

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



ITEM  
3.5  
(ID # 7633)

MEETING DATE:

Tuesday, October 30, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Fourth Amendment to Lease, RUHS-Public Health - WIC, Hemet, 3-Year Lease Extension, District 3, CEQA Exempt, [\$678,930], Federal Funding (WIC) 100% (Clerk of the Board to File the Notice Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301, Existing Facilities, and Section 15061 (b) (3); the "Common Sense" exemption;
2. Ratify and approve the Fourth Amendment to Lease, and authorize the Chairman of the Board to execute the Fourth Amendment to Lease on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

ACTION: Policy

  
Robert Field, Assistant County Executive Officer/ECD

10/15/2018

  
Kim Saruwatari, Director of Public Health


10/15/2018

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 30, 2018  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 73,413	\$ 222,242	\$ 678,930	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 100% Federal Funding</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2017/18-2020/21</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On June 30, 2015, the Board of Supervisors approved minute order 3-54 to authorize EDA Real Estate to identify a new build to suit leased facility site in Hemet that would meet the RUHS integrated space requirements for a new Health Clinic and Women, Infants and Children (WIC) location. On August 23, 2016 the Board of Supervisors approved minute order 3-33 to extend the term of the lease contract for the existing WIC Clinic facility located at 1055 N. State Street, Hemet, for a two-year lease term with a right to terminate early to facilitate a future relocation to the new build to suit facility.

Due to competing new project priorities, the Hemet build to suit project has been delayed but will proceed in the near future. Therefore, it is necessary to once again extend the current lease agreement term for the existing WIC Clinic. This will secure the existing WIC Clinic's location until such time that the new build to suit facility is completed.

EDA Real Estate has negotiated the following terms at the existing Hemet WIC Clinic: a three-year lease extension and a right to terminate after twelve months of the extended period by providing 120 days written notice to Lessor. This provision will provide flexibility on the timing of termination, and allow the department to vacate the premises without any contractual obligation to Lessor in the event the new facility is ready for occupancy within the three year lease term.

Pursuant to the California Environmental quality Act (CEQA), the lease was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing facilities and Section 15061 (b) (3) – “Common Sense” exemption. The proposed project, the lease, is the letting of property involving existing facilities, and no expansion of an existing use will occur.

The Fourth Amendment to Lease is summarized as follows:

Location: 1055 N. State Street, Hemet, CA 92543

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

Lessor: State Street Building 1, 5055 Canyon Crest Drive, Riverside, CA  
92507

Size: 9,679 Square Feet

Term: Three years: March 1, 2018 thru February 28, 2021

Option: A right to terminate after 12 months of the extended term by providing 120 days written notice to Lessor

Rent:	Old:	New:
	\$ 1.60 Per sq. ft.	\$ 1.69 Per sq. ft.
	\$ 15,452.52 Per month	\$ 16,385.54 Per Month
	\$ 185,430.24 Per year	\$196,626.48 Per Year

Annual Escalator: Three percent, as per Lease Schedule

Tenant Improvements: Lessor shall provide interior security electronic door enhancements to secure the clinic, at Lessors cost and shall be included in the rent

RCIT: \$2,704.41 (included in rent)

Maintenance: Lessor

Utilities: County pays electricity and telephone services. Lessor is responsible for water, trash and sewer services

Custodial: Lessor

The attached Fourth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

**Impact on Citizens and Businesses**

This WIC Clinic will continue to provide an appropriately located facility that serves the Women, Infant and Children's needs to the residents of the Hemet community. The WIC Clinic is conveniently located in close proximity to public transportation for ease of access.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

See attached Exhibits A, B, & C. RUHS has budgeted these costs in FY 18/19 and will reimburse EDA for all lease costs on a monthly basis.

**Contract History and Price Reasonableness**

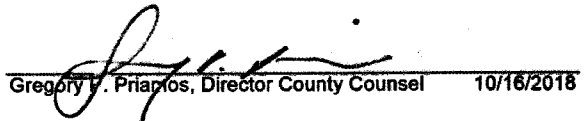
The Lease rate is deemed competitive based upon the current market. This contract has been in place since December 1, 2004.

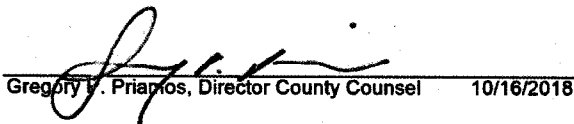
**Attachments:**

- Fourth Amendment to Lease
- Exhibits A, B and C
- Notice of Exemption
- Aerial Image

RF:HM:VY:CC:ra HM036 19.681 13779  
MinuteTrak: 7633

  
\_\_\_\_\_  
Rohini Basana, Principal Management Analyst 10/22/2018

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel 10/16/2018

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel 10/16/2018

# Exhibit A

FY 2017/18

## RUHS - Public Health/WIC Lease Cost Analysis

1055 N. State Street, Hemet, CA 92543

### **ESTIMATED AMOUNTS**

#### **Total Square Footage to be Leased:**

Current Office:	9,679	SQFT	
Approximate Cost per SQFT (July - Feb)	\$ 1.60		
Approximate Cost per SQFT (Mar - June)	\$ 1.69		
Lease Cost per Month (July - Feb)	\$	15,452.52	
Lease Cost per Month (Mar - June)	\$	16,385.54	
Total Lease Cost (July - Feb)		\$	123,620.16
Total Lease Cost (Mar - June)		\$	65,542.16
<b>Total Estimated Lease Cost for FY 2017/18</b>		<b>\$</b>	<b>189,162.32</b>

#### **Estimated Additional Costs:**

Utility Cost per Square Foot	\$ 0.12		
Estimated Utility Costs per Month		\$ 1,161.48	
Total Estimated Utility Cost (Jul - Feb)		\$	9,291.84
Total Estimated Utility Cost (Mar - June)		\$	4,645.92
EDA Lease Management Fee (Based at 4.92%)		\$	6,082.11
EDA Lease Management Fee (Based at 4.92%)		\$	3,224.67
<b>Total Estimated Cost for FY 2017/18</b>		<b>\$</b>	<b>212,406.87</b>
Amount Approved in Previous Agreement		\$	138,994.14
<b>TOTAL ESTIMATED COST FOR FY 2017/18</b>		<b>\$</b>	<b>73,412.72</b>

# Exhibit B

FY 2018/19

RUHS - Public Health/WIC

1055 N. State Street, Hemet, CA 92543

## **ESTIMATED AMOUNTS**

### **Total Square Footage to be Leased:**

Current Office:		9,679	SQFT	
Approximate Cost per SQFT (July - Feb)	\$	1.69		
Approximate Cost per SQFT (Mar - June)	\$	1.74		
Lease Cost per Month (July - Feb)	\$		16,385.54	
Lease Cost per Month (Mar - June)	\$		16,863.02	
Total Lease Cost (July - Feb)				\$ 131,084.32
Total Lease Cost (Mar - June)				\$ 67,452.08
<b>Total Estimated Lease Cost for FY 2018/19</b>				<b>\$ 198,536.40</b>

### **Estimated Additional Costs:**

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month			\$ 1,161.48	
Total Estimated Utility Cost				\$ 13,937.76
EDA Lease Management Fee (Based at 4.92%)				\$ 9,767.99
<b>TOTAL ESTIMATED COST FOR FY 2018/19</b>				<b>\$ 222,242.15</b>

# Exhibit C

FY 2019/20-2020/21

RUHS - Public Health/WIC Lease Cost Analysis

1055 N. State Street, Hemet, CA 92543

## ESTIMATED AMOUNTS

### Total Square Footage to be Leased:

Current Office:

9,679

	FY 2019/20	FY 2020/21
Approximate Cost per SQFT (July - Feb)	\$ 1.74	\$ 1.79
Approximate Cost per SQFT (Mar - June)	\$ 1.79	
Lease Cost per Month (July - Feb)	\$ 16,863.02	\$ 17,354.83
Lease Cost per Month (Mar - June)	\$ 17,354.83	
Total Lease Cost (July - Feb)	\$ 134,904.16	\$ 138,838.64
Total Lease Cost (Mar - June)	\$ 69,419.32	
<b>Total Estimated Lease Cost for FY 2019/20-2020/21</b>	<b>\$ 204,323.48</b>	<b>\$ 138,838.64</b>

### Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,161.48	\$ 1,161.48
Total Estimated Utility Cost	\$ 13,937.76	\$ 9,291.84
EDA Lease Management Fee (Based at 4.92%)	\$ 10,052.72	\$ 6,830.86
<b>TOTAL ESTIMATED COST FOR FY 2019/20-2020/21</b>	<b>\$ 228,313.96</b>	<b>\$ 154,961.34</b>

F11: Cost - Total Cost \$ 678,930.17



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on. 10/31/18 Date kb Initial

NOTICE OF EXEMPTION

August 6, 2018

Project Name: County of Riverside, Economic Development Agency (EDA) Riverside University Health System, Women, Infant and Children's (WIC) Clinic, Hemet, 4th Amendment to Lease

Project Number: FM042310003600

Project Location: 1055 North State Street, Hemet, California 92220; APN 538-181-012; (See Attached Exhibit)

Description of Project: On February 9, 2016 the Board of Supervisors approved Minute Order 3-21 for EDA Real Estate to identify an existing building or build to suit leased facility that would meet RUHS Health Clinic's integrated space requirements. On August 23, 2016 the Board of Supervisors approved Minute Order 3-33 to extend the term of the lease contract for the WIC Clinic facility located at 1055 North State Street, for a two-year lease term with a right to terminate early in order to relocate to a leased or build to suit facility.

During the Request for Proposal (RFP) process, EDA determined that there are no leased facilities within RUHS Health Clinic's required boundaries. Therefore, a new build to suit leased facility will be designed and constructed for a new RUHS integrated Health Clinic to include WIC. However, during the RFP process, RUHS concluded that the new Hemet Health Clinic project to be put on hold until such time that the build to suit clinic projects currently under construction have been completed and in full operation.

Until the new facility is built and ready for occupancy, EDA Real Estate has negotiated a three-year lease extension at the RUHS WIC Clinic in Hemet with the term commencing March 1, 2018 and terminating February 28, 2021. The Lease extension includes a right to terminate after twelve months of the extended period by providing 60 days written notice to Lessor to provide flexibility on the timing of termination, and allow the department to vacate the premises without any contractual obligation to Lessor in the event the new facility is ready for occupancy within the three-year lease term. The 4th Amendment to the Lease Agreement, which is the letting of 9,679 square feet of office space, involving existing facilities, with minor tenant improvements consisting of improvements to the door locks, is identified as the proposed Project under the California Environmental Quality Act (CEQA). 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, and Ramsey Street Building

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.

OCT 30 2018 3.5

- 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

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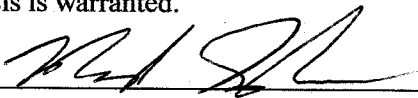


**Reasons Why Project is Exempt:** The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State 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 that could possibly 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 4<sup>th</sup> Amendment to the Lease Agreement.

- **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 a Lease Agreement of existing office space, which the County has occupied since December of 2004. The use of the office space would be consistent with the designated land use, and would not require any expansion of public services and facilities; 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 proposed 4<sup>th</sup> Amendment to the Lease Agreement is limited to a contractual transaction and indirect effects would be limited to the existing use of an office building. The Lease Agreement will not result in any direct or indirect physical environmental impacts. 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: \_\_\_\_\_

8/6/18

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



Date: August 6, 2018

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 # FM042310003600**  
Riverside University Health System, Hemet 4<sup>th</sup> Amendment to Lease

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 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

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

Attachment

cc: file

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Riverside University Health System, Hemet 4th Amendment to Lease

**Accounting String:** 524830-47220-7200400000- FM042310003600

**DATE:** August 6, 2018

**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:** Cindy Campos, Real Property Agent III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

**ACCEPTED BY:** -

**DATE:** -

**RECEIPT # (S)** -

1 **FOURTH AMENDMENT TO LEASE**

2 **RUHS - Department of Public Health/WIC**

3 **1055 North State Street, Hemet, California 92543-1474**

4  
5 This **FOURTH AMENDMENT TO LEASE** ("Fourth Amendment") is made as of  
6 OCT 30 2018, by and between **STATE STREET BUILDING I**, a Joint Venture, as  
7 "Lessor", and the **COUNTY OF RIVERSIDE**, a political Subdivision of the State of  
8 California, as "County". County and Lessor are hereinafter collectively referred to as  
9 the "Parties".

10 **Recitals**

11 a. Lessor and County have entered into that certain Lease, dated as of  
12 December 1, 2004, ("Original Lease") pursuant to which Lessor has agreed to lease  
13 that certain building located at 1055 North State Street, Hemet, California, in the City of  
14 Hemet, State of California, ("Building"), as more particularly shown on Exhibit "A",  
15 attached hereto and made a part hereof.

16 b. The Original Lease has been amended by:

17 1. That certain First Amendment to Lease dated June 3, 2008, by  
18 and between County of Riverside and State Street Building I. The Parties agreed to  
19 extend the term, add an option to extend, and added an option to terminate.

20 2. That certain Second Amendment to Lease dated March 15, 2011,  
21 by and between County of Riverside and State Street Building I. The Parties agreed to  
22 extend the term, modified the description of the leased premises by expanding the  
23 square footage, agreed to install tenant improvements to accommodate staff in the  
24 additional space, and modified the custodial services.

25 3. That certain Third Amendment to Lease dated August 23, 2016, by  
26 and between County of Riverside and State Street Building 1. The Parties agreed to  
27 extend the term and modified the termination option.

28

1 c. The Parties now desire to amend the Lease by extending the term and  
2 for Lessor to provide certain locking mechanism improvements to the main lobby doors  
3 and training room areas to enhance the security of the Premises.

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

6 1. **Term:** Section 3 of the Lease shall be amended as follows:

7 The term of this Lease shall be extended thirty-six (36) months commencing on  
8 March 1, 2018 and terminating February 28, 2021.

9 2. **Rent During Extended Term:** Section 5 of the Lease shall be amended  
10 as follows:

11 County shall pay to Lessor the monthly sums as rent for the Leased premises  
12 during the term of this Lease as indicated below:

<u>Amount</u>	<u>Year</u>
\$16,385.54	03/01/18 to 02/28/19
\$16,863.02	03/01/19 to 02/28/20
\$17,354.83	03/01/20 to 02/28/21

17 Notwithstanding the provisions of Section 2 herein, County shall have the right  
18 to terminate this Lease after twelve months during the extended period. County shall  
19 provide Lessor with one hundred and twenty (120) days written notice. Lessor shall be  
20 able to advertise and by appointment show the Premises during that time.

21 3. **Improvements by Lessor:** Lessor shall perform those certain Tenant  
22 Improvements as depicted in Exhibit "B" attached hereto and made a part of this Fourth  
23 Amendment. The amount of \$16,899.63 shall be included in the rent.

24 4. **Counterparts:** The Fourth Amendment may be signed in counterparts,  
25 each of which will be an original and all of which taken together will constitute one and  
26 the same instrument.

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5. **Fourth Amendment to Prevail:** The provisions of this Fourth Amendment shall prevail over any inconsistency or conflicting provision of the Lease. Any capitalized terms shall have the meaning defined in the Lease, unless defined herein or context requires otherwise.


6. **Miscellaneous:** Except as amended or modified herein, all terms of the Lease shall remain in full force and effect. If any provisions of this Fourth Amendment shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease. Neither this Fourth Amendment nor the Lease shall be recorded by the Lessee.


(Signatures on Following Page)

1           7.     **Effective Date:** This Fourth Amendment to Lease shall not be binding or  
2 consummated until its approval by the Riverside County Board of Supervisors and fully  
3 executed by the Parties

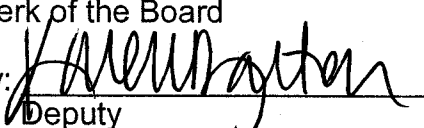
4           **IN WITNESS WHEREOF,** the parties have executed this Fourth Amendment as  
5 of the date first written above.

6           Dated:                     OCT 30 2018            
7

8     **LESSEE:**  
9     **COUNTY OF RIVERSIDE**  
10  By:   
11       Chairman Chuck Washington  
12       Board of Supervisors

13     **LESSOR:**  
14     **STATE STREET BUILDING I, a joint venture**  
15  By:   
16       Alison Rainey, Managing Partner

17     By: \_\_\_\_\_  
18       Alexa Foster, Managing Partner

19     **ATTEST:**  
20     Kecia Harper-Ihem  
21     Clerk of the Board  
22  By:   
23       Deputy

24     By: \_\_\_\_\_  
25       Carol A. Stratford, Trustee of Milton  
26       and Margaret Stratford Trust

27     **APPROVED AS TO FORM:**  
28     Gregory P. Priamos, County Counsel

29     By:   
30       Deputy County Counsel

31     CC:ra/062718/HM036/19.682

1           7.     **Effective Date:** This Fourth Amendment to Lease shall not be binding or  
2 consummated until its approval by the Riverside County Board of Supervisors and fully  
3 executed by the Parties

4           **IN WITNESS WHEREOF**, the parties have executed this Fourth Amendment as  
5 of the date first written above.

6 Dated: \_\_\_\_\_  
7


8 **LESSEE:**  
9 **COUNTY OF RIVERSIDE**

10 By: \_\_\_\_\_  
11 Chairman Chuck Washington  
12 Board of Supervisors

**LESSOR:**

**STATE STREET BUILDING I**, a joint venture

By: \_\_\_\_\_  
Alison Rainey, Managing Partner

By:   
Alexa Foster, Managing Partner

15 **ATTEST:**  
16 Kecia Harper-Ihem  
17 Clerk of the Board

By: \_\_\_\_\_  
Carol A. Stratford, Trustee of Milton  
and Margaret Stratford Trust

18 By: \_\_\_\_\_  
19 Deputy

20 **APPROVED AS TO FORM:**  
21 Gregory P. Priamos, County Counsel

22 By: \_\_\_\_\_  
23 Deputy County Counsel  
24

25 CC:ra/062718/HM036/19.682  
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7. **Effective Date:** This Fourth Amendment to Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties

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

Dated: \_\_\_\_\_

**LESSEE:**  
**COUNTY OF RIVERSIDE**

**LESSOR:**

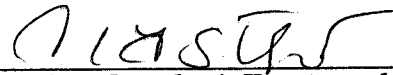
By: \_\_\_\_\_  
Chairman Chuck Washington  
Board of Supervisors

**STATE STREET BUILDING I**, a joint venture

By: \_\_\_\_\_  
Alison Rainey, Managing Partner

By: \_\_\_\_\_  
Alexa Foster, Managing Partner

**ATTEST:**  
Kecia Harper-Ihem  
Clerk of the Board

By:   
Carol A. Stratford, Trustee of Milton  
and Margaret Stratford Trust

By: \_\_\_\_\_  
Deputy

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

By: \_\_\_\_\_  
Deputy County Counsel

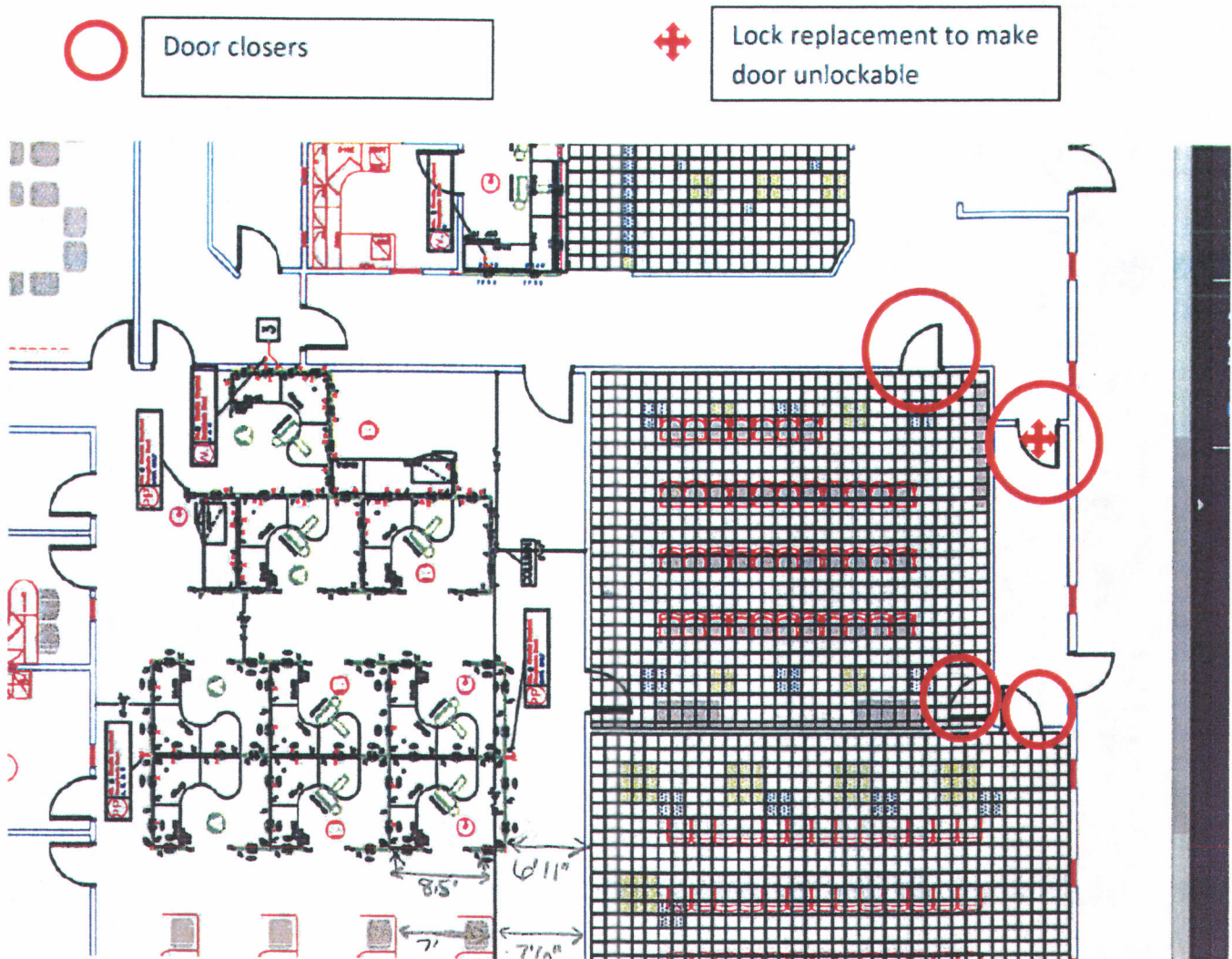
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# EXHIBIT B

Hemet WIC Tis 6/20/2018:

- Interior Security Enhancements.



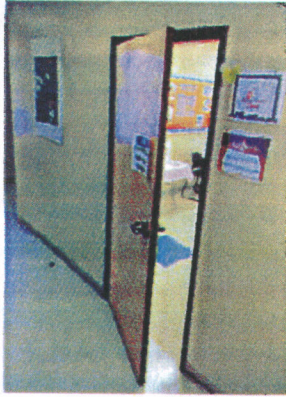
- o It is recommended that door closer are installed at the following locations and that locking mechanisms are reconfigured as described. This recommendation is made in order to deter unauthorized attempted access to training room areas:
  - Door closer installation on the door labeled 'Welcome to WIC/Classroom 2' and a lock mechanism replacement so that it's made unlockable;
  - Door closer installation on the door labeled 'Welcome to Breastfeeding Street';
  - Door closer installation on the door labeled '#1 Classroom';
  - Door closer installation on the secondary Classroom 1 entrance door located in the hallway.

## EXHIBIT B

- The main WIC entrance door currently contains a complex and time-consuming locking mechanism which may pose additional exposure to hazards in the event of an outdoor event. It is recommended that a new locking mechanism, such as one that would allow for greeters station controlled lock/unlock functionality, and door crash bars be provided.
  - o Attached is a quote to install the lock-down button system and reconfigure the doors for this hardware.



## EXHIBIT B



**Door labeled '#1 Classroom'**



**Door labeled 'Welcome to WIC/Classroom 2'**

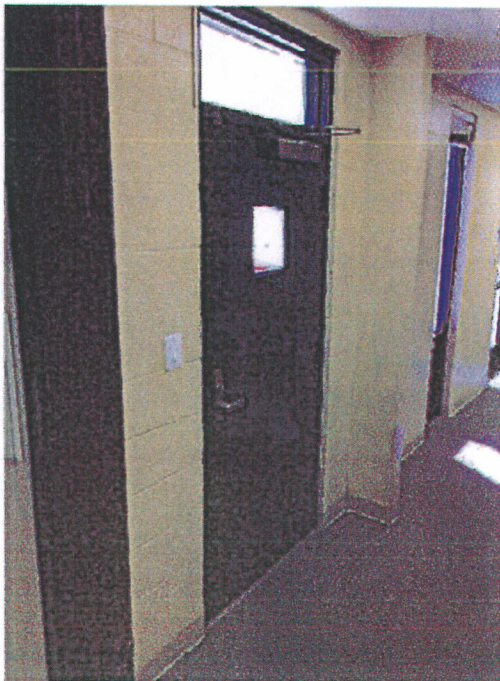


**Door labeled 'Welcome to Breastfeeding Street'**



**Secondary Classroom 1 entrance door**

- The black exit door, located in the hallway leading into the classrooms, has a door closer which does not completely shut the door unassisted. This door has been serviced several times only the issue reoccur. The closer needs to be serviced/replaced as needed.





# EXHIBIT B

## RCIT Cost Estimate

### RCIT Cost Estimate Summary

<i>Function and Activities</i>	<i>Estimated Monthly Reoccurring Cost</i>	<i>Estimated One-Time Costs</i>
<i>Access Labor, Material &amp; Tax</i>		\$ <u>2,704.41</u>
<i>Door Hardware Labor, Material &amp; Tax</i>		\$ <u>12,658.89</u>
<i>Contingency</i>		\$ <u>1,536.33</u>
<b><i>Total Estimated Cost</i></b>		\$ <b><u>16,899.63</u></b>

#### Validity of Estimate

RCIT hereby affirms that the above pricing and engineering design is based upon current market pricing, Board approved rates, and industry standards. Estimates are valid for 90 days from the date of the proposal.

\_\_\_\_\_  
Moe Raissdana  
RCIT Infrastructure Engineering Supervisor

8/7/18

\_\_\_\_\_  
Date