE:
12 COUNTY OF RIVERSIDE

LESSOR:
BLUE MOUNTAIN TWO, LP

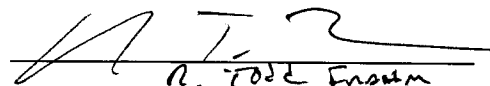
13
14
15 By: 
16 John J. Benoit, Chairman
Board of Supervisors

By: 
Daniel C. Burke, General Partner

17
18 ATTEST:
19 Kecia Harper-Ihem
Clerk of the Board

20 By: 
21 Deputy

22 APPROVED AS TO FORM:
23 Gregory P. Priamos, County Counsel

24 By: 
25 Deputy County Counsel

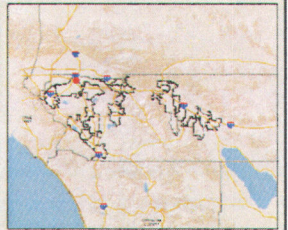
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28

Item#	Room#	Description (Refer to drawing for exact locations)
1	All	Patch/Paint all walls. Use Dunn Edwards Everest DE6207 Egyptian Sand for accent walls and DEC764 Inside Passage for general areas, both should be eggshell finish.
2	I-HR rated corridor	Add 3 doors prepped for electrified lever and hinge
3	Exterior	Low voltage and motors for parking enclosure
4	Exterior	Build an 8' iron rod parking enclosure for up to 60 vehicles and include a stanchion for a card reader with conduit into the building for the security vendor
5	Exterior	Replace awning, no writing or signage and add awning to other entrance
6	100Q	Remove the door/frame on the wall leading to the corridor
7	100Q	Add 1 NEMA 5-15/20R, 20A AC outlet at standard height
8	100N	Relocate furniture base in-feed from room 600 to single cubicle in the 100N area
9	100N	Replace data conduit with 2" conduit in 2 locations
10	100N	Install 3-20AMP circuits in ceiling for power poles and connect poles
11	100J	Install 3-20AMP circuits in ceiling for power pole and connect pole
12	100M	Add 1 NEMA 5-15/20R, 20A AC outlet at standard height
13	100L	Add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
14	100J	Remove the door/frame and wall in the doorway leading to room 100I and add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height in the old doorway location
15	100A	Add 1 NEMA 5-20R Single Receptacle, Side Wire at standard height directly across from room 100B for a copier
16	100H	Add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
17	101	Provide 3 20AMP circuits to 3 ceiling locations and connect power poles to those connections
18	102	Provide 3 20AMP circuits in the ceiling and connect a power pole.
19	101	Install a quantity of 3 2" conduit, single gang faceplate rings and pull strings for Category 6 cabling
20	101	Provide 3 20AMP circuits to 3 wall locations and connect base in-feeds to those connections
21	101D	Remove the door/frame and wall in the doorway into the corridor and add 1 NEMA 5-15/20R, 20A AC outlet at standard height
22	101C	Remove the 2 existing doors and install new door close to room 100B
23	101A	Create a reception window with sliding, locking windows with ADA counter
24	101A	Furr-out 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height under the reception window
25	205	Add (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
26	204	Install 3 quad outlets consisting of 2 circuits and (3) double gang faceplate ring and pull string for Category 6 cabling at standard height. Install (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
27	202	Install 6 quad outlets consisting of 2 circuits and (7) double gang faceplate ring and pull string for Category 6 cabling at standard height.
28	202	Install a glass storefront to seal room for A/C with double doors that have a mortise Schlage IC large format core (C keyway)
29	202	Add HVAC or tie into existing
30	201	Convert room into a breakroom with 2 refrigerators and 2 microwaves
31	200	Install in 7 locations in the ceiling 3 dedicated circuits to be connected to furniture power poles.
32	200	Wreckout divider wall on the wall next to room 201.
33	203	Add 3 NEMA 5-15/20R, 20A AC outlets
34	103	Add 1 NEMA 5-20R Single Receptacle, Side Wire at standard height for a vending machine and add 2 refrigerators and 2 microwaves
35	102H	Add 1 NEMA 5-20R Single Receptacle, Side Wire at standard height for a copier
36	102F	Add 1 NEMA 5-15/20R, 20A AC outlet
37	102	Add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height

38	102E	Add 1 NEMA 5-15/20R, 20A AC outlet
39	102D	Add 1 NEMA 5-15/20R, 20A AC outlet
40	102C	Add 1 NEMA 5-15/20R, 20A AC outlet
41	102B	Add 1 NEMA 5-15/20R, 20A AC outlet
42	102A	Add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
43	200	Provide 3 20AMP circuits to 6 ceiling locations and connect power poles to those connections
44	200	Recarpet space using Shaw carpet tiles, the style is 59563 Transparent and the color is 62500 Moonstone. Layout should be monolithic.
45	Exterior	Install fence bollards and a knob box
46	Interior	Deep clean carpet
47	CAD Drawing	Have all updates/changes added to the site and floor plan and provide an e-copy of CAD file to DPSS
48	CID Area	Disconnect all furniture power poles and base in-feeds(maximum 10)
49	All Leased	Disconnect and unused in-feeds/power poles(maximum 6)
50	204	Replace/repair damaged VCT tiles
51	204	Connect a base in-feed
52	205	Build hard wall with transaction counter, remove the door leading into room 203. Have an ADA height transaction counter.
53	103	Add a dedicated 20 AMP circuit for a vending machine
54	203	Install 2 20AMP circuits and connect furniture base in-feed
55	102	Install 2-20AMP circuits in ceiling for power pole and connect pole
56	600	Install 4-20AMP circuits in ceiling for power poles and connect poles
57	600	Add 1 NEMA 5-15/20R, 20A AC outlet and (1) single gang faceplate ring and pull string for Category 6 cabling at standard height
58		Disconnect 25 power pole/base in-feeds on furniture throughout the leased space
59		Add 4 additional power pole locations (20 AMP X 2)
60		Relocate potentially 4 furniture power locations
61		Replace carpet in all areas
62	600	Add electric projection screen with controls in room 600 (large-actual size TBD)
63	600	Add or relocate power in ceiling for projector
64	600	Install ceiling mount for projector
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DPSS - First Amendment to Lease

1111 Spruce Street, Riverside



Legend



0

593

1,185 Feet

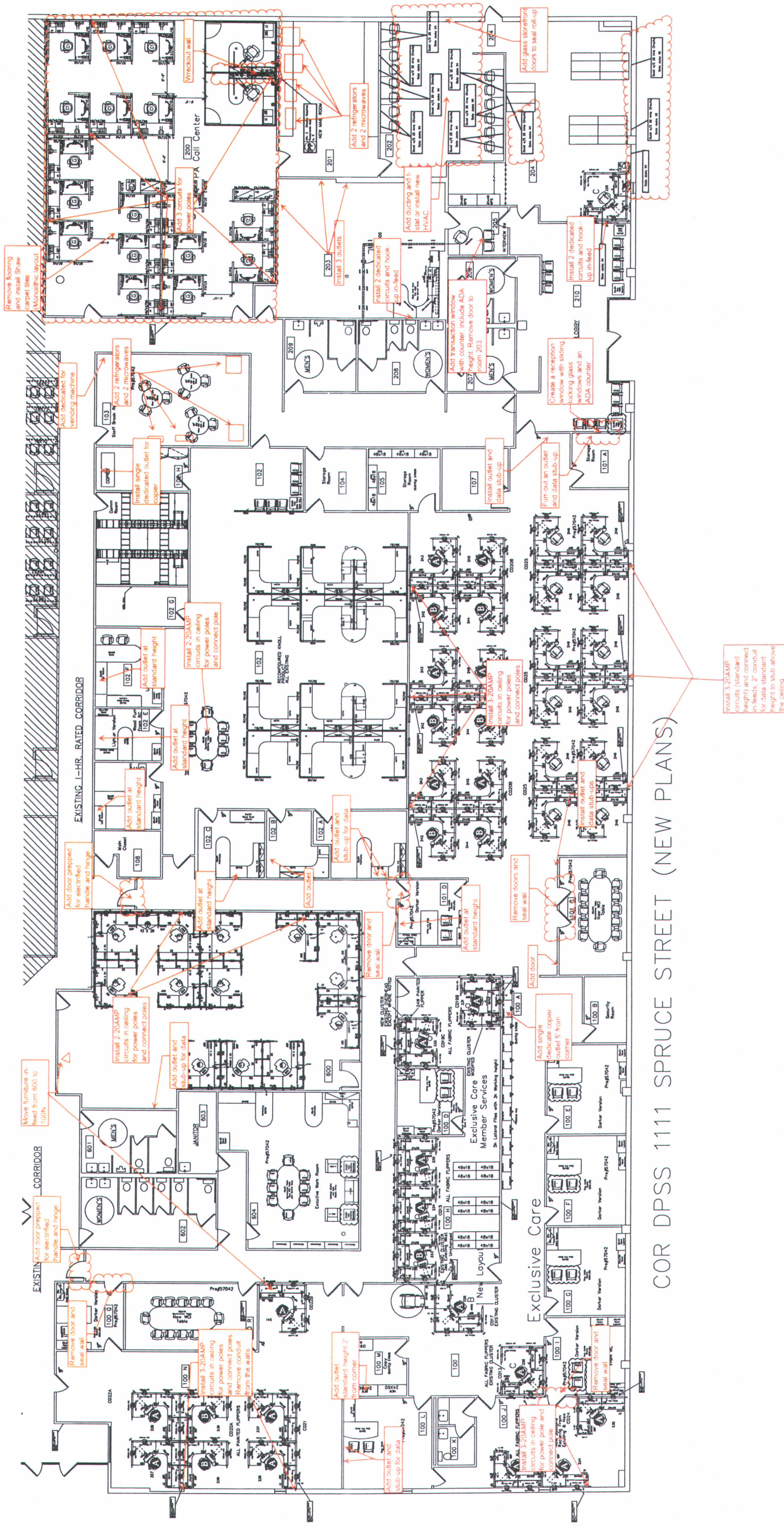


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Notes



COR DPSS 1111 SPRUCE STREET (NEW PLANS)

Install 3-20AMP circuits (standard height) and connect in-feeds, 2" conduit for data standard height to stub above the ceiling