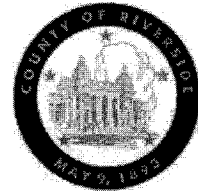


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.11
(ID # 3948)

MEETING DATE:

Tuesday, April 18, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): First Amendment to Lease, Department of Human Resources, 41120 Washington Street, Suite 106, Bermuda Dunes, CEQA Exempt, District 4, 100% Employee Assistance Service Fund (ISF) [\$379,818] 1st Amendment EAS Bermuda Dunes (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 and 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 working days.

ACTION: Policy

Jeff Van Wagenen, Managing Director EDA

4/4/2017

Michael Stock, Assistant CEQA Director of Human Resources

4/5/2017

Ivan Chand

4/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 2017
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 140,196	\$ 55,812	\$ 379,818	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Employee Assistance Service Fund (ISF)			Budget Adjustment:	No
			For Fiscal Year:	
			2017/18- 2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 18, 2016 the County entered into a new Lease Agreement on behalf of the Department of Human Resources, Employee Assistance Services (EAS), for a new facility located at 41120 Washington Street, Suite 106, Bermuda Dunes. EAS is currently located at 68625 Perez Dr., Cathedral City. EAS has occupied the Cathedral City space since 1999 and it no longer meets their needs and requirements. When completed, the new facility in Bermuda Dunes will provide additional space for EAS which will allow them to provide services to a greater number of County employees in the eastern region of the County. During the course of new facility design, additional requirements by the Department expanded the scope of work and increased the overall construction costs. These improvements are necessary to accommodate and enhance the facility's efficiency for both staff and clients. Rent is anticipated to commence in September 2017 and this action provides the additional funding necessary to complete construction of the project which will be paid upon acceptance and completion of the project.

Pursuant to the California Environmental Quality Act (CEQA), the Lease Agreement was reviewed and determined to be categorically exempt from State CEQA Guidelines, 15061(b)(3) and 15301, Class 1 – Existing facilities and no expansion of an existing use will occur.

Lessor: Omni Washington Street Medical, LLC
3943 Irvine Blvd., No 607
Irvine, California 92006

Premises: 41120 Washington Street
Suite 106
Bermuda Dunes, California

Size: 1,669 sq. ft.

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

Rent: \$2.50 per sq. ft.
\$4,172.50 per month
\$50,070.00 per year

Term: Five years commencing upon completion and acceptance of tenant improvements.

Annual Increase: Two percent

Utilities: County will pay for telephone and electricity, Landlord to provide all others.

Custodial: Provided by Landlord

Maintenance: Provided by Landlord

RCIT: \$37,620.00

Improvements: Construct reception/waiting area, three offices, testing room, break room, file room, conference room, doors/frames, windows, paint, carpet/flooring, electrical, plumbing, HVAC, fire sprinklers.

Total Cost for improvements \$185,103.00. Landlord shall provide an allowance of \$119,281.00, balance of \$65,822.00 to be paid by County as follows: Rent for months 1 – 4 in the amount of \$16,690.00 will be applied against balance, remaining balance of \$49,132.00 with a \$5,000.00 contingency for a total of \$54,132.00 will be paid upon completion and acceptance of improvements.

Impact on Residents and Businesses

This facility will allow Human Resources Employee Assistance Services to continue to provide valuable assistance and services to County employees.

**SUPPLEMENTAL
Additional Fiscal Information**

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

All associated costs for this First Amendment will be budgeted in FY2017/18 through 2022/23 through the Department of Human Resources. HR will reimburse EDA for all associated lease costs on a monthly basis. No County funds will be utilized.

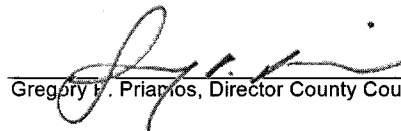
Attachments:

First Amendment
Exhibits A, B, C
Notice of Exemption
Aerial Image

RF:JVW:VC:VY:TW:tg BD007 18.844 13544
MinuteTrak #:3948


Nehini Launa, Principal Management Analyst

4/10/2017


Gregory V. Priamos, Director County Counsel

4/5/2017

Exhibit A

FY 2017/18

Department of Human Resources Lease Cost Analysis
41120 Washington Street, Suite 106, Bermuda Dunes

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:		1,669 SQFT
Approximate Cost per SQFT (Jul - Aug)	\$	-
Approximate Cost per SQFT (Sep - June)	\$	2.50
Lease Cost per Month (Jul - Aug)	\$	-
Lease Cost per Month (Sep - June)	\$	4,172.50

Total Lease Cost (Jul - Aug)	\$	-
Total Lease Cost (Sep - Dec)Applied to TI payment	\$	16,690.00
Total Lease Cost (Jan - June)	\$	25,035.00
Total Estimated Lease Cost for FY 2017/18	\$	41,725.00

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month (July - Aug)			-
Estimated Utility Costs per Month (Sep - June)		\$	200.28
Total Estimated Utility Cost		\$	2,002.80
RCIT		\$	37,620.00
Tenant Improvement		\$	54,132.00
EDA Lease Management Fee - 4.92%		\$	4,716.16
TOTAL ESTIMATED COST FOR FY 2017/18		\$	140,195.96

Exhibit B

FY 2018/19

Department of Human Resources Lease Cost Analysis
41120 Washington Street, Suite 106, Bermuda Dunes

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:		1,669 SQFT	
Approximate Cost per SQFT (Jul - Aug)	\$	2.50	
Approximate Cost per SQFT (Sep - June)	\$	2.55	
Lease Cost per Month (Jul - Aug)		\$	4,172.50
Lease Cost per Month (Sep - June)		\$	4,255.95
Total Lease Cost (Jul - Aug)			\$ 8,345.00
Total Lease Cost (Sep - June)			\$ 42,559.50
Total Estimated Lease Cost for FY 2018/19			\$ 50,904.50

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	<u>200.28</u>
Total Estimated Utility Cost			\$ 2,403.36
EDA Lease Management Fee - 4.92%			\$ <u>2,504.50</u>
TOTAL ESTIMATED COST FOR FY 2018/19			\$ <u>55,812.36</u>

Exhibit C

FY 2019/20 to FY 2022/23

**Department of Human Resources Lease Cost Analysis
41120 Washington Street, Suite 106, Bermuda Dunes**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:

1,669 SQFT

	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Approximate Cost per SQFT (Jul - Aug)	\$ 2.55	\$ 2.60	\$ 2.65	\$ 2.71
Approximate Cost per SQFT (Sep - June)	\$ 2.60	\$ 2.65	\$ 2.71	\$ -
Lease Cost per Month (Jul - Aug)	\$ 4,255.95	\$ 4,341.07	\$ 4,427.89	\$ 4,516.45
Lease Cost per Month (Sep - June)	\$ 4,341.07	\$ 4,427.89	\$ 4,516.45	\$ -
Total Lease Cost (Jul - Aug)	\$ 8,511.90	\$ 8,682.14	\$ 8,855.78	\$ 9,032.90
Total Lease Cost (Sep - Dec) Applied to TI payment	\$ 43,410.69	\$ 44,278.90	\$ 45,164.48	\$ -
Total Estimated Lease Cost for FY 2019/20 to FY 2022/23	\$ 51,922.59	\$ 52,961.04	\$ 54,020.26	\$ 9,032.90

Estimated Additional Costs:

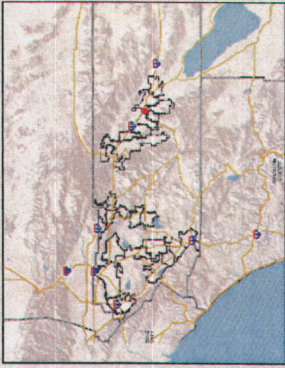
Utility Cost per Square Foot	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 200.28	\$ 200.28	\$ 200.28	\$ 200.28
Total Estimated Utility Cost	\$ 2,403.36	\$ 2,403.36	\$ 2,403.36	\$ 400.56
EDA Lease Management Fee - 4.92%	\$ 2,554.59	\$ 2,605.68	\$ 2,657.80	\$ 444.42
TOTAL ESTIMATED COST FOR FY 2019/20 to FY 2022/23	\$ 56,880.54	\$ 57,970.09	\$ 59,081.42	\$ 9,877.87

F11: Cost - Total Cost

\$ 379,818.25

My Map

First Amendment to Lease - Human Resources



Legend



0 140 280 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...3/6/2017 10:30:18 AM

© Riverside County RCIT GIS

Notes
41120 Washington Street, Suite 106
Bermuda Dunes, California



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

4/21/17
Date

bb
Initial

NOTICE OF EXEMPTION

March 2, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) 1st Amendment to the Lease Agreement with Omni Washington Street Medical, LLC Bermuda Dunes

Project Number: FM042132000700

Project Location: 41120 Washington Street, Suite 106, South of Avenue 41, Bermuda Dunes, California 92203; Assessor's Parcel Number (APN) 607-070-012; (See Attached Exhibit)

Description of Project: On August 18, 2016, the County of Riverside (County) entered into a lease agreement with Omni Washington Street Medical, LLC (Lessor) for a 1,669 square foot of office space located within a building at 41120 Washington Street, Suite 106 in the City of Bermuda Dunes, California, also identified as AON 607-070-012. The space is within an existing medical office building. The term of the lease was for a period of 60 months. The County has determined that certain tenant improvements are required to make the space useable. The tenant improvements consist of interior modifications that include renovations to flooring, paint, HVAC, cabinets, sliding glass windows, doors, framing and drywall, electrical and plumbing. The tenant improvements require an amendment to the lease agreement. The 1st Amendment to the Lease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project would involve the letting of existing office space within an existing building, with interior modifications to improve function. No expansion of the existing office building will occur. The operation of the facility will continue to provide medical office related services and 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, Omni Washington Street Medical, LLC

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

Reasons Why Project is Exempt: The proposed Project is categorically 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 an impact to an environmental resource of hazardous or critical concern nor does the Project have unusual circumstances which could potentially have a significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the 1st Amendment to the Lease Agreement.

APR 18 2017 3.11

www.rivcoeda.org

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

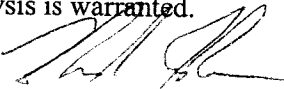
Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

- Section 15301 – Class 1 Existing Facilities Exemption:** This categorical 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 limited to an amendment to a Lease Agreement which consists of minor interior improvements. The Project does not require the construction of an addition to an existing building, but is limited to minor interior modifications within an existing suite in an existing building. The Lease Agreement will not increase or expand the use of the site, as no increase in capacity or intensity of use to the existing building are being considered. The site is currently developed and does not contain environmentally sensitive areas. The existing building was designed and planned for occupancy of the suites and the use of the available suite by the Lessor would be consistent with the permitted and planned capacity of the site and would result in the continued use of the site in a similar capacity; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- 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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The 1st Amendment to the Lease Agreement 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 use of the building and will not create any new environmental impacts to the surrounding area. Interior alterations to provide functionality of the space specific to the business will be made; however, no impacts beyond the ongoing, existing use of the site and existing building would occur. 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: 3/2/17

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Omni Washington Street Medical Lease Agreement, Bermuda Dunes

Accounting String: 524830-47220-7200400000 - FM042132000700

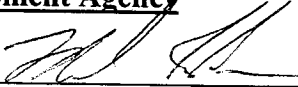
DATE: March 2, 2017

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: Mike Sullivan, 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: March 2, 2017

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM042132000700**
Omni Washington Street Medical Lease Agreement, Bermuda Dunes

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: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

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Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

**FIRST AMENDMENT TO LEASE
41120 Washington Street, Bermuda Dunes**

THIS FIRST AMENDMENT TO LEASE, ("First Amendment"), dated as of April 18, 2017, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County") and **OMNI WASHINGTON STREET MEDICAL, LLC**, a Delaware limited liability company, single purpose entity, ("Lessor") sometimes collectively referred to as the "Parties".

RECITALS

A. Omni Washington Street Medical, LLC, a single purpose entity, as Lessor and County entered into that certain original Lease dated August 18, 2016, pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor approximately 1,669 square feet of office space in those certain buildings located at 41120 Washington Street, Suite 106, Bermuda Dunes, as more particularly described in the Original Lease.

B. During the course of the new facility design, additional requirements by the Department expanded the scope of work and increased the overall construction costs. These improvements are necessary to accommodate and enhance the facility's efficiency for both staff and clients.

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

1. Section 5.1 Rent shall be amended as follows:

<u>Months'</u>	<u>Rent Amount</u>
1 – 12	\$4,172.50

2. Section 11.1.1 Improvements by Lessor shall be amended as follows: Upon final execution of the First Amendment, Lessor at its sole cost and expense subject to the terms of the Work Letter, shall complete the revised scope of tenant improvements as outlined on Exhibit J.

3. Section 11.1.2 shall be amended as follows: Revised costs of tenant improvements total \$185,103.00, Lessor shall provide a tenant improvement allowance of \$119,281.00 leaving a balance due of \$65,822.00. Rent for month's 1 – 4, which totals \$16,690.00, will be applied against this amount leaving a balance due for County of \$54,132.00. This includes a \$5,000.00 in contingency for items which may be requested by the County during the course of construction which are not included in the revised scope of work.

APR 18 2017 3.11

4. Section 19.17 Notices shall be amended as follows:
Lessors Notification Address:

Omni Washington Street Medical, LLC
3943 Irvine Blvd.
No. 607
Irvine, California 92602

5. **MISCELLANEOUS.** Except as amended or modified herein, all terms of the Lease shall remain in full force and effect. If any provisions of this Amendment shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease. Neither this Amendment nor the Lease shall be recorded by the County. This Amendment shall extend to, be binding upon, and inure to the benefit of, the respective successors and permitted assigns beneficiaries of the parties hereto. The extent of any inconsistency between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall apply and govern the parties. The Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Amendment. For purposes of this Amendment, signatures by facsimile or electronic PDF shall be binding to the same extent as original signatures.

6. **APPROVAL.** Anything to the contrary notwithstanding, this Amendment shall not be binding or effective until its approval and execution by both parties.

COUNTY OF RIVERSIDE

By: 

Chairman **JOHN TAVAGLIONE**
Board of Supervisors

**OMNI WASHINGTON STREET
MEDICAL, LLC**

By: 

Kip Dubbs, Manager

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: 

Deputy

APPROVED AS TO FORM:

Gregory P. Priamos, County Counsel

By: 

Deputy County Counsel

Omni Washington Street Medical, LLC 23187 La Cadena Drive, Suite 102 Laguna Hills, CA 92653	
Summary of Tenant Improvement Costs for:	
	31-Jan-17
County of Riverside Human Resources Department 41120 Washington Street, Suite 106 Bermudan Dunes, CA 92203	
Ware Malcomb Architect	
Working Drawings	\$ 12,000.00
Reimbursable Expenses: Permits & Arch. Plots	\$ 700.00
Sudweeks Construction	
T.I. Construction (* includes \$7,000 contingency).	\$ 156,448.00
Permit Fees	\$ 2,500.00
Construction Management	
Construction Management	\$ 13,455.00
Total Budget for Tenant Improvements	\$ 185,103.00
Tenant Allowance \$71.46 per square foot 1,669 Rentable Square Feet	\$ 119,281.00

	\$ 185,103.00
TI Allowance	\$ (119,281.00)
Overage	\$ 65,822.00

Cost Breakdown
 Omni Washington Street Medical LLC
 41120 Washington Street, Suite 106
 Bermuda Dunes, CA 92203

General Conditions			\$1,500.00
Fire Ext./Signage			\$500.00
Framing & Drywall			\$29,250.00
Electrical			\$30,890.00
Plumbing			\$9,200.00
Fire Sprinkler			\$8,098.00
Doors & Hardware			\$12,350.00
Sliding glass windows			\$1,950.00
Cabinets			\$5,760.00
T-bar Ceiling			\$7,600.00
Flooring			\$9,350.00
Paint			\$3,300.00
HVAC **			\$4,200.00
Insulation/fire caulking			\$2,000.00
Cleanup			\$1,500.00
Contingency			\$7,000.00
Subtotal			\$134,448.00
General Contractor Fee			\$22,000.00
Subtotal			\$22,000.00
Grand Total			\$156,448.00

** Final Bid not received

Sudweeks Construction, Inc.
 J. Trevor Sudweeks
 27186 Newport Road, #2
 Menifee, CA 92584
 (951) 259-8383
 CA License #: 861509

Cost Breakdown
 Omni Washington Street Medical LLC
 41120 Washington Street, Suite 106
 Bermuda Dunes, CA 92203

General Conditions			\$1,500.00
Fire Ext./Signage			\$500.00
Framing & Drywall			\$29,250.00
Electrical			\$30,890.00
Plumbing			\$9,200.00
Fire Sprinkler			\$8,098.00
Doors & Hardware			\$12,350.00
Sliding glass windows			\$1,950.00
Cabinets			\$5,760.00
T-bar Ceiling			\$7,600.00
Flooring			\$9,350.00
Paint			\$3,300.00
HVAC **			\$4,200.00
Insulation/fire caulking			\$2,000.00
Cleanup			\$1,500.00
Contingency			\$7,000.00
Subtotal			\$134,448.00
General Contractor Fee			\$22,000.00
Subtotal			\$22,000.00
Grand Total			\$156,448.00

** Final Bid not received

Sudweeks Construction, Inc.
 J. Trevor Sudweeks
 27186 Newport Road, #2
 Menifee, CA 92584
 (951) 259-8383
 CA License #: 861509

EXHIBIT J

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Summary of Tenant Improvement Costs for:	
	31-Jan-17
County of Riverside Human Resources Department	
41120 Washington Street, Suite 106	
Bermudan Dunes, CA 92203	
Ware Malcomb Architect	
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Construction Management	
Construction Management	\$ 13,455.00
Total Budget for Tenant Improvements	\$ 185,103.00
Tenant Allowance \$71.46 per square foot 1,669 Rentable Square Feet	\$ 119,281.00

	\$ 185,103.00
TI Allowance	\$ (119,281.00)
Overage	\$ 65,822.00
4 Months Rent	\$ (16,690.00)
	<u>\$ 49,132.00</u>
County Contingency	\$ 5,000.00
Total County Cost	\$ 54,132.00

O:\Omni Washington Street Medical, LLC\Leasing & Management\Tenants\106 Riverside County\EDA Correspondence\2017 01.31.17_Summary of Tenant Improvements_Suite 106.xlsx\Summary