

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



ITEM: 3.42
(ID # 13285)

MEETING DATE:
Tuesday, March 23, 2021



FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of the Sixth Amendment to Lease with Campus Medical Center, LLC, - Tenant Improvements, CEQA Exempt, District 5. [\$1,274,281.00] (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 Sixth Amendment to Lease with Campus Medical Center, 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:


Rose Salgado, Director of Facilities Management 11/25/2020 
Jennifer Cruikshank, Chief Executive Officer - Health System 3/3/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 23, 2021
xc: FM-RE, RUHS, Recorder

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	\$ 1,274,281	\$ 0	\$1,274,281	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: RUHS Foundation			Budget Adjustment:	No
			For Fiscal Year:	2020/21

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The County of Riverside entered a lease in December 2002, for 73,770 square feet of office space located at 14375 Nason Street, Moreno Valley, commonly referred to as the Campus Professional Center, (CPC). Divisions of Riverside University Health System (RUHS), have occupied this building, which is adjacent to the County hospital, to provide services to the public and staff and support hospital operations.

One of the programs, Riverside County Child Assessment Team (RCCAT), requires office space to provide program services to the community. RUHS has determined the CPC building as a favorable location, and office space within the building has been identified for RCCAT's occupancy.

The tenant improvements for the proposed RCCAT suite will include a secure reception/lobby, a waiting room, with exam, interview and therapy rooms as well as 5 offices and open staff areas for cubicles. The project will also include some staff relocations with associated tenant improvements to two other suites as well as building code updates for ADA compliance. The Sixth Amendment to Lease provides for the Lessor to complete the tenant improvements which cost will be paid in full by RUHS' Foundation Department. No County funds will be used.

Lessor: Campus Medical Center, LLC
 7095 Indiana Avenue, Suite 200
 Riverside, CA 92506

Location: 14375 Nason Street, Moreno Valley

Size: 73,770 square feet

Term: Ten years - Expires June 20, 2024

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

Tenant

Improvements: Lessor shall plan, permit and construct the tenant improvements and the County shall reimburse the Lessor in installments paid biweekly during the project timeline as set forth below. The cost of tenant improvements shall not exceed \$1,074,993.00

Project Payment Schedule	Payment Amt.
April 2, 2021	\$200,000.00
April 30, 2021	\$200,000.00
May 21, 2021	\$200,000.00
June 11, 2021	\$200,000.00
July 2, 2021	\$274,993.00

RCIT: \$142,528.00

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 Class1-Existing Facilities exemption and Section 15061(b)(3) Common Sense exemption. The proposed project involves tenant improvements of currently occupied space.

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

Impact on Residents and Businesses

The proposed use will enhance services provided by RUHS. The RCCAT program supports young victims and their families by providing services that significantly reduce the physical and emotional trauma caused by physical and sexual abuse.

Additional Fiscal Information

See attached Exhibit A. RUHS has budgeted these costs for FY2020/21 and will reimburse (FM-RE) for the tenant improvement costs related to the Sixth Amendment to Lease.

Contract History and Price Reasonableness

The cost for the tenant improvements are in line with the scope of work for multiple phases tenant improvement work required to complete the project.

Attachments

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

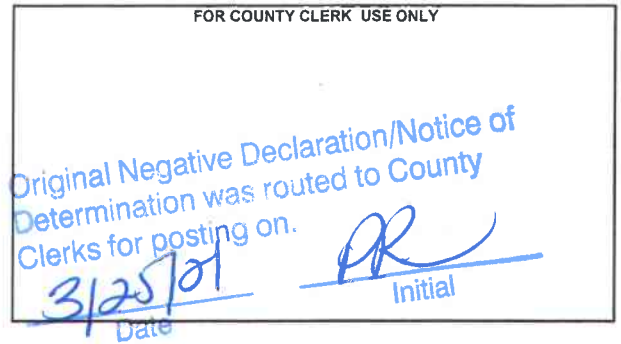
- Sixth Amendment to Lease
- Exhibit A
- Aerial
- Notice of Exemption

HR:ar/10192020


Steven Atkeson 3/14/2021


Gregory L. Priamos, Director County Counsel 3/12/2021

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA



NOTICE OF EXEMPTION

October 5, 2020

Project Name: RUHS Campus Professional Center Sixth Amendment to Lease, Moreno Valley

Project Number: FM042462004100

Project Location: 14375 Nason Street, north of Cactus Avenue, Moreno Valley, California 92555; Assessor's Parcel Number (APN) 486-280-034

Description of Project: The County of Riverside (County) has a Lease Agreement with Campus Medical Center, LLC, a California limited liability company, (Lessor) which was entered into in December 2002 for the purpose of providing office space for the Riverside University Health System (RUHS). The leased facility, referred to as the Campus Professional Center (CPC), is located at 14375 Nason Street, adjacent to the existing RUHS Hospital. The County leases 73,770 square feet of space within the facility under a Lease that expires on June 20, 2024. Five previous amendments to the existing lease have been implemented for extensions of term, tenant improvements, and rent adjustments. One of the RUHS programs, the Riverside County Child Assessment Team (RCAAT) requires office space to provide services. In order to accommodate RCAAT, additional tenant improvements are required to make the space functional. The Sixth Amendment to Lease is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve tenant improvements within the previously approved facility and would not result in an increase in capacity or physical expansion beyond what was previously approved as part of the Lease Agreement. No significant physical changes would occur as a result of the Sixth Amendment to the Lease Agreement.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management


Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

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 involve unusual circumstances that 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 Sixth 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 alterations to the previously approved facility would be limited to minor tenant improvements to accommodate the RCAAT. These improvements would be within the existing building and consistent with the existing land use, and no substantial increase in capacity would be created by the project. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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 Sixth 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 and will not create any new environmental impacts to the surrounding area. 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.

Therefore, the County of Riverside Facilities Management 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: _____



Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

Date: 10-5-2020 _____

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: RUHS Campus Professional Center Sixth Amendment to Lease, Moreno Valley

Accounting String: 524830-47220-7200400000 - FM042462004100

DATE: October 5, 2020

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature: 

PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507

Date: October 5, 2020
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042462004100**
RUHS Campus Professional Center Sixth Amendment to Lease, Moreno Valley

The Riverside County's Facilities Management'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 #2600

Attention: Mike Sullivan, Senior Environmental Planner,
Facilities Management,

3133 Mission Inn Avenue, Riverside, CA 92507

If you have any questions, please contact Mike Sullivan at 955-8009 or email
at msullivan@rivco.org.

Attachment

cc: file

1 **SIXTH AMENDMENT TO LEASE**

2 14375 Nason Street

3 Moreno Valley, California

4
5 This **SIXTH AMENDMENT TO LEASE** ("Sixth Amendment") is made as of
6 March 23, 2021, by and between the **COUNTY OF RIVERSIDE**, a political
7 subdivision of the State of California, ("County"), and **CAMPUS MEDICAL CENTER,**
8 **L.L.C.**, a California limited liability company, ("Lessor").

9 **Recitals**

10 **A.** Campus Medical Center, L.L.C, as Lessor, and County, have entered into
11 that certain Lease dated December 23, 2002, ("Original Lease") pertaining to the
12 premises located at 14375 Nason Street, Moreno Valley, California, as more
13 particularly described in the Lease.

14 **B.** The Original Lease has been amended by:

15 i. That certain First Amendment to Lease dated, February 3,
16 2004, by and between County of Riverside and Campus Medical Center, LLC, ("First
17 Amendment") whereby the Parties amended the Lease to extend the term period.

18 ii. That certain Second Amendment to Lease dated February 7,
19 2006, by and between County of Riverside and Campus Medical Center, LLC,
20 ("Second Amendment") whereby the Parties amended the Lease to complete leasehold
21 improvements.

22 iii. That certain Third Amendment to Lease dated January 27,
23 2009, by and between County of Riverside and Campus Medical Center, LLC ("Third
24 Amendment") whereby the Parties amended the Lease to complete leasehold
25 improvements.

26 iv. That certain Fourth Amendment to Lease dated February
27 23, 2010, by and between County of Riverside and Campus Medical Center, LLC
28

1 ("Fourth Amendment") whereby the Parties amended the Lease to complete leasehold
2 improvements.

3 v. That certain Fifth Amendment to Lease dated July 29, 2014,
4 by and between County of Riverside and Campus Medical Center, LLC ("Fifth
5 Amendment") whereby the Parties amended the Lease to extend the term, modify the
6 rent, and complete building upgrades by Lessor.

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

9 D. County and Lessor desire to further amend the lease by completing
10 leasehold improvements.

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

13 1. **Improvements by Lessor.** Section 11 of the Lease shall be amended to
14 add subsection 11.1.8 as follows:

15 **11.1.8 Additional Improvements by Lessor (Subject to**
16 **reimbursement from County).** Lessor at its expense, and subject to reimbursement
17 from County, shall construct those certain leasehold improvements defined per the
18 attached Exhibit "L" attached hereto commencing promptly upon County Board of
19 Supervisors' approval. Work to be done during business hours where possible and
20 agreed by County, and after business hours where required and completed prior to
21 June 30, 2021.

22 Leasehold improvement cost per the attached Exhibit "L" shall not exceed
23 \$1,049,992.70 plus a \$25,000.00 County Contingency for County requested Change
24 Orders for a total project cost of \$1,074,992.70. County to reimburse Lessor in
25 progress payments at intervals stated herein as work is completed with receipt of
26 associated invoicing and approvals by County. Final payment will be issued upon
27 substantial completion. Approximate payment schedule is as follows:

28 April 2, 2021	\$200,000.00
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April 30, 2021	\$200,000.00
May 21, 2021	\$200,000.00
June 11, 2021	\$200,000.00
July 2, 2021	\$249,992.70

2. **Property Tax.** In the event the tenant improvements as defined herein are completed and result in an increase in the property tax, County shall pay to Lessor, upon written notice with associated justified documentation, fifty percent (50%) of the increase attributable to the improvements under this Sixth Amendment to Lease.

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

4. **Miscellaneous.** Except as amended or modified herein, all the 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 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 Lessee. Neither this Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

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1 **5. Effective Date.** This Sixth Amendment to Lease shall not be binding or
2 consummated until its approval by the County's Board of Supervisors and fully
3 executed by the Parties.

4
5 **LESSEE:**

LESSOR:

6 **COUNTY OF RIVERSIDE**

CAMPUS MEDICAL CENTER, L.L.C,
a California limited liability company

7
8 By: Karen S. Spiegel
9 Karen Spiegel, Chair
Board of Supervisors

By: Robert A. Wolf Corporation, Managing
Member

10 By: Helga Wolf
11 Helga Wolf, President

12 **ATTEST:**
13 Kecia R. Harper
Clerk of the Board

14
15 By: Priscilla Ross
16 Deputy

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

19
20 By: Wesley Stanfield
21 Deputy County Counsel
22
23

24 HR:dr/02242021/MV041/18.444
25
26
27
28

1 **5. Effective Date.** This Sixth Amendment to Lease shall not be binding or
2 consummated until its approval by the County's Board of Supervisors and fully
3 executed by the Parties.

4
5 **LESSEE:**

6 **COUNTY OF RIVERSIDE**

7
8 By: _____
9 Karen Spiegel, Chair
Board of Supervisors

LESSOR:

CAMPUS MEDICAL CENTER, L.L.C.,
a California limited liability company

By: Robert A. Wolf Corporation, Managing
Member

By: _____
Helga Wolf, President

11
12 **ATTEST:**
13 Kecia R. Harper
Clerk of the Board

14
15 By: _____
Deputy

16
17 **APPROVED AS TO FORM:**
18 Gregory P. Priamos
County Counsel

19
20 By: _____
21 Deputy County Counsel

22
23
24 HR:dr/02242021/MV041/18.444

CPC - RCCAT Budget		Date Updated
Budget		February 22, 2021
Based On Floor Plans By Sisson Design Group 12/28/2018, RCCAT		
Total \$		5,500
Soft Costs		
As Built Verification Drawings - Sisson	Complete	\$0.00
Interior Construction Drawings - Sisson	Complete	\$0.00
Custom Millwork and Special Construction Detail - Sisson	Complete	\$0.00
Mechanical, Plumbing, Electrical Engineering - Sisson	Complete	\$0.00
Finish Selection Services - Sisson	Complete	\$0.00
City Plan Check Processing - Sisson		\$1,500.00
Construction Admin/Coordination - Sisson		\$8,000.00
Estimated Plan Check Fees - EST - Sisson		\$3,500.00
Building Permit Fees * Estimated		\$14,000.00
Estimated Reimbursable Expenses		\$2,000.00
Fire Protection Design/Permitting - FLS		\$3,000.00
Design and Permitting		\$32,000.00
Site Improvements		
ADA Truncated Dome Requirement (Included In Contractor Breakdown)		Amount
Building Improvements - Line Item Values Are Estimates For Overall Project Budget		
Building Improvements (Per Contractor Breakdown)		\$760,378.00
Contingency 5%		\$39,618.90
LL/PM/CM (15 % On All Costs Paid/Processed)		\$124,799.54
		\$956,796.44
NO.	TASK DESCRIPTION	TOTAL
1010	General Conditions	\$79,006.85
1060	Permits & Fees	By Owner
1420	Inspection Services	By Owner
2060	Hard Demolition, Soft Demolition	\$34,653.18
2580	ADA Parking Area Sitework	\$45,015.56
3300	Concrete Patch Back	\$7,368.30
6100	Rough Carpentry	\$2,158.33
6200	Finish Carpentry	\$11,810.86
6410	Cabinets	\$12,985.95
6411	Quartz Counter Tops	\$4,414.38
7200	Insulation (interior walls only)	\$1,789.07
8150	Doors, Frames and Finish Hardware (allowance)	\$28,898.83
8400	Aluminum Storefront and Glass	\$9,815.03
9250	Metal Framing and Drywall	\$112,646.82
9500	Acoustical T-bar Ceilings	\$28,777.73
9660	Flooring and Base (allowance)	\$97,624.85
9900	Painting	\$15,348.12
10100	Misc. Specialties	\$5,048.09
10265	FRP (4' high in restrooms)	\$1,055.18
10800	Toilet Accessories	\$1,498.84
10522	Fire Ext. and Cab. (allowance)	\$419.68
13825	Access Control System	Excluded
15300	Fire Sprinklers	\$17,506.45
15400	Plumbing	\$63,550.82
15500	HVAC	\$82,885.85
16000	Electrical	\$83,586.11
16720	Fire Alarm	\$10,513.46
TOTAL		\$760,378

PROJECT: RCCAT Tenant Improvement

Bid Qualification Sheet - 2/19/2021

1. Qualifications:

A. Pricing is based on Construction Set Drawings received on 12/1/2020, Architectural set dated 11/20/2020, MEP dated 11/05/2020.

B. Pricing is based on Prevailing Wage Rates.

C. Work is figured to be performed during normal working hours.

D. Pricing is subject to market price increases, for concrete, steel, petroleum-based products, & lumber related products. In the event there is an unexpected increase, Stilwell will provide to the owner a comparable bill of sale or other proper documentation to substantiate the cost change.

E. Plumbing and waste piping is figured as ABS drain pipe per code.

F. No allowance is included for drawing ambiguities and /or design errors or omissions.

G. As built drawings will be hand written and turned over upon completion.

H. We have no provisions for asbestos or hazardous material abatement.

I. Pricing is based on a 12 week schedule, based on standard material availability.

J. Exam Room Cabinets and Sinks are provided and installed by others.

K. We have included to bead blast floor slab and provide a moisture barrier under new flooring.

L. All Acoustical T-bar ceiling grid will be removed and replaced except for Room's 101, 126 & 127. New Ceiling Tiles throughout.

M. We have figured to substantially replace all HVAC ceiling diffuses at new acoustical Tbar areas.

N. Existing Window Blinds appear to be in good shape and we will remove, store them during construction and re-install existing.

O. We are using electrical mc cable in walls & ceilings.

*Budget Based On Space Plans And Tenant Requests

*Actual Line Values Will Vary - Project Overall Budget Proposed

*Landlord Reserves The Right To Reuse/Repurpose As Available

*Landlord Reserves The Right To Direct Contractor(s) To Value Engineer As Needed

*Landlord Is Not Liable For Any Cost(s) In Excess Of This Budget

*Any Expense Not Specifically Noted But Incurred Shall Be Drawn Against This Budget

CPC - MSC		Date Updated
Budget		February 21, 2021
		Based On Floor Plans Per Sisson Design Center 12/03/2020
Soft Costs		Amount
As Built Verification Drawings - Sisson	Complete	\$0.00
First Floor Interior Construction Drawings - Sisson	Complete	\$0.00
Second Floor Interior Construction Drawings - Sisson	Complete	\$0.00
Finish Selection Services - Sisson	Complete	\$0.00
Mechanical, Plumbing, Electrical Engineering - First Floor - Sisson	Complete	\$0.00
Mechanical, Plumbing, Electrical Engineering - Second Floor - Sisson	Complete	\$0.00
City Plan Check Processing - Both Floors - Sisson		\$1,000.00
Plan Check Fees - EST - Sisson		\$5,000.00
Reimbursable - EST - Sisson		\$2,500.00
Building Permit Fees * Estimated		\$6,000.00
Construction Admin/Coordination - Sisson		\$4,000.00
Fire Protection Design/Permitting - FLS		\$3,000.00
Design and Permitting		\$21,500.00
Site Improvements		Amount
ADA Truncated Dome Requirement (Zero Curb Face Per Previous Plans)	\$0.00	\$0.00
(NOT INCLUDED IN THIS PROJECT) - (Included in RCAAT Budget)		
Building Improvements - Line Item Values Are Estimates For Overall Project Budget		Amount
Building Improvements		\$56,705.00
Contingency 5%		\$2,835.25
LL/PM/CM (15% Of All Costs Paid/Processed)		\$12,156.04
		\$93,196.29
NO.	TASK DESCRIPTION	TOTAL
1010	General Conditions	\$14,179.03
1060	Permits & Fees	By Owner
1420	Inspection Services	By Owner
2060	Hard Demolition, Soft Demolition	\$5,755.55
6200	Finish Carpentry	\$899.30
7200	Insulation (interior walls only)	\$299.77
8150	Doors, Frames and Finish Hardware (allowance)	\$1,798.61
9250	Metal Framing and Drywall	\$8,479.84
9500	Acoustical T-bar Ceilings	\$5,395.82
9660	Flooring and Base (allowance)	\$1,798.61
9900	Painting	\$2,398.14
10100	Misc. Specialties	\$899.30
13825	Access Control System	Excluded
15300	Fire Sprinklers	Excluded
15500	HVAC	\$1,810.60
16000	Electrical	\$7,915.07
16720	Fire Alarm	\$5,075.07
TOTAL		\$56,705

Bid Qualification Sheet -1/25/2021

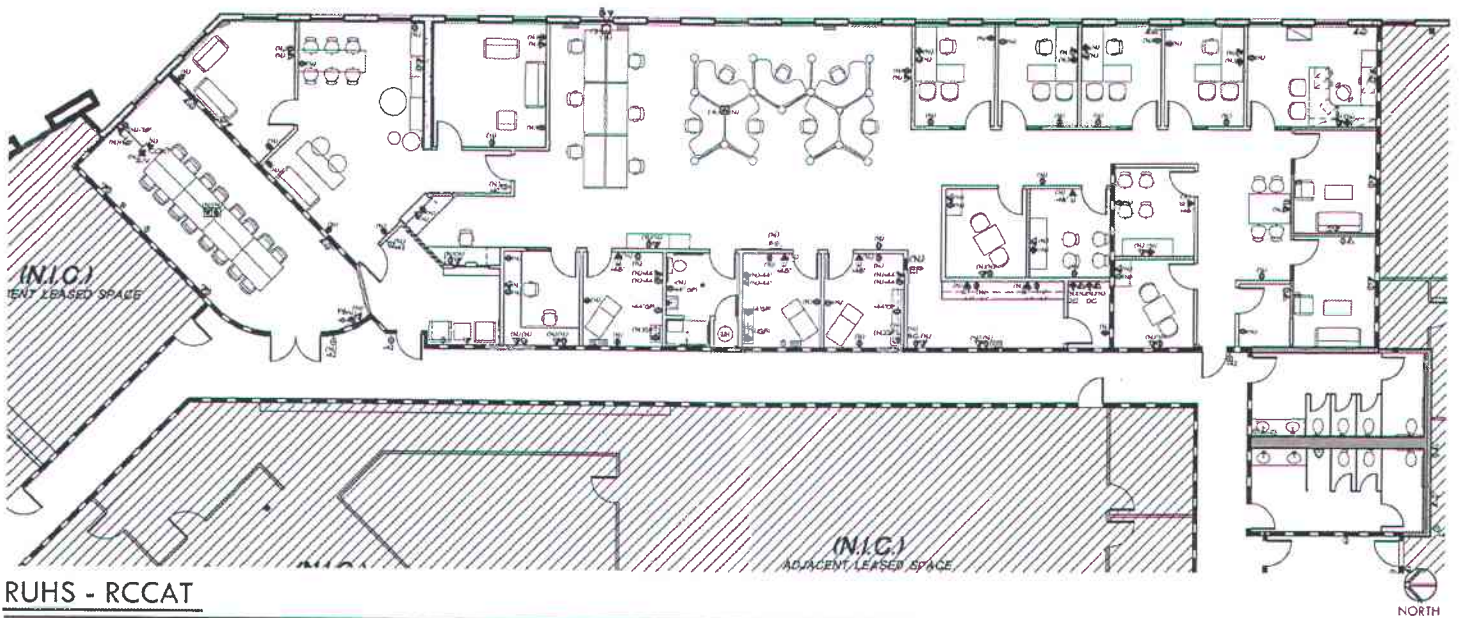
1. Qualifications:

- A. Pricing is based on Construction Set Drawings received on 12/19/2020, Architectural set dated 10/22/2020, MEP dated 10/8/2020.
- B. Pricing is based on Prevailing Wage Rates.
- C. Work is figured to be performed during normal working hours.
- D. Pricing is subject to market price increases, for concrete, steel, petroleum-based products, & lumber related products. In the event there is an unexpected increase, Stilwell will provide to the owner a comparable bill of sale or other proper documentation to substantiate the cost change.
- E. No allowance is included for drawing ambiguities and /or design errors or omissions.
- F. As built drawings will be hand written and turned over upon completion.
- G. We have no provisions for asbestos or hazardous material abatement.
- H. Pricing is based on a 3 week schedule, based on standard material availability.
- I. Existing Window Blinds appear to be in good shape and we will remove, store them during construction and re-install existing.
- J. We are using electrical mc cable in walls & ceilings.

2. Additional Exclusions:

Design Work, Architectural Work, Engineering, Testing & Special Inspections, Security Access Card reader work, Interior & Exterior Building Signage, Fire Sprinkler Work, Course of Construction All Risk & Fire Insurance, Temp Power and Water, Data / Telephone Cabling and Equipment, Window Treatment, All Signage, Permits and Fees, Appliances, Furniture and Fixtures, Project Security, All site work, Modular Furniture Removal and Replacement, Service and Repair of HVAC Equipment

- *Budget Based On Space Plans And Tenant Requests
- *Actual Line Values Will Vary - Project Overall Budget Proposed
- *Landlord Reserves The Right To Reuse/Repurpose As Available
- *Landlord Reserves The Right To Direct Contractor(s) To Value Engineer As Needed
- *Landlord Is Not Liable For Any Cost(s) In Excess Of This Preliminary Budget
- *Any Expense Not Specifically Noted But Incurred Shall Be Drawn Against This Budget



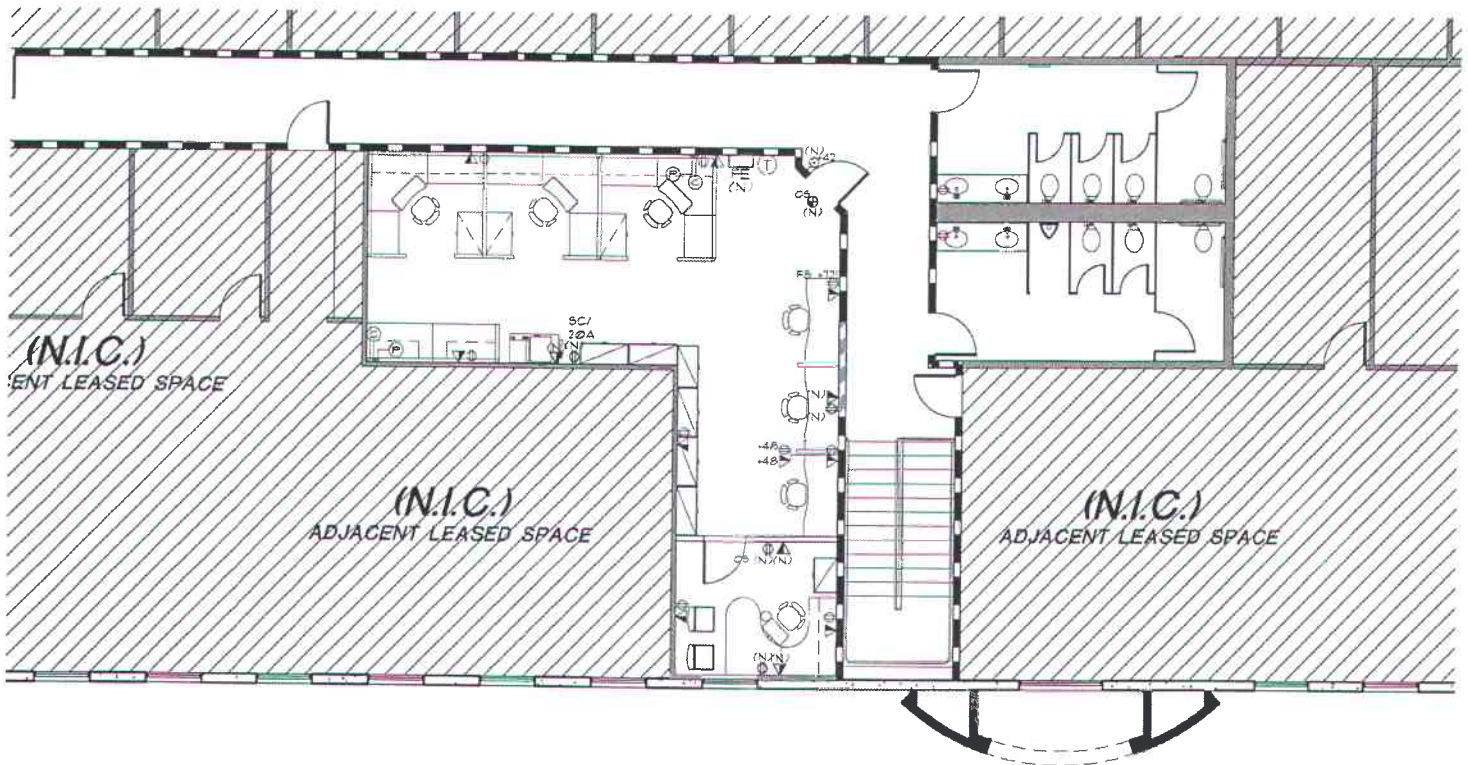
RUHS - RCCAT

CAMPUS PROFESSIONAL CENTER
14375 NASON STREET, SUITE 106
MORENO VALLEY, CALIFORNIA
DATE: 11/25/2020
SCALE: NONE
SDG JN C258-18102

FLOOR PLAN

3100 East Cedar Street, Suite 20
Orem, UT 84057
Telephone No. (801) 225-2444
Fax No. (801) 225-2444
www.sissondesigngroup.com





RUHS- MSC DEPARTMENT

CAMPUS PROFESSIONAL CENTER
14375 MASON STREET, FLOOR 2 - SUITE 210
MORENO VALLEY, CALIFORNIA
DATE: 11/25/2020
SCALE: NONE
SDG JIN C258-18103

FLOOR PLAN



3100 East Cedar Street, Suite 26
Ontario, CA 91761
Telephone No.: (909) 930-2444
Facsimile No.: (909) 930-2229
www.sissondesign.com



CONSTRUCTION DRAWINGS ON
FILE WITH COUNTY OF RIVERSIDE
FACILITIES MANAGEMENT

RCAAT – Dated 12/03/2020

MSC – Dated 10/22/2020