

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



ITEM: 3.4
(ID # 9118)

MEETING DATE:

Tuesday, October 29, 2019

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Approval of the Fourth Amendment to Lease with DIG ROP Market Street, LLC, - Department of Public Social Services, Riverside, Space Expansion and Tenant Improvements, CEQA Exempt, District 2, [\$10,889,502] Federal 56%; State 20%; County 3%; Realignment 21% (Clerk of the Board 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 Section 15301(b)(3), Existing Facilities exemption, and Section 15061(b)(3), "Common Sense" exemption;
2. Approve the attached Fourth Amendment to Lease with DIG ROP Market Street, LLC, 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 filing within five (5) working days of approval by the Board.

ACTION: CIP, Policy

Robert Field, Assistant County Executive Officer/ECD

10/16/2019

Sarah S. Mack, Asst. County Executive Officer

10/16/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: October 29, 2019
xc: EDA

Kecia R. Harper
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	\$661,436	\$1,007,375	\$10,731,957	\$0
NET COUNTY COST	\$19,843	\$30,221	\$321,959	\$0
SOURCE OF FUNDS: Federal 56%; State 20%; County 3%; Realignment 21%			Budget Adjustment:	No
			For Fiscal Year:	2019/20 - 2026/27

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The County of Riverside has been under lease at 2300 Market Street, Riverside, since 2006, originally occupied by the District Attorney, and since 2009, by the Department of Public Social Services. DPSS is currently underway with a major effort to consolidate and vacate offices to achieve a substantial savings in associated lease costs. This effort includes several sequential departmental staff and program relocations from soon to be expiring leases.

Included is the closure of a current 28,540 square foot Riverside office with relocation of its staff to 2300 Market Street for use by DPSS' Children's Services Division. This relocation requires an expansion of 5,069 square feet to provide a lobby and office areas to complete the space and service the community. Included in the tenant improvements will be the addition of the lobby, offices, training, interview, live scan, and family visitation rooms, and associated electrical, carpet, paint, and secured parking. The total cost of tenant improvements will be paid by the Lessor. In addition, a 4-month abatement of current rent for Suites 200 and 300 will commence July, 2020. Combined, this equates to a savings of approximately \$900,000.00. To achieve this savings, the County is agreeable to extend the lease term 64 months commencing March 1, 2022, with a then reduced rent under the Fourth Amendment to Lease.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1-Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption. The proposed project is the letting of property involving previously occupied space with tenant improvements.

A summary of the Lease is as follows:

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

Lessor: DIG ROP Market Street, LLC
1110 Glenneyre Street
Laguna Beach, CA 92651

Premises: 2300 Market Street
Suites 100, 200 & 300
Riverside, CA 92501

Square Footage: Increasing by 5,069 square feet for a total of 48,347 square feet

Rent:

<u>Current:</u>	<u>New: Feb. 1, 2020:</u>	<u>Renewal: March 1, 2022:</u>
\$2.36 per sq. ft.	\$2.42 per sq. ft.	\$2.35 per sq. ft.
\$102,305.14 per mo.	\$117,124.68 per mo.	\$113,615.45 per mo.
\$1,227,661.68 per yr.	\$1,371,215.76 per yr.	\$1,363,385.40 per yr.

Rent Abatement: Beginning July 1, 2020, rent for suites 200 & 300 will be abated (\$114,267.98 per month) every other month for a total of four (4) months

Term: Sixty-four (64) month extension commencing March 1, 2022, and expiring June 30, 2027.

Annual Increase: 2.5%

Utilities: Provided by Lessor

Custodial: Provided by Lessor

Interior/Exterior Maintenance: Provided by Lessor

Tenant Improvements: Lessor to complete at Lessor's expense, not subject to reimbursement, the first floor expansion space and four, second floor offices. Included is the addition of training, interview, live scan, and family visitation rooms with associated electrical and finishes. Additionally, a secured parking area will be completed.

RCIT: \$47,000.00

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

Impact on Residents and Businesses

The lease expansion and consolidation will allow the Department of Public Social Services to continue to provide beneficial services by the Children's Services' Division to the residents of the region.

Additional Fiscal Information

See attached Exhibits A, B & C

DPSS will budget these costs in FY2019/20 through FY2026/27 and will reimburse EDA for all associated lease costs.

Contract History and Price Reasonableness

The lease rate continues to be aligned with the current real estate market.

Attachments:

- Exhibits A, B & C
- Fourth Amendment to Lease
- Notice of Exemption
- Aerial Map

RV336



Alex Gann

10/22/2019



Gregory H. Priamos, Director County Counsel

10/17/2019

Exhibit A

FY 2019/20

Department of Public Social Services

2300 Market Street, Suite 100, 200 and 300, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	48,347	SQFT	
Approximate Cost per SQFT (Feb) New	\$	2.36	
Approximate Cost per SQFT (Mar - June)	\$	2.42	
Lease Cost per Month (Feb)	\$	114,267.98	
Lease Cost per Month (Mar - June)	\$	117,124.68	
Total Lease Cost (Feb)	\$	114,267.98	
Total Lease Cost (Mar - June)	\$	468,498.72	
Total Estimated Lease Cost for FY 2019/20	\$	582,766.70	

Estimated Additional Costs:

RCIT	\$	47,000.00	
EDA Lease Management Fee - 4.92%	\$	28,672.12	
TOTAL ESTIMATED COST FOR FY 2019/20	\$	658,438.82	
TOTAL COUNTY COST 3.00%	\$	19,753.16	

Exhibit B

FY 2020/21

Department of Public Social Services

2300 Market Street, Suite 100, 200 and 300, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	48,347	SQFT	
Approximate Cost per SQFT (July - Feb)	\$	2.42	
Approximate Cost per SQFT (Mar - June)	\$	2.48	
Lease Cost per Month (July - Feb)	\$	117,124.68	
Lease Cost per Month (Mar - June)	\$	120,052.80	
Total Lease Cost (July - Feb)	see note below	\$	468,498.72
Total Lease Cost (Mar - June)		\$	480,211.19
Total Estimated Lease Cost for FY 2020/21		\$	948,709.90

Estimated Additional Costs:

EDA Lease Management Fee - 4.92%	\$	46,676.53
TOTAL ESTIMATED COST FOR FY 2020/21	\$	995,386.43
TOTAL COUNTY COST 3.00%	\$	29,861.59

Exhibit C

FY 2021/22 to FY 2026/27
Department of Public Social Services
2300 Market Street, Suite 100, 200 and 300, Riverside

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 48,347 SQFT

	FY 2021/22	FY 2022/23	FY 2020/21 - FY2026/27
Approximate Cost per SQFT (July - Feb)	\$ 2.48	\$ 2.35	
Approximate Cost per SQFT (Mar - June)	\$ 2.35	\$ 2.41	
Lease Cost per Month (July - Feb)	\$ 120,052.80	\$ 113,615.45	
Lease Cost per Month (Mar - June) Renewal	\$ 113,615.45	\$ 116,455.84	
Total Lease Cost (July - Feb)	\$ 960,422.37	\$ 908,923.60	\$ 3,868,677.44
Total Lease Cost (Mar - June)	\$ 454,461.80	\$ 465,823.35	\$ 1,982,697.19
Total Estimated Lease Cost for FY 2021/22 to FY 2026/27	\$ 1,414,884.17	\$ 1,374,746.95	\$ 5,851,374.62

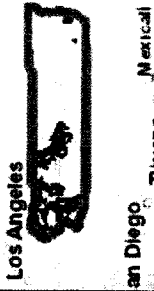
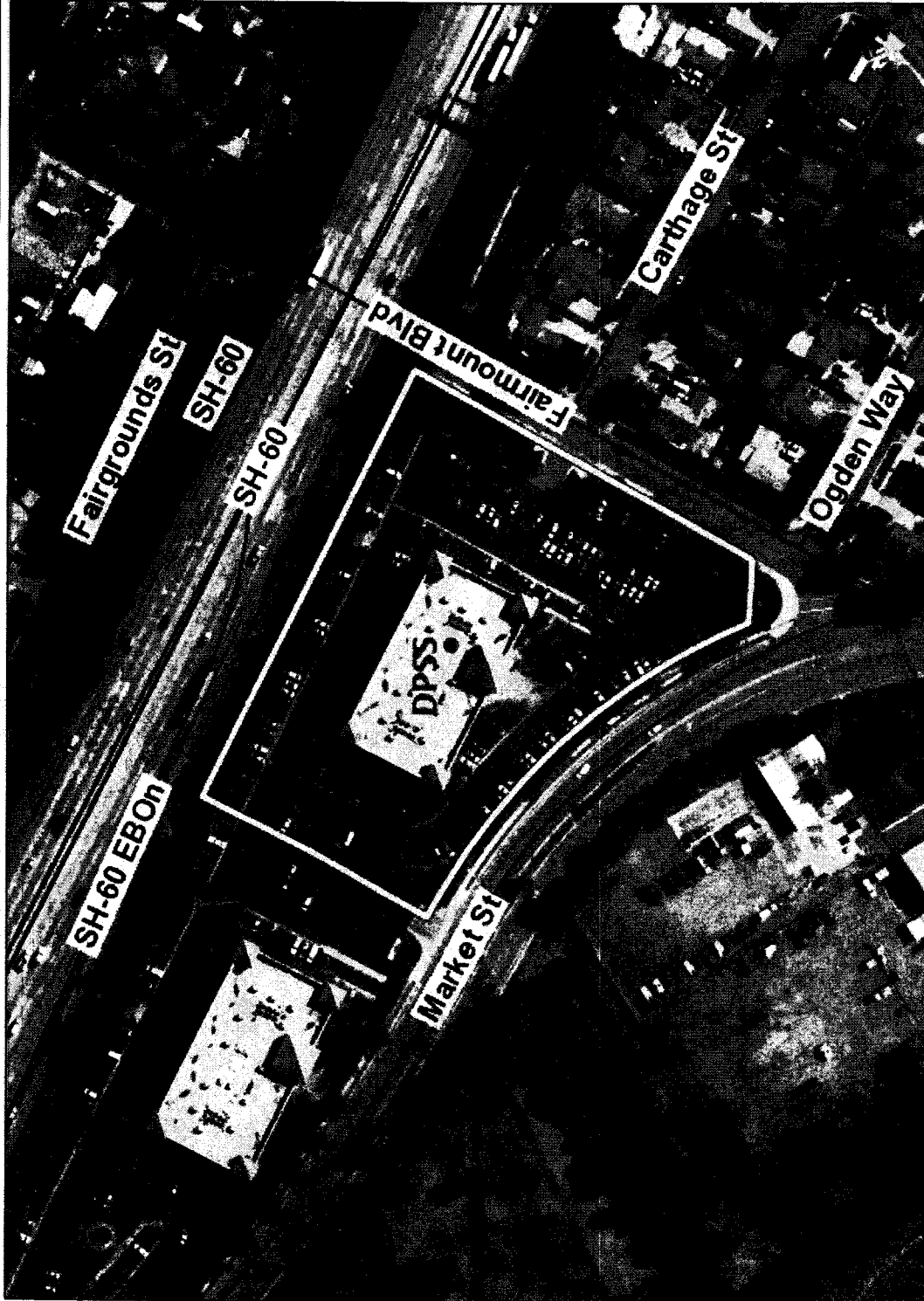
Estimated Additional Costs:

EDA Lease Management Fee - 4.92%	\$ 69,612.30	\$ 67,637.55	\$ 287,887.63
TOTAL ESTIMATED COST FOR FY 2021/22 to FY 2026/27	\$ 1,484,496.47	\$ 1,442,384.49	\$ 6,139,262.26
TOTAL COUNTY COST 3.00%	\$ 44,534.89	\$ 43,271.53	\$ 184,177.87

F11: Cost - Total Cost \$ 10,719,968.47
 F11: Net County Cost - Total Cost \$ 321,599.05

Department of Public Social Services

2300 Market Street, Riverside



Legend
County Centerline Names
County Centerlines

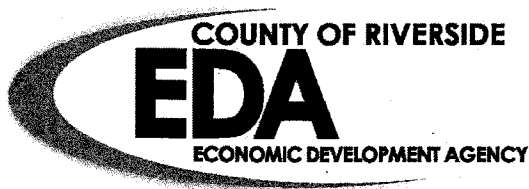
Notes
APN: 207-120-050
District 1

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... 9/27/2019 1:57:28 PM

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

10/30/19
Date

VB
Initial

NOTICE OF EXEMPTION

September 30, 2019

Project Name: Fourth Amendment to Lease Agreement, Department of Public Social Services (DPSS), Market Street, Riverside

Project Number: FM042611033600

Project Location: 2300 Market Street, Suites 100, 200, and 300, west of Fairmont Boulevard, Riverside, California 92501; Assessor's Parcel Number (APN) 207-120-150 (See attached exhibit)

Description of Project: The County of Riverside (County) has been under lease at 2300 Market Street, Riverside, since 2006, originally occupied by the District Attorney and since 2009, by DPSS. The lease has been amended three times previously with modifications to the leased space, term extensions, tenant improvements, and rent. The leased area during this period has been as low as 21,639 square feet (3rd floor), as high as 55,031 (first, second, and third floors) square feet, and is currently 43,278 square feet (second and third floors). DPSS is underway with a major effort to consolidate and vacate offices to achieve a substantial savings in associated lease costs. This effort includes several sequential departmental staff and program relocations from soon to be expiring leases, and it has been determined 2300 Market Street will be utilized by the Children's Services Division (CSD). With the consolidation of space and relocation of staff to 2300 Market Street for use by CSD, an additional 5,069 square feet of space within the existing building (first floor) is required to provide the operational requirements to service the community. Tenant improvements will be required and include the addition of offices, training, interview, live scan, family visitation rooms, and associated electrical, carpet, paint, and secured parking. The Fourth Amendment to the Lease Agreement will be extended by a period of 64 months, commencing March 1, 2022 and terminating June 30, 2027 and is identified as the proposed project under California Environmental Quality Act (CEQA). The leased premise will consist of approximately 48,347 square feet and the proposed project is the letting of property involving existing facilities; with minor tenant improvements to the existing facility. The operation of the facility will continue to provide public services for DPSS and will not result in a substantial 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 and DIG ROP Market Street, LLC, a Delaware limited liability company, as successor in-interest to Market Street Corporate Center, 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.

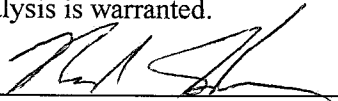
OCT 29 2019 3.4

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 would the project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. 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 Fourth Amendment to Lease.

- **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 extension of lease with tenant improvements, which would not include physical expansion of the existing facility. The project will not significantly increase or expand the use of the site, and is limited to 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 proposed Fourth Amendment to the Lease 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 and will not create any new environmental impacts to the surrounding area. No expansion of the existing facility footprint, or significant increase in intensity of use for the facility would occur. No impacts beyond the ongoing, existing use of the site 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: _____

9/30/19

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPPS Fourth Amendment to Lease Agreement, Riverside

Accounting String: 524830-47220-7200400000 - FM042611033600

DATE: September 30, 2019

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: 

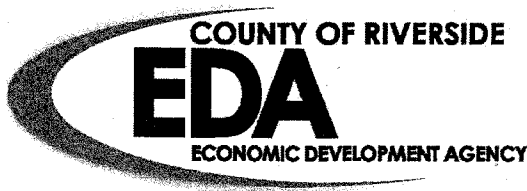
PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: September 30, 2019
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Project Management Office
Subject: **County of Riverside Economic Development Agency Project # FM042611033600**
DPPS Fourth Amendment to Lease Agreement, 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: 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 or email at msullivan@rivco.org.

Attachment

cc: file

**FOURTH AMENDMENT TO LEASE
2300 Market, Riverside, California**

This **FOURTH AMENDMENT TO LEASE** ("Fourth Amendment"), dated as of Oct 29, 2019, is entered into by and between the **COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA** ("County"), as lessee, and **DIG ROP MARKET STREET, LLC**, a Delaware limited liability company ("Lessor"), as successor-in-interest to Riverside Gateway Associates, LLC, the successor-in-interest to MEF Realty, LLC, the successor-in-interest to Market Street Corporate Center, LLC. The County and Lessor are sometimes collectively referred to as the "Parties" and each a "Party".

RECITALS

WHEREAS, Market Street Corporate Center, LLC ("Market Street"), as lessor, and County entered into that certain Lease dated January 24, 2006 ("Original Lease"), whereby Market Street agreed to lease to County and County agreed to lease from Market Street approximately 21,639 rentable square feet of office space located on the 3rd floor of that certain building located at 2300 Market Street, Riverside, California (the "Building"), as more particularly described in the Original Lease (the "Original Premises"), and commonly referred to as Suite 300; and

WHEREAS, the Original Lease has been amended by:

- A. That certain First Amendment to Lease dated April 6, 2010 ("First Amendment"), by and between the County and MEF Realty, LLC ("MEF"), as successor in interest to Market Street, whereby the County and MEF amended the Original Lease to extend the term, adjust the rent, provide an Option to Extend and complete certain tenant improvements.
- B. That certain Second Amendment to Lease dated March 20, 2012 ("Second Amendment"), by and between the County and MEF, whereby the County and MEF amended the Lease to extend the term, adjust the rent, expand the Original Premises to include approximately 11,754 rentable square feet of office space located on the 1st floor of the Building and commonly referred to as Suite 100 (the "Suite 100 Expansion Space"), and approximately 21,639 rentable square feet of office space located on the 2nd floor of the Building and commonly referred to as Suite 200 ("Suite 200"), and to complete certain tenant improvements;
- C. That certain Third Amendment to Lease dated May 9, 2017 ("Third Amendment"), by and between the County and Riverside Gateway Associates, LLC ("Riverside Gateway"), as successor-in-interest to MEF, whereby the County and Riverside Gateway amended the Lease to surrender the Suite 100 Expansion Space, extend the term, modify the rent and annual adjustment and complete certain tenant improvements. The Original Premises, together with Suite 200 is hereinafter referred to as the "Existing Premises"; and

WHEREAS, the Original Lease, as amended, from time to time, is hereinafter referred to as the "Lease"; and

WHEREAS, County and Lessor now desire to further amend the Lease by, among other things, expanding the Existing Premises, extending the term of the Lease, modifying the rent, and completing certain tenant improvements.

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

1. **Expansion of the Premises.** Section 2.2 of the Lease is hereby amended by the following:

(a) The first sentence of Section 2.2 of the Lease is hereby amended and restated in its entirety to provide as follows:

The Premises shall consist of a portion of the Project, as defined herein, including all improvements therein or to be provided by Lessor under the terms of this Lease, located in that certain building located at 2300 Market Street, Riverside, California (the "Building"), and consisting of approximately 21,639 rentable square feet of office space located on the 3rd floor of the Building and commonly referred to as Suite 300; approximately 21,639 rentable square feet of office space located on the 2nd floor of the Building and commonly referred to as Suite 200; and, from and after the date of substantial completion and acceptance by the County, approximately 5,069 rentable square feet of office space located on the first floor of the Building and commonly known as Suite 100, and generally described as office space consisting of approximately 48,347 rentable square feet of space, all as shown on the site plan attached as Exhibit "A".

(b) From and after the date hereof, Exhibit "A" attached to the Lease is hereby amended, restated, and replaced with Exhibit "A" attached hereto.

(c) From and after the Expansion Space Commencement Date, the term "Premises" as it is used in the Lease shall mean and refer to the entire 48,347 of space leased to the County and commonly known as Suite 100, Suite 200, and Suite 300.

2. **County's Rights – Common Areas.** Section 2.4 of the Lease is hereby amended by the following:

(a) From and after the date hereof until the Expansion Space Commencement Date, County shall have the right to use up to 154 unreserved parking spaces ("Parking Spaces") in the parking areas serving the Building (the "Parking Areas"); and commencing on the Expansion Space Commencement Date, the number of Parking Spaces to which the County will be entitled to use shall be increased to 170 unreserved parking spaces (inclusive of Parking Spaces to be located in the Secured Parking Area). County's continued right to use the Parking Spaces is conditioned upon: (a) County abiding by (i) all rules and regulations which are prescribed by Lessor, from time to time, for the orderly operation and use of the Parking Areas, and (ii) all recorded covenants, conditions and restrictions affecting the Parking Areas; and (b) upon County's cooperation in seeing that County's employees and invitees also comply with such rules and regulations, covenants, conditions and restrictions. Lessor specifically reserve the right to change the size, configuration, design, layout, location and all other aspects of the Parking Areas, provided, that there shall be no change in the number of Parking Spaces allocated to County, and County acknowledges and agrees that Lessor may, without incurring any liability to County and without any abatement of Rent under this Lease, from time to time, temporarily close-off or restrict access to any or all of the Parking Areas. The County's right to use the Parking

Spaces is provided solely for use by County's own personnel and invitees, and such rights may not be transferred, assigned, subleased or otherwise alienated by County without Lessor's prior approval, except in connection with an assignment of this Lease or sublease of the Premises made in accordance with the Lease. All visitor parking by County's invitees in visitor parking areas shall be subject to availability, as reasonably determined by Lessor, and the parking in such visitor parking areas may be designated by Lessor, from time to time.

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

(a) The term of the Lease is hereby extended for a period of sixty-four (64) full calendar months (the "Renewal Term") commencing on March 1, 2022 (the "Renewal Term Commencement Date") and ending on June 30, 2027 (the "Renewal Term Expiration Date").

(b) The term of the Lease with respect to the approximately 5,069 rentable square feet of office space located on the first floor of the Building and commonly known as Suite 100 ("Expansion Space") shall commence upon substantial completion and acceptance of the Expansion Space by the County (the "Expansion Space Commencement Date"), and shall end conterminously with the term of the Lease for the balance of the Premises on the Renewal Term Expiration Date.

4. **Rent.** Section 5 of the Lease is hereby amended by the following:

(a) Provided that County faithfully performs all of the terms and conditions of the Lease, Lessor hereby agrees to abate a total of four (4) months of County's obligation to pay monthly rent for the Existing Premises, which abatement will occur every other month beginning July 1, 2020 (collectively, the "Abated Rent"). In the event of a default by County under the terms of this Lease beyond any applicable notice and cure period that results in the early termination of this Lease, then Lessor shall be entitled to recover the Abated Rent.

(b) Commencing on the Expansion Space Commencement Date, the County shall pay monthly rent, to Lessor, for the Expansion Space, in an amount equal to \$11,962.84 per month, in advance, on the first day of the month or soon thereafter as a warrant can be issued in the normal course of County's business; provided, that, in the event rent for any period during the term is for less than one (1) full calendar month, said rent shall be pro-rated based upon the actual number of days in said month; and thereafter, on the first day of March in each calendar year during the existing term of the Lease, monthly rent for the Expansion Space shall be increased by an amount equal to two and 50/100 percent (2.50%) of the then existing rent. Additionally, subject to Section 3(a) above, the County shall continue to pay rent for the Existing Premises in accordance with the terms of the Lease.

(c) Commencing on the Renewal Term Commencement Date, the County shall pay monthly rent to Lessor, for the Premises, in an amount equal to \$113,615.45 per month, in advance, on the first day of the month or soon thereafter as a warrant can be issued in the normal course of County's business; and thereafter on the on the first day of March in each calendar year during the Renewal Term, monthly rent shall be increased by an amount equal to two and 50/100 percent (2.50%) of the then existing rent.

5. **Alterations and Additions.** Section 11.1 is hereby amended by the following:

(a) Lessor shall complete those certain tenant improvements to the Expansion Space and Suite 200 as outlined on Exhibit "B" attached hereto using Lessor's Building standard finishes and

materials, and generally in accordance with Exhibit "F", unless agreed otherwise by Lessor and County. Lessor will use its commercially reasonable efforts to deliver the Expansion Space to County by February 1, 2020 (the "Anticipated Delivery Date"); *provided, that*, Lessor shall not be subject to any liability nor shall the validity of this Fourth Amendment or the Lease be affected if Lessor fails to deliver possession of the Expansion Space to County by Anticipated Delivery Date.

(b) Additionally, Lessor will re-carpet and repaint Suite 300 and Suite 200, outlined in Exhibit "B" and will add four (4) additional 10 x 12 offices in Suite 200 using Lessor's Building standard finishes and materials, unless agreed otherwise by Lessor and County.

(c) Lessor's responsibility shall include lifting of workstations utilizing approvable furniture jacks, removal of existing carpet, and installation of carpet and base. County's responsibility shall include packing of files, moving of files and hard walled office furniture and removal of art, etc. on walls. Work in Suite 300 and 200 shall be completed in phases after normal business hours.

(d) Lessor shall commence the foregoing alterations and improvements promptly following approval of this Fourth Amendment by the Riverside County Board of Supervisors and full execution of this Fourth Amendment by all Parties, or on such other date as may be agreed upon by County and Lessor.

(e) Lessor shall construct an 8' high fenced parking area (the "Secure Parking Area") to serve the Premises and for County-use only, containing approximately 23 parking spaces and in a location reasonably approved by Lessor and County.

(f) Section 11.1.7 of the Lease (which was added to the Lease pursuant to the terms of the Third Amendment) is hereby deleted in its entirety and Lessor shall have no obligation with respect to the terms of such Section 11.1.7.

6. **Notice.** Lessor's Notification Address in Section 19.18 of the Lease is hereby amended as follows:

DIG ROP Market Street, LLC
c/o Dornin Investment Group, LLC
1110 Glenneyre Street
Laguna Beach, California 92651

7. **Capitalized Terms/Fourth Amendment to Prevail.** Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Fourth Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

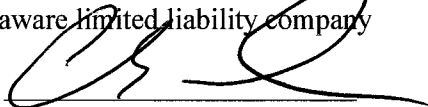
8. **Miscellaneous.** Except as amended or modified herein, all terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. If any provisions of this Fourth Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or County. Neither this Fourth Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by the County.

9. **Effective Date.** This Fourth Amendment to Lease shall not be binding or consummated until it is approved 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.

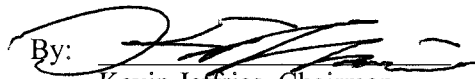
LESSOR:

DIG ROP MARKET STREET, LLC
a Delaware limited liability company

By: 
Chris Dornin, President

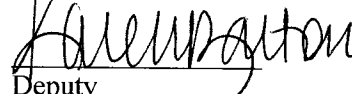
COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Kevin Jeffries, Chairman
Board of Supervisors

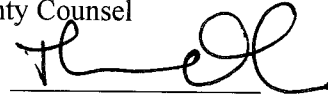
ATTEST:

Kecia R. Harper
Clerk of Board

By: 
Deputy

APPROVED AS TO FORM:

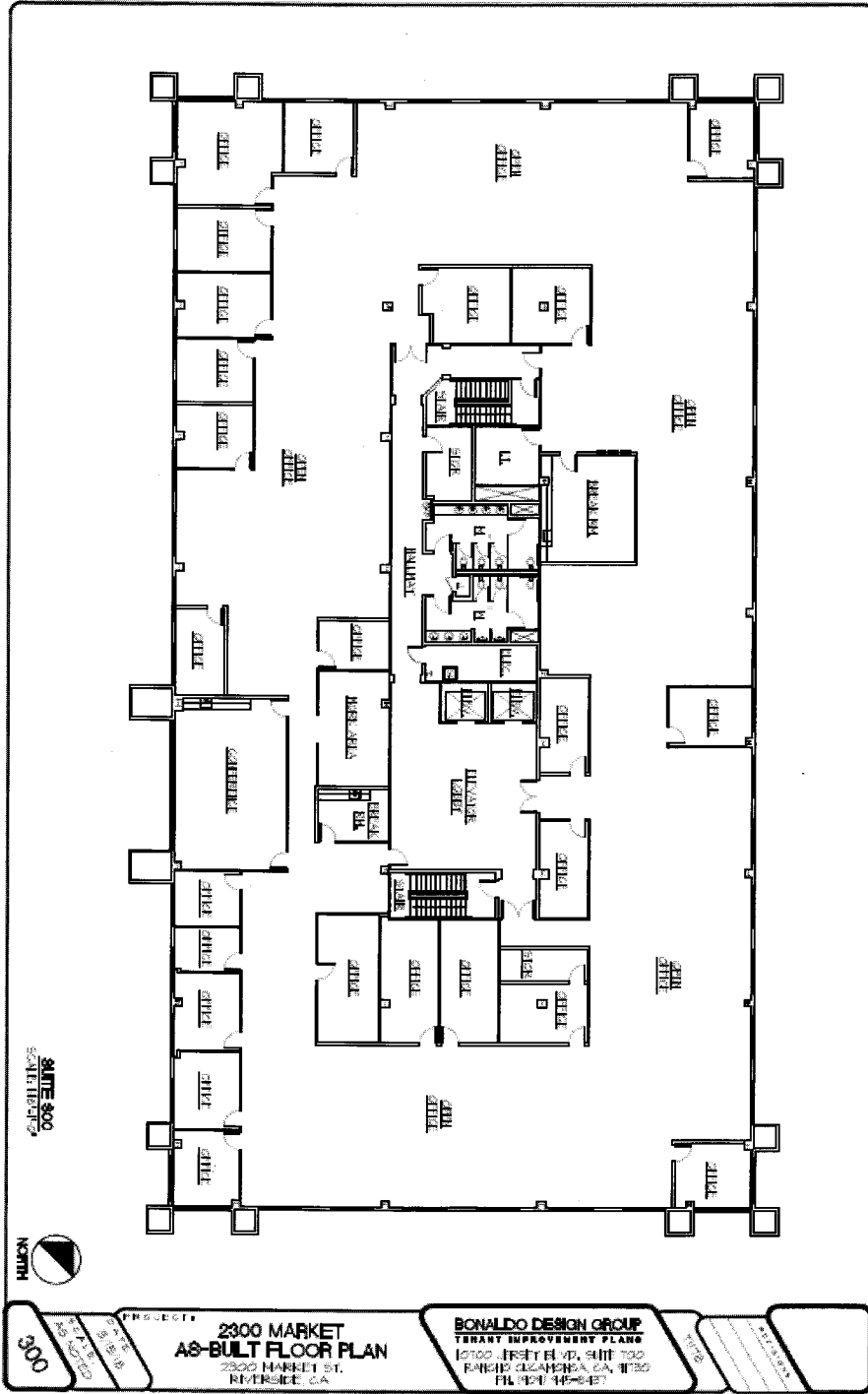
Gregory P. Priamos
County Counsel

By: 
Thomas Oh
Deputy County Counsel

HR:ar/101019/RV336/20.788

EXHIBIT A
THE PREMISES

Suite 300



SUITE 300
SCALE 1/8" = 1'-0"



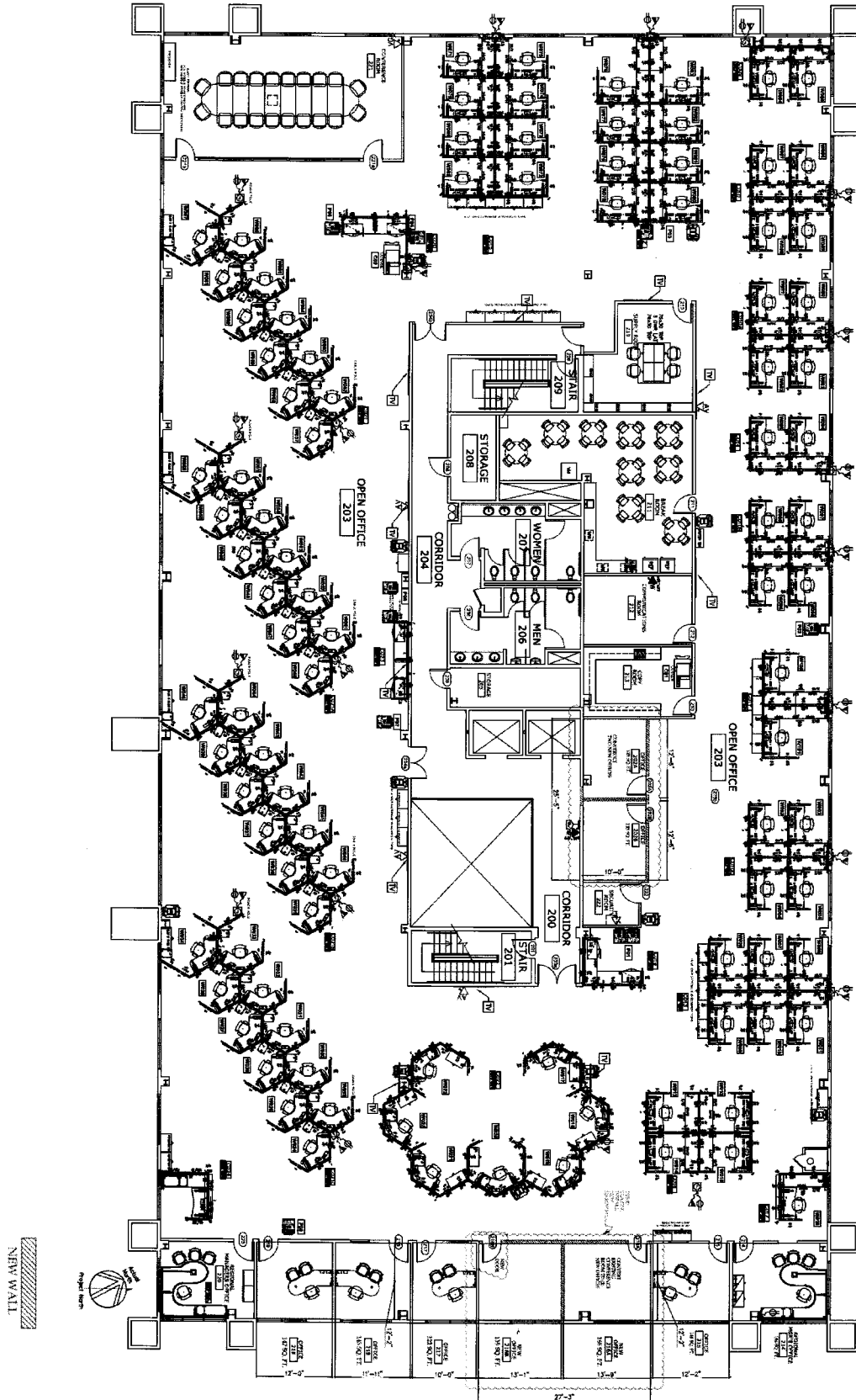
300
DATE: 10/15/10
BY: [Signature]

PROJECT: 2300 MARKET
AS-BUILT FLOOR PLAN
2300 MARKET ST.
RIVERSIDE, CA

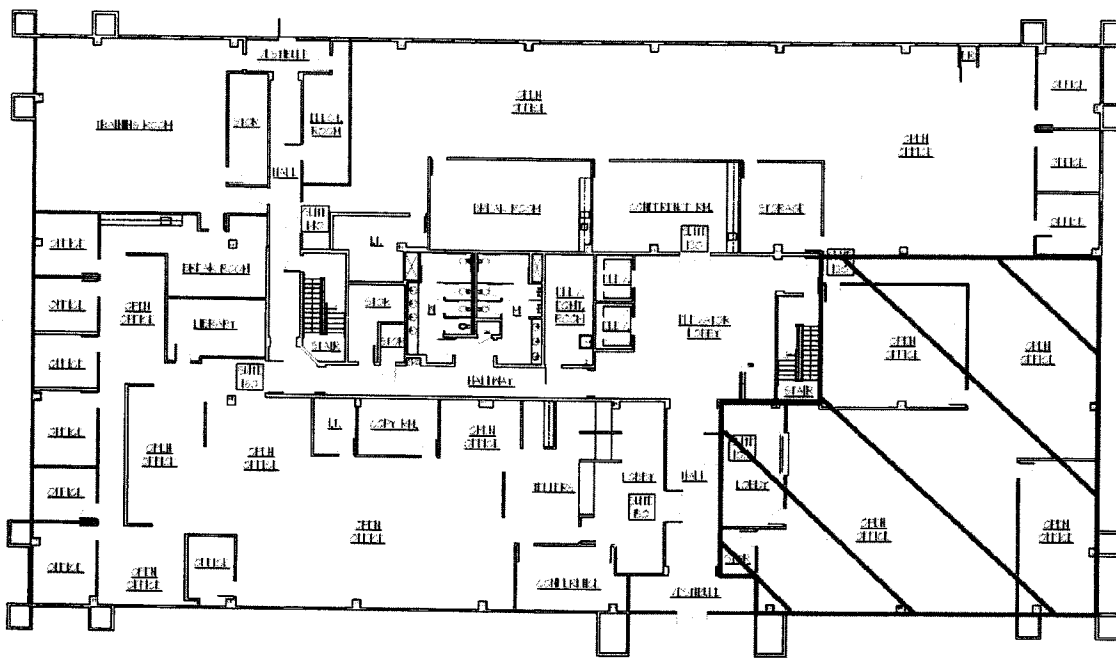
BONALDO DESIGN GROUP
TENANT IMPROVEMENT PLAN
10100 JEFFERSON, SUITE 100
RANCHO CALAMITOS, CA, 91760
TEL: 951-749-8187

10/15/10
[Signature]

Suite 200



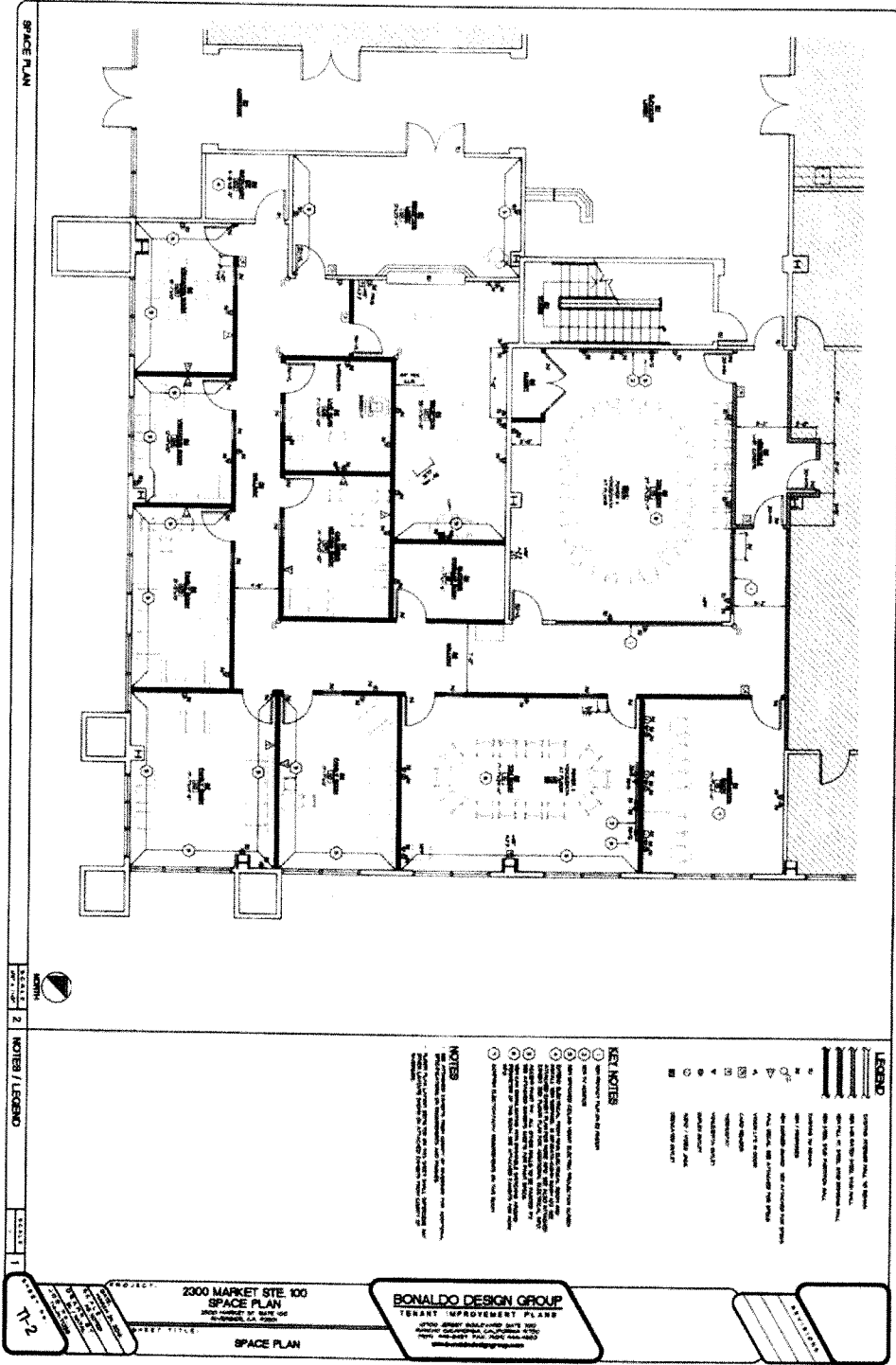
Suite 100



OVERALL 1ST. FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXHIBIT B TENANT IMPROVEMENTS



SPACE PLAN

NORTH

ONEBRT / BELON

1

11-2

PROJECT: 2300 MARKET STE 100
 SPACE PLAN
 2300 MARKET STE 100
 2300 MARKET STE 100
 2300 MARKET STE 100
 2300 MARKET STE 100

BONALDO DESIGN GROUP
 TENANT IMPROVEMENT PLANS
 11000 GARDEN ROAD, SUITE 100
 HOUSTON, TEXAS 77036
 TEL: 281.416.1100
 WWW.BONALDODSIGN.COM

NOTES

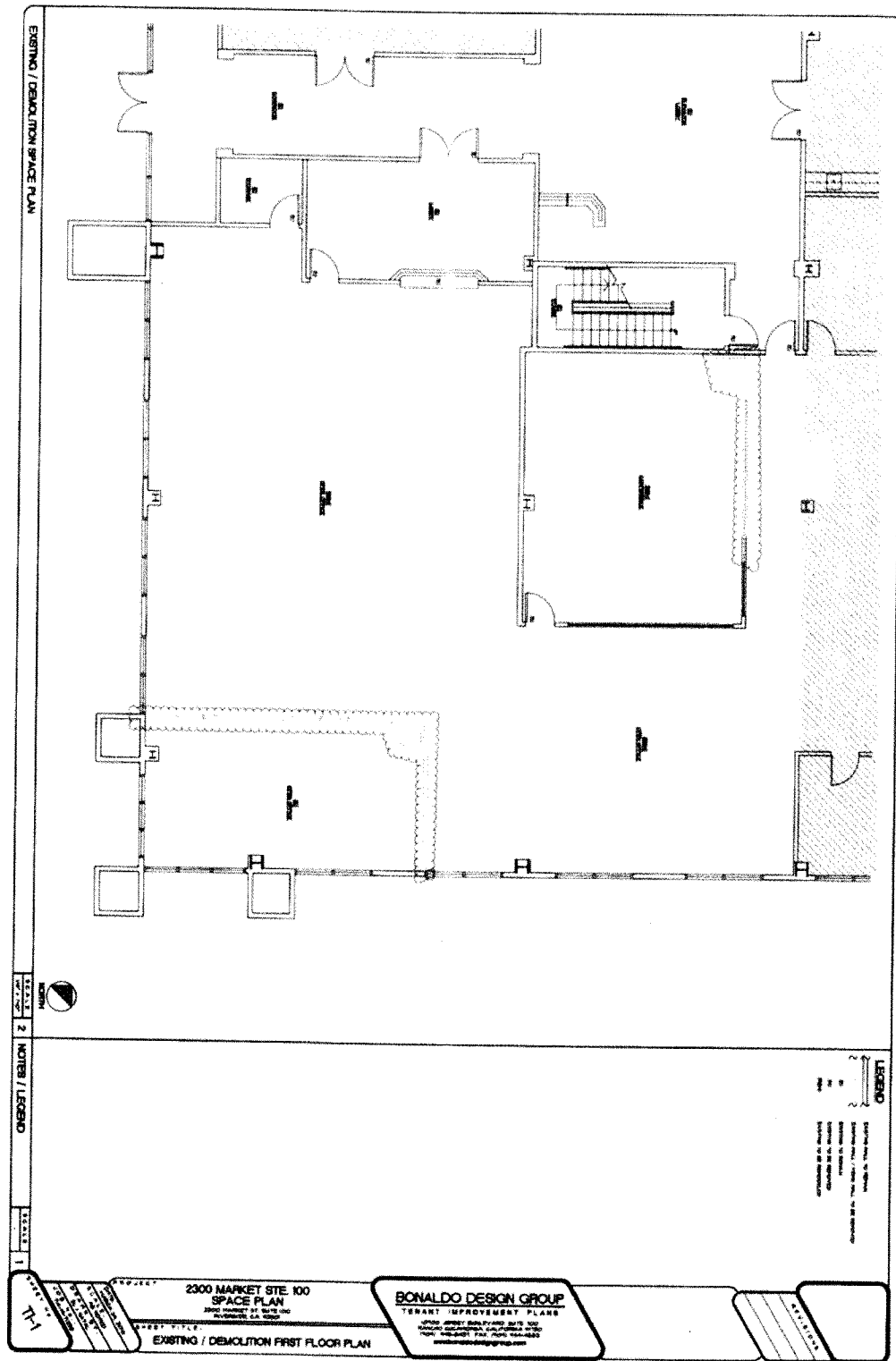
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

KEY NOTES

- 1. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 2. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 3. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 4. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 5. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
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- 8. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 9. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 10. SEE KEY PLAN FOR LOCATION OF THIS PLAN.

LEGEND

- 1. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 2. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 3. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 4. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 5. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 6. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 7. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 8. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 9. SEE KEY PLAN FOR LOCATION OF THIS PLAN.
- 10. SEE KEY PLAN FOR LOCATION OF THIS PLAN.



FLOORING

SPALL TRANSPARENT CARPET TILE 5966

SIZE: 24" X 24"

COOR: WOODSTONE 6200

SPALL CONCRETE - CRAPPS

SIZE: 2" NAME: 1.44N.040

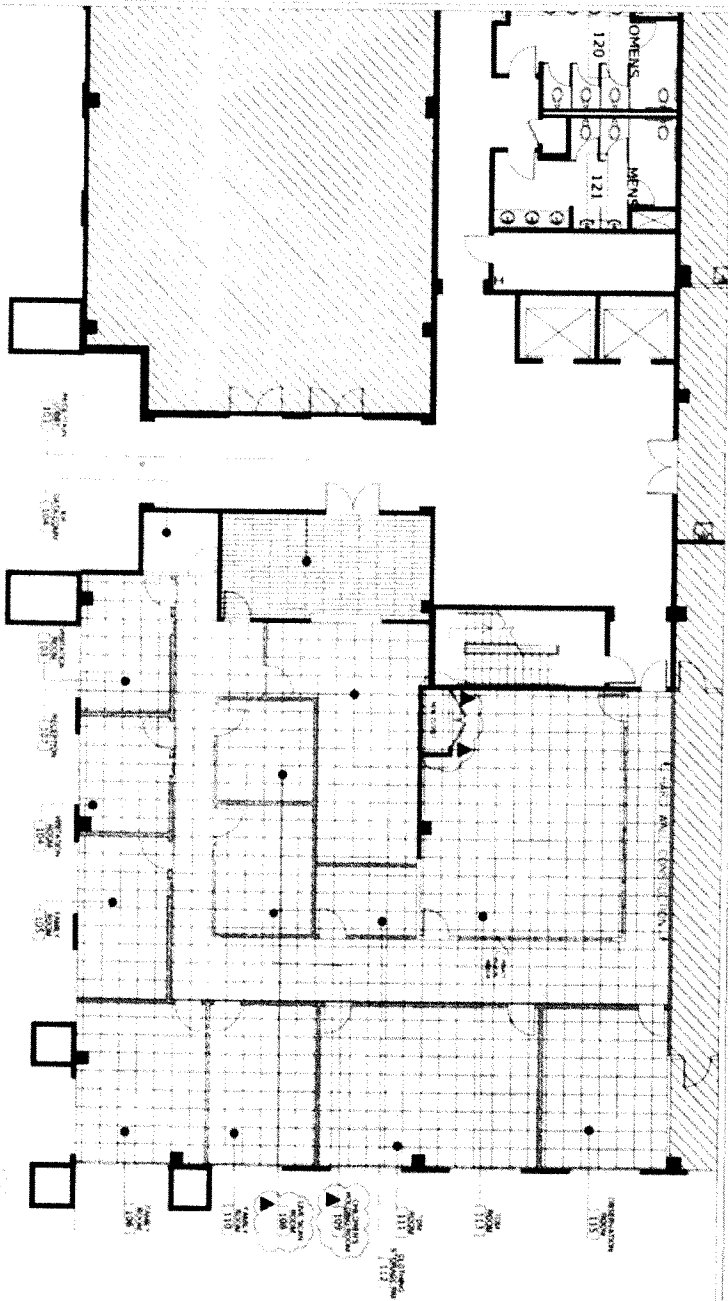
COOR: 780

FLOORING FINISH PLAN



DELTA

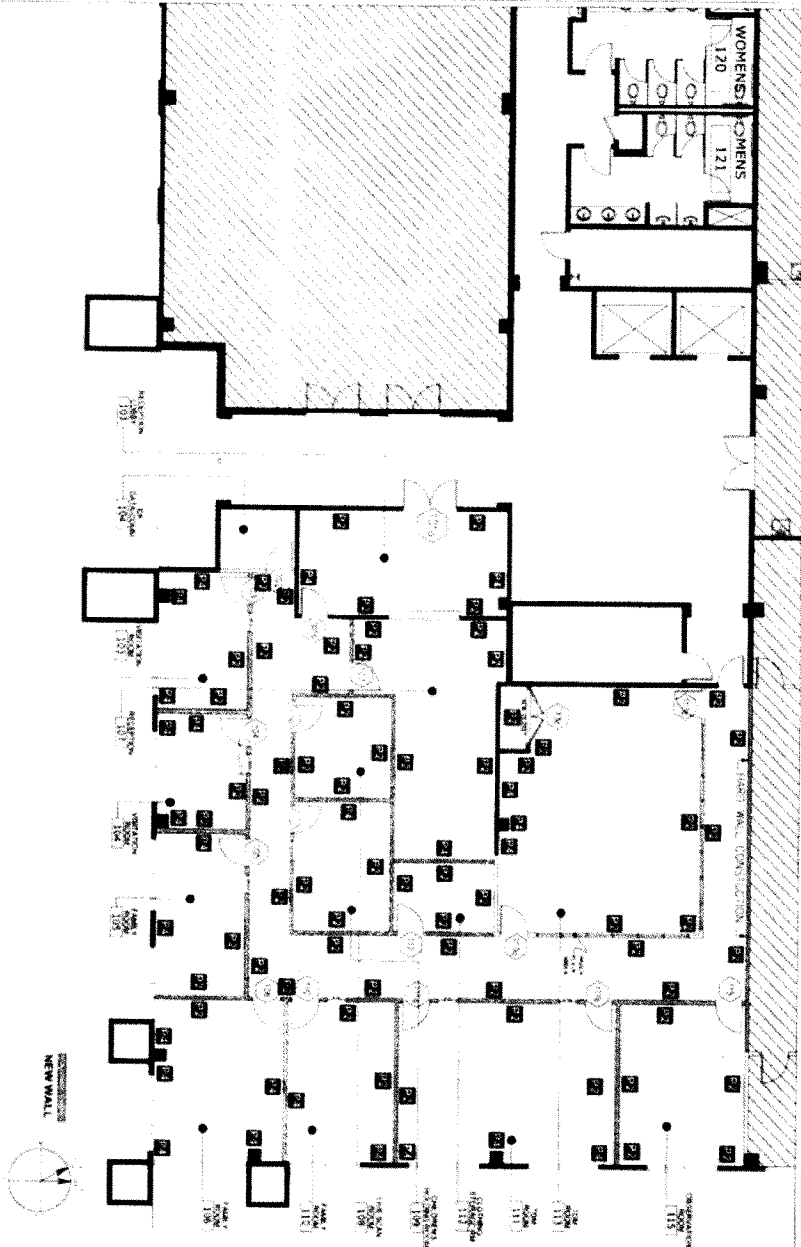
- ▲ CORREL. SYMBOL ADDED 7-23/17/18
- ▲ SAMP. LOCATION OF NETWORK ROOM
- ▲ SAMP. LOCATION OF SAN. ROOM
- ▲ CLOSET SET CHANGED TO SMOKE
- ▲ SMOKE ROOM 7.1.3
- ▲ OFFICE LAYOUT EXPANDED WITH NEW
- ▲ CLOSET ROOMS REMOVED



DPSS FACILITIES PLANNING 701 Piedra Ave. Riverside, CA 92507	PROJECT NAME: CPS Resurgence - Project 1875-001 DRAWING TITLE: FLOORING FINISH PLAN PROJECT ADDRESS: 450 Maple Street City: RCT State: CA	Designer: <u> </u> By: <u> </u> Project Manager: <u> </u> Date: <u> </u> Check: <u> </u> Date: <u> </u> Scale: <u> </u> Notes: <u> </u>	Sheet No: FF SHEET 1 OF 1
	DATE: <u> </u> DRAWN BY: <u> </u> CHECKED BY: <u> </u> APPROVED BY: <u> </u>	PROJECT NO: <u> </u> DRAWING NO: <u> </u> SCALE: <u> </u> DATE: <u> </u>	REVISIONS: NO. DESCRIPTION DATE BY 1.00 1.01 1.02 1.03 1.04 1.05 1.06 1.07 1.08 1.09 1.10 1.11 1.12 1.13 1.14 1.15 1.16 1.17 1.18 1.19

- P1** DON EDWARDS, DESIGN ARCHITECT
- P2** DON EDWARDS, DESIGN ARCHITECT
- P3** DON EDWARDS, DESIGN ARCHITECT
- P4** DON EDWARDS, DESIGN ARCHITECT

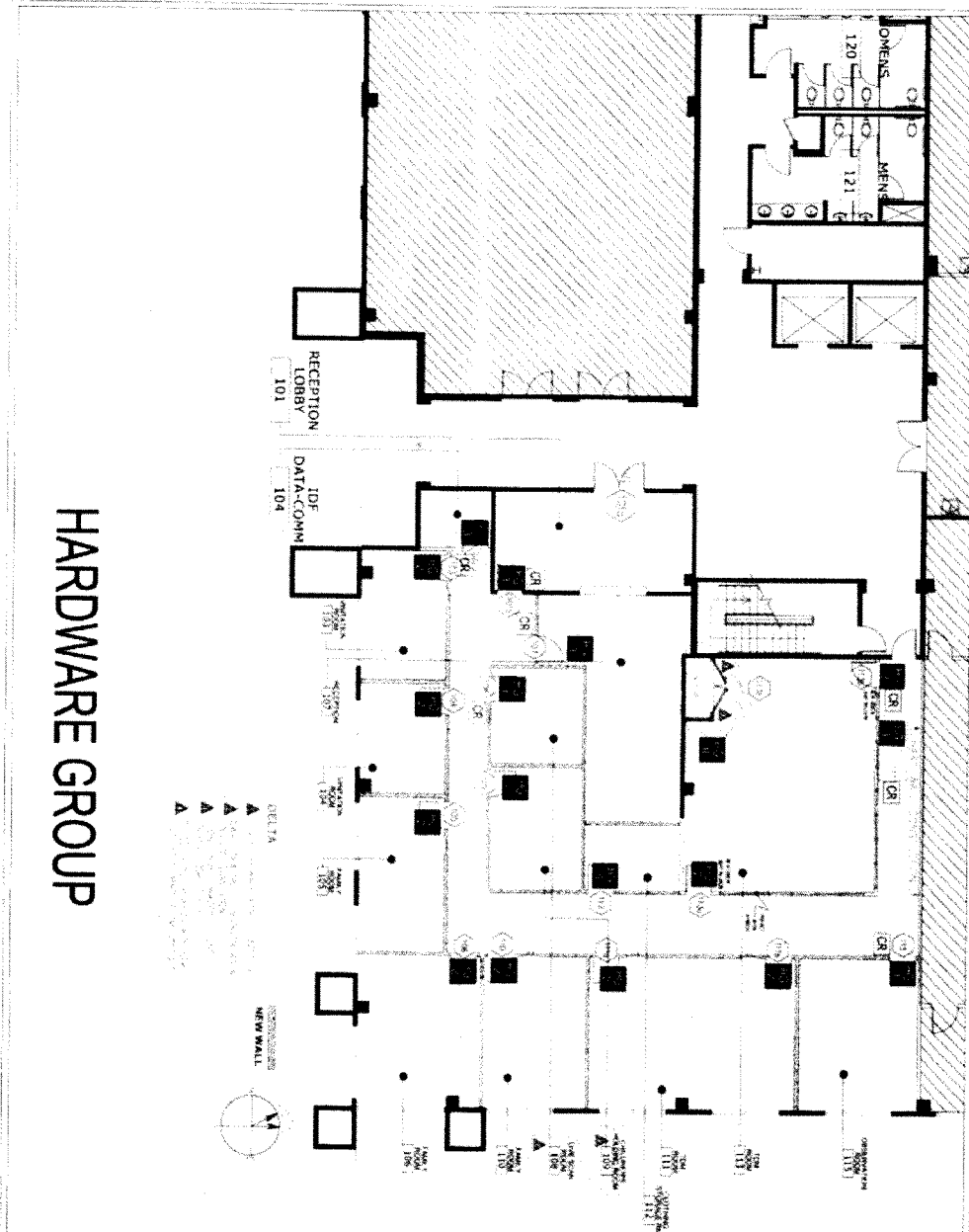
PAINT FINISH PLAN



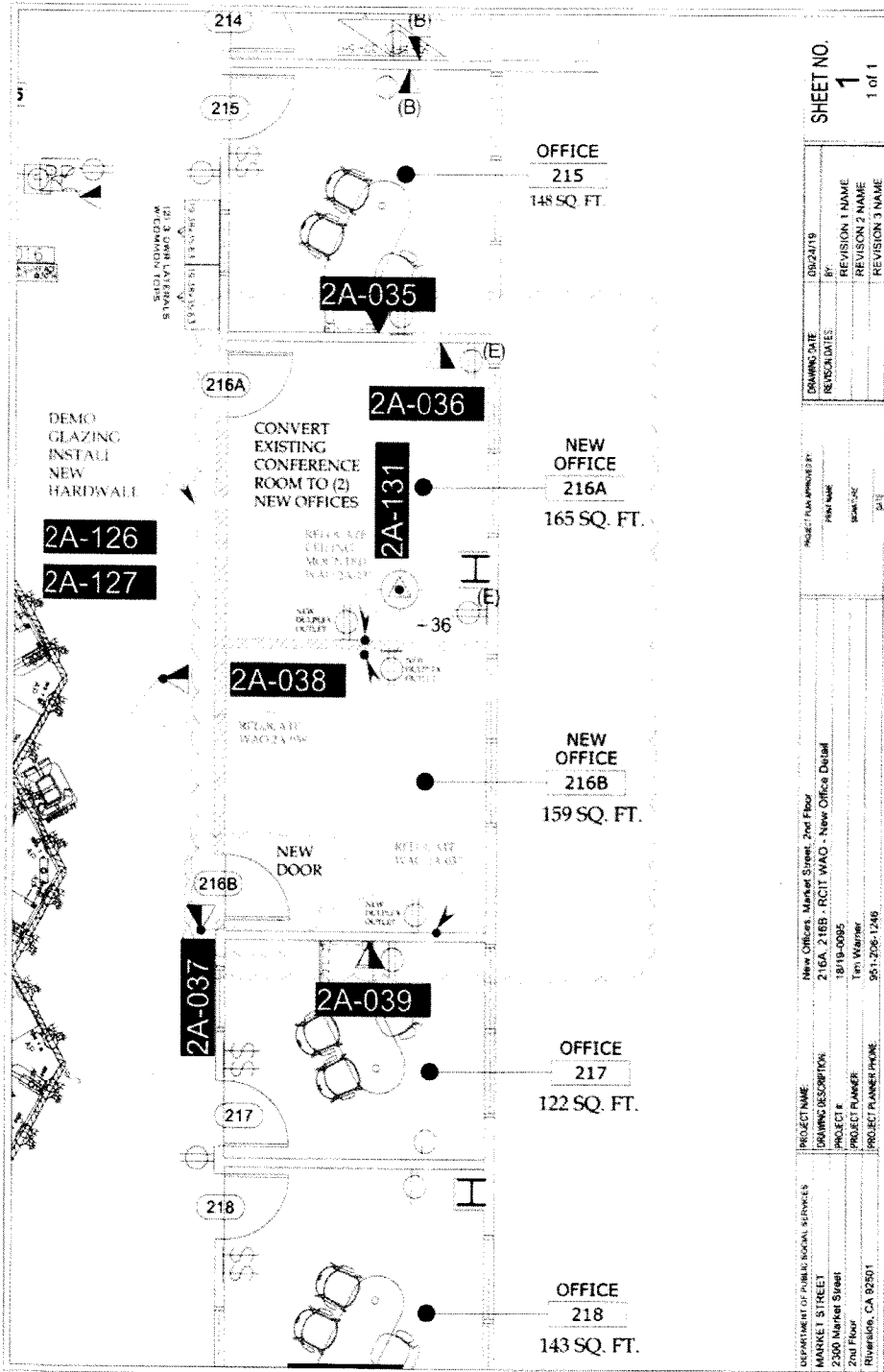
DPSS FACILITIES PLANNING 711 Palmspring Ave Riverside, CA 92507	PROJECT NAME	DPS Relocation and Project Prep (2019)	Design	Step 202	By	
	DRAWING TITLE	PAINT FINISH PLAN	Project	322728	Date	3/22/20
	PROJECT ADDRESS	2800 Maple Street Rm 300 Riverside, CA	Drawn	322728	Date	3/24/20
	DATE		Checked		Date	
	SCALE		Reviewed		Date	
	DATE		Approved		Date	
	DATE					

FP
SHEET 1 OF 1

HARDWARE GROUP



DPSS FACILITIES PLANNING 731 Palmyra Ave. Riverside, CA 92507	PROJECT NAME: DPS Relocation and T1 Project (18/19-0003)	Drawn by: J. B. BAKER	Checked by: J. B. BAKER	Sheet No.:
	DRAWING DATE: 08/08/2018	PROJECT ADDRESS: 2100 Walnut Street, Suite 100, Los Angeles, CA 90057	Date: 08/08/2018	1
	DATE: 08/08/2018			
				HG SHEET 1 OF 1



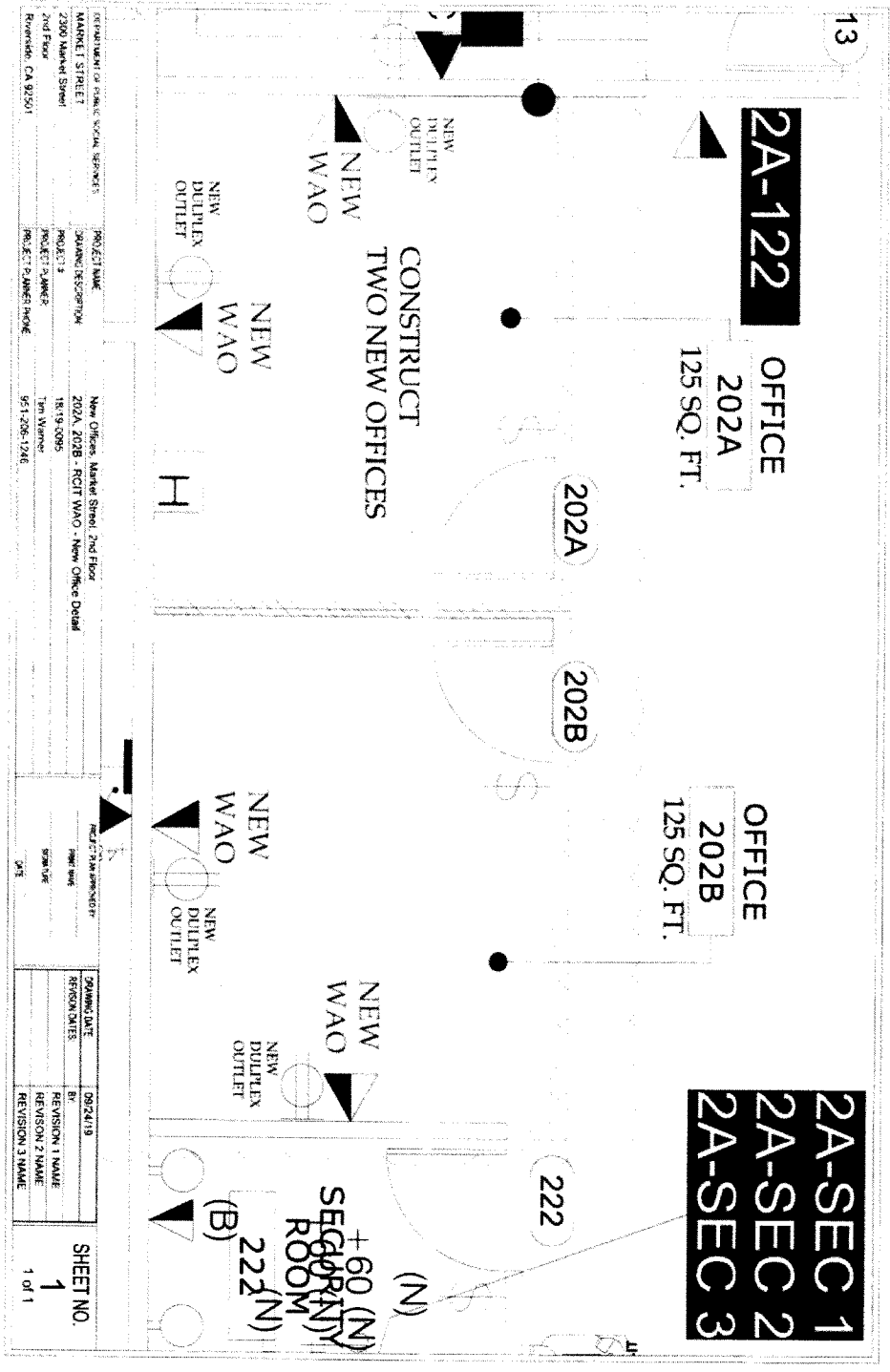
SHEET NO.
1
1 of 1

DRAWING DATE	08/24/19
REVISIONS	
NO.	
REVISION 1 NAME	
REVISION 2 NAME	
REVISION 3 NAME	

PROJECT PLAN APPROVED BY	
DATE	
PROJECT NAME	
DATE	

PROJECT NAME: New Offices, Market Street, 2nd Floor
 DRAWING DESCRIPTION: 216A, 216B - RCIT WAO - New Office Detail
 PROJECT #: 1819-0095
 PROJECT PLANNER: Tim Warner
 PROJECT PLANNER PHONE: 951-206-1246

DEPARTMENT OF PUBLIC SOCIAL SERVICES
 MARKET STREET
 2300 Market Street
 2nd Floor
 Riverside, CA 92501



202A, 202B - FLOOR PLAN - NEW OFFICE DESIGN
 PROJECT NUMBER: 1819-0095
 PROJECT OWNER: Ten Warner
 PROJECT PHONE: 951-206-1246
 PROJECT NAME: New Offices, Market Street, 2nd Floor
 DRAWING DATE: 09/24/19
 DRAWING BY: [Redacted]
 DRAWING CHECKED BY: [Redacted]

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
1	09/24/19	ISSUE FOR PERMIT
2		
3		

SHEET NO. 1
 1 of 1

DPSS STANDARD INTERIOR FINISHES LIST

July 24, 2018

OPTIONS 3_Periscope

ITEM	SPECIFICATION	LOCATION	CONTACT
WALLS			
P/1	Manf: Dunn Edwards Suprema Color: DE5873 Periscope Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	Primary	
P/3	Manf: Dunn Edwards Color: DE6207 Egyptian Sand Finish: Eggshell	Accent Walls	
P/4	Manf: Dunn Edwards Suprema Color: DE5822 Silver Storm Finish: Eggshell	Accent Walls	
CG-1	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
FLOORING			
C/1	Manf: Shaw Clear View Style: Transparent Tile 59563 Color: Moonstone 62500 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716
RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 523 Black Brown Size: 4" H	General	

July 24, 2018

1 of 3

2019_06-06_DPSS Standard Finishes and Materials.xlsx
OPTION 3_Periscope

1ST FLOOR MARKET STREET

ITEM	SPECIFICATION	LOCATION	CONTACT
RB/2	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 597 Mocha Size: 4" H	General	
LVT/1	Manf: Shaw Style: Brush 20 0552V Color: Blur 52535 Size: 6" x 48" nominal	Break Room, Storage Room Accent	Russel Kitchens 951-830-8716
CS-2	Manf: Mariak Contract Roller Shade Style: M24 Contract Clutch Color: Bronze (Headbox Facia) Size: 3" Square Facia (Valance Type)	Roller Shade, 3" (Stainless Steel, Chain) M-Series Clutch Mechanism Pocket Bottomweight Hembar Inside Mount 1.75" Clutch, 1.75" Aluminum Tube	Mariak (Hardware) 800.562.7425 www.mariak.com
	Manf: Phifer (Shade Fabric) Style: SheerWeave SW4400 Color: P07 (US9) Eco/Alabaster Size: 3% Density (Exterior Windows)	Roller Shade Fabric	205-345-2120 https://www.phifer.com
	Manf: Phifer (Shade Fabric) Style: SheerWeave SW4800 Color: TBD Size: 1% Training / TDM Rm	Roller Shade Fabric Color: Eco/Alabaster	
CEILING			
ACT /1	Manf: Armstrong Commercial Ceiling Style: #1774 Dune Angled Tegular 15/16" Color: White Size: 2' x 2'	General Area	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A

1ST FLOOR MARKET STREET

ITEM	SPECIFICATION	LOCATION	CONTACT
DOORS			
DF-1	Manf: TIMELY Prefinished Steel Style: Standard Color: Browntone SC101		
DP-1	Manf: Haley Architectural Doors Cut: Rotary Finish: Haley Gold Specie: Birch Color: Monarch		714.670.2112
HARDWARE			
Schalge	Manf: Haley Architectural Doors Cut: Rotary Finish: Haley Gold Specie: Birch Color: Monarch		714.670.2112

July 24, 2018

3 of 3

2018_08-06_DPSS Standard Finishes and Materials.xlsx
OPTION 3_Periscope

G:\Facility\KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

4. **Areas in the building requiring an exit device and card reader.** Contractor will provide all doors and lock hardware (**YALE™ Grade 1 Exit Device Trim – Model # SI- AU691**). Contractor will provide a 3/16" core from the location center hinge of the door through the door to the location of the lock hardware. (Wiring and proximity reader will be supplied by security vendor).

Quantity	Item	Model Number	Finish	Manuf.
2	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
1	Exit Device rim	SI - 7150 ECK1	630	YA
1	Exit Device Trim	SI- AU691F	626	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1				
1	Threshold	Per Sill Detail		PE
1	Rain Guard	346C (Omit @ overhang)		PE
1	Sweep	18062CNB		PE

5. **Employee Entrances from Public Areas (lobbies & interview rooms, monitoring rooms) to work areas require a card reader.** Contractor will provide all doors and lock hardware (**YALE™ Grade 1 Electrified Storeroom Lock – Model # SI AU 5491LN**). Contractor will provide a 3/16" core from the location center hinge of the door through the door to the location of the lever set. (Wiring and proximity reader will be supplied by security vendor)

Quantity	Item	Model Number	Finish	Manuf.
1	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
2	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Electrified Storeroom Lock	SI AU 5491LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Wall Stop	406	US32D	RO
1				

6. **Automatic Exterior Gates for Vehicle Storage and Employee Parking require a card reader.** Contractor will provide 1 inch conduit and stanchion for a 4X4 card reader. (Wiring and proximity reader will be supplied by security vendor)

GA Facility KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

7. **Pedestrian Gates require a Card Reader** Contractor will provide a HES 9700 Electrified Strike Fail Secure 24VAC/DC with a Yale 7150 Square Bolt Exit Device [REDACTED] This will also require a SureClose Hydraulic Gate Closer & Hinge.
 (The Latch on the pedestrian Gate must be installed closest the building)

Quantity	Item	Model Number	Finish	Manufacturer
1	Electrified strike	9700-24	630	HES
1	Exit Device rim	SI - 7150 ECK1	630	YA
1	Construction Core	23-030-ICX C		SC
1	IC Rim Cylinder housing	20-757	626	Schlage
Quantity amount depending size of gate	Heavy-Duty Hydraulic closer-hinge w/final snap action	75108224 108SF AT90 W		D&D Technologies

8. **Store rooms, supplies rooms, lock-ups, janitorial closets, electrical rooms, observation rooms and exterior doors NOT requiring panic hardware.**
 Contractor will provide a YALE™ Grade 1 storeroom function lever with 626 finish.
 Model #SI-AU5405

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Storeroom Lock	SI AU 5405LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Wall Stop	406	US32D	RO

9. **Electric/utility rooms**

- a). Door that leads from electrical room/utility room into the work-area contractor will provide a YALE™ Grade 1 Exit Device Rim -Model # SI-7150 ECK1 with 626 finish and accompanied with the McKinney™ with exit device trim model # SI-AU691F-626 concealed electrified hinge Model# TA 2714 CC 4.5 X 4.5 626.

Quantity	Item	Model Number	Finish	Manuf.
2	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
1	Exit Device Rim	SI- 7150-ECK1	630	YA
1	Exit Device Trim	SI-AU691F	626	YA
1	Construction Core	23-030-ICX C		SC
1	[REDACTED]	[REDACTED]		[REDACTED]
1	Door Closer	7500 BF	689	NO
1	Kick Plate	K1050 10" high BE CSK	US32D	RO
1	Wall Stop	406	US32D	RO
1	Gasketing	S88D		PE

G:\Facility\KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

b). Door that leads from exterior to electrical room/utility room contractor will provide a **YALE™ Grade 1 Exit Device Rim -Model # SI-7150 ECK1** with 626 finish and accompanied with the **McKinney™** with exit device trim model # **SI-AU691F-626** concealed electrified hinge Model# TA 2714 CC 4.5 X 4.5 626.

Quantity	Item	Model Number	Finish	Manuf.
3	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Exit Device Rim Storeroom	SI- 7150 AU626F ECK1	630	YA
1	Exit Device Trim	SI-AU691F	626	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Kick Plate	K1050 10" high BE CSK	US32D	RO
1	Wall Stop	406	US32D	RO

10. **Classrooms, conference rooms, training rooms, family rooms, and interview rooms** Contractor will provide a **YALE™ Grade 1 classroom** function lever with 626 finish. **Model #SI-AU5408**

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Classroom Lock	SI AU 5408LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Wall Stop	406	US32D	RO

11. **MANAGERS' offices** Contractor will provide a **YALE™ Grade 1 entry** function lever with 626 finish. **Model #SI-AU5407**

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Entry Lock	SI AU 5407LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Wall Stop	406	US32D	RO

G:\Facility\KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

12. **Interior doors that require panic hardware (non-electrified)** Contractor will provide a YALE™ Grade 1 "Square Bolt" panic hardware, 626 finish and a roller strike. *Model #7150 / Trim AU626F ECK1*

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Exit Device / Trim (rim, classroom)	SI- 7150 / AU626F ECK1	630	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Kick Plate	K1050 10" high BE CSK	US32D	RO
1	Wall Stop	406	US32D	RO

13. **Restrooms Multiple Fixtures**

Contractor will provide a push/pull functions door handles; 626 finish.

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Pull Plate	110x70C	US32D	RO
1	Push Plate	70F	US32D	RO
1	Door Closer	7500 BF	689	NO
1	Kick Plate	K1050 10" high BE CSK	US32D	RO
1	Mop Plate	K1050 6" high BE CSK	US32D	RO
1	Wall Stop	406	US32D	RO

14. **Restrooms with a "single fixture"** Contractor will provide a YALE™ Grade 1 privacy function lever with 626 finish. *Model #AU5402 LN*

Quantity	Item	Model Number	Finish	Manufacturer
1	Privacy lock set	AU5402 LN	626	YA
3	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Wall Stop	406	US32D	RO
1	Kick Plate	K1050 10" high BE CSK	US32D	RO

15. **Emergency exits with panic hardware one way/exit only/no entry (automatically lock on exit)** (Yale Model #7150EO, 626 finish).

Quantity	Item	Model Number	Finish	Manufacturer
3	Hinge	TA2714 NRP 4-1/2" x 4-1/2"	US26D	MK
1	Exit Device Exit only	7150 ECK1	630	YA
1	Door Closer	7500 BF	689	NO
1	Wall Stop	406	US32D	RO
1	Gasketing	2891APK		PE
1	Rain Guard	346C (Omit @ overhang)		PE
1	Sweep	18062CNB		PE
3	Threshold	Per Sill Detail		

G:\Facility\KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

16. **Security Room** Contractor will provide a **YALE™ Grade 1 storeroom** function 626 finish and accompanied with the **McKinney™** concealed electrified hinge Model# TA 2714 CC 4.5 X 4.5 626. Provide a 3/16" core from the location center hinge of the door through the door to the location of the lever set.

Quantity	Item	Model Number	Finish	Manuf.
2	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
1	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Electrified Cylindrical Lock	SI AU 5491LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Wall Stop	406	US32D	RO

17. **Live Scan rooms** Depending on the set-up of the Live Scan room there could be multiple card reader entrances. a). Access from the lobby into the live scan room and/or b) from the work area into the Live Scan room and from the Live Scan into the Work area. Contractor will provide a 3/16" core from the location center hinge of the door through the door to the location of the lever set.

a). The door leading from the lobby into the live scan room will have a **YALE™ Grade 1 storeroom** function "electrified" lever, Model #SI-AU5491 (Fail Secure 24 volt DC power) with 626 finish and accompanied with the **McKinney™** concealed electrified hinge Model# TA 2714 CC 4.5 X 4.5 626.

Quantity	Item	Model Number	Finish	Manuf.
2	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
1	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Electrified Cylindrical Lock	SI AU 5491LN	626	YA
1	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Wall Stop	406	US32D	RO

b). The door leading from the live scan room into the work area will have a **YALE™ Grade 1 "Electrified" Mortise Communication lock**, Model #SI-AUR8895-2 (Fail Secure 24 DC power) with 626 finish accompanied with the **McKinney™** concealed electrified hinge Model# TA 2714 CC 4.5 X 4.5 626

Quantity	Item	Model Number	Finish	Manuf.
2	Hinge	TA2714 CC 4-1/2" x 4-1/2"	US26D	MK
1	Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1	Mortise Comm. Lock	SI-AUR8895-2	626	YA
2	Construction Core	23-030-ICX C		SC
1	Door Closer	7500 BF	689	NO
1	Wall Stop	406	US32D	RO

G:\Facility\KEY, LOCK & HARDWARE STANDARDS AND REQUIREMENTS

18. Storage closet with Double Doors

Quantity	Item	Model Number	Finish	Manuf.
1				
1				
1				
1				
1				
1				
1				
1				
1				