

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



ITEM: 3.13
(ID # 17691)

MEETING DATE:

Tuesday, December 14, 2021


FROM : FACILITIES MANAGEMENT:

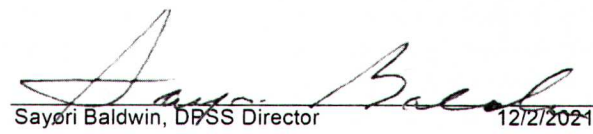
SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Approval of the Third Amendment to Lease with Grae La Sierra, LLC, - Department of Public Social Services, Riverside, Remediation Services, CEQA Exempt, District 1, [Total Cost \$360,116, Federal 50%, State 20%, County 4%, Realignment 26%] (Clerk 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 Third Amendment to Lease with Grae La Sierra, LLC, and authorize the Chair 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:Policy

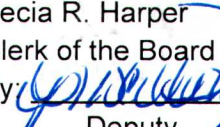

Rose Salgado, Director of Facilities Management 12/2/2021


Sayori Baldwin, DPSS Director 12/2/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington seconded by Supervisor Spiegel 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: December 14, 2021
xc: FM-RE, 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	\$360,116	\$0	\$360,116	\$ 0
NET COUNTY COST	\$14,405	\$0	\$14,405	\$ 0
SOURCE OF FUNDS: Federal 50%; State 20%; County 4%; Realignment 26%			Budget Adjustment: No	
			For Fiscal Year: 2021/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside has been under lease with Grae La Sierra, LLC, at 11070 Magnolia Avenue since January 2007, for use by its Children's Services' Division. The office experienced a fire on August 30, 2021 and the building has been undergoing remediation efforts by the Lessor since that date. The DPSS program staff have been temporarily relocated; however, program operations and services continue from this location.

Remediation work is nearly complete for staff to soon reoccupy; however, required cleaning of interior spaces comprised of 250 workstations, including offices, storage and restrooms, must be completed. The attached Third Amendment provides for the Lessor to contract and complete the work with reimbursement through the County's insurance coverage for the claim with project management costs funded through the Source of Funds stated herein.

Lessor: Grae La Sierra, LLC, a California limited liability company
11693 San Vicente Blvd. Suite 383
Los Angeles, CA 90049

Premises: 11070 Magnolia Avenue
Riverside, CA 92505

Size: 52,498 square feet

Remediation: Not to exceed: \$343,425.66

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment to 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.

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

The Third Amendment to Lease has been approved by County Counsel as to form.

Impact on Residents and Businesses

Program services have continued to be provided and will return to this location by January 2022.

Additional Fiscal Information

See attached Exhibit A

DPSS will budget these costs in FY2021/22 and will reimburse FM-RE for all associated lease costs.

ATTACHMENTS:

- Exhibit A
- Third Amendment to Lease
- Notice of Exemption
- Aerial Map

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

HR:sc/11172021/RV363/30.645


Meghan Hahn, Senior Management Analyst

12/5/2021


Gregory V. Priamos, Director County Counsel

12/2/2021

Exhibit A

FY 2021/22

Department of Public Social Services

11070 Magnolia Avenue, Riverside, California

Estimated Costs:

Remediation Cost		<u>\$ 343,425.66</u>	
Total Estimated Remediation Cost for FY 2021/22			\$ 343,425.66
FM Lease Management Fee as of 07/01/2021	4.86%		<u>\$ 16,690.49</u>
TOTAL ESTIMATED COST FOR FY 2021/22			<u>\$ 360,116.15</u>
TOTAL COUNTY COST	4%		\$ 14,404.65

Department of Public Social Services

11070 Magnolia Avenue, Riverside



Legend



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.

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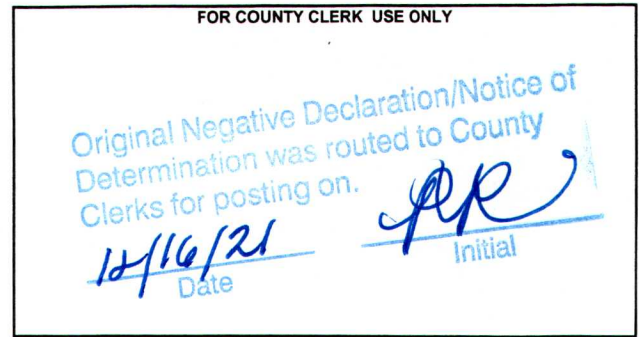
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© Riverside County GIS

Notes

District 1
APN: 138-470-029

County of Riverside
Facilities Management
3133 Mission Inn Ave., Riverside, CA



NOTICE OF EXEMPTION

November 22, 2021

Project Name: DPSS Third Amendment, La Sierra, Riverside

Project Number: FM042611036300

Project Location: 11070 Magnolia Avenue, east of La Sierra Avenue, Riverside, California; APN 138-470-029

Description of Project: The County of Riverside (County) has been under lease with Grae La Sierra, LLC, at 11070 Magnolia Avenue since May 1999. The Department of Public Social Services (DPSS) has occupied this space for use by its Children's Services' Division. The office experienced a fire on August 30, 2021 and the building has been undergoing remediation efforts by the Lessor since that date. The DPSS program staff have been temporarily relocated; however, program operations and services continue from this location.

Remediation work is near complete for staff to soon reoccupy; however, required cleaning of interior spaces comprised of 250 workstations, including offices, storage and restrooms, must be completed. The attached Third Amendment provides for the Lessor to contract and complete the work with reimbursement through County insurance coverage. The Third Amendment to the Leases is defined as the proposed project under the California Environmental Quality Act (CEQA). The project involves the cleanup of an existing facility and no expansion of the existing facility will occur. The operation of the existing facility will continue to provide public services for the DPSS. No additional direct or indirect physical environmental impacts are anticipated.

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 Third Amendment to the Lease Agreement.

DEC 14 2021 3.13

- **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 the cleanup of workstations within an existing facility. These improvements are necessary to allow for continued use of the leased space and will not require physical modifications to the existing building which would 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 Third Amendment 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:



Date:

11/22/21

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPSS La Sierra Third Amendment to Lease

Accounting String: 524830-47220-7200400000 - FM042611036300

DATE: November 22, 2021

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, Supervising 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

November 22, 2021

1 **THIRD AMENDMENT TO LEASE**

2 **11070 Magnolia Avenue, Riverside, California**

3
4 This **THIRD AMENDMENT TO LEASE** ("Third Amendment") dated as of
5 December 14 2021 is entered by and between **GRAE LA SIERRA, LLC**, a California
6 limited liability company ("Lessor"), and the **COUNTY OF RIVERSIDE**, a political
7 subdivision of the State of California ("County"), sometimes collectively referred to as
8 the "Parties".

9 **RECITALS**

10 A. Lessor and County have entered into that certain Lease, dated January
11 30, 2007, ("Original Lease") pursuant to which Lessor has agreed to lease to County
12 and County has agreed to lease from Lessor that certain building located at 11070
13 Magnolia Avenue, in the City of Riverside, State of California, as more particularly
14 shown in the Original Lease (the "Original Premises").

15 B. The Original Lease has been amended by:

16 i. That certain First Amendment to Lease dated November 24, 2014,
17 by and between Grae La Sierra, LLC, and the County ("First Amendment"), whereby
18 the Parties amended the Original Lease to extend the lease term, modify the rent and
19 option terms, add day porter services, and complete tenant improvements.

20 ii. That certain Second Amendment to Lease dated October 20,
21 2020, by and between Grae La Sierra, LLC, and the County ("Second Amendment"),
22 whereby the Parties amended the Original Lease by revising the County's Option to
23 Terminate.

24 C. The Original Lease, together with the First and Second Amendments,
25 shall hereafter be referred to as the "Lease".

26 D. County and Lessor desire to further amend the Lease for completion of
27 workstation cleaning-remediation services conducted by the Lessor.
28

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

3 **1. Repairs and Maintenance:** Section 10 of the Lease is hereby amended
4 to add Subsection 10.1.1 as follows:

5 **10.1.1.** Following execution and delivery of this Third Amendment to
6 Lease, Lessor shall contract for the one-time remediation cleaning of approximately
7 250 workstations, including offices, storage and restrooms as shown on the attached
8 Exhibit "L" herein.

9 **10.1.2.** County shall reimburse Lessor upon completion the total amount
10 not to exceed \$343,425.66, including \$10,000.00 for project management oversight.

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

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

25 **4. Effective Date.** This Third Amendment to Lease shall not be binding or
26 consummated until its approval by the Riverside County Board of Supervisors and fully
27 executed by the Parties.
28

1 **IN WITNESS WHEREOF**, the Parties have executed this Third Amendment as
2 of the date written below.

3 Dated: 11/24/21

4
5 **COUNTY:**

6 County of Riverside, a political
7 subdivision of the State of California

LESSOR:

8 Grae La Sierra, LLC, a California
9 limited liability company

10
11 By: Karen S. Spiegel
12 Karen Spiegel, Chair
13 Board of Supervisors

14 By: Rick Edwards
15 Rick Edwards, Manager

16 **ATTEST:**

17 Kecia R. Harper
18 Clerk of the Board

19 By: [Signature]
20 Deputy

21 **APPROVED AS TO FORM:**

22 Gregory P. Priamos
23 County Counsel

24 By: [Signature]
25 Ryan Yabko
26 Deputy County Counsel

27 HR:sc/11232021/RV363/30.643



**Restoration
Management
Company**

WATER, SMOKE & ENVIRONMENTAL SPECIALISTS

4142 Point Eden Way, Hayward, CA 94545
(800) 400-5058 • Fax: (510) 324-8016
CA License No. 765595
www.rmc.com

COMMERCIAL SERVICE AGREEMENT

GRAE La Sierra, LLC

Customer Name(s)

1070 Magnolia Ave, Riverside CA 92505

Property Address

08/30/2021

Date of Loss

11/19/2021

Contract Date

AIG

Insurance Co.

Claim No#

Type of damage (check all that apply): ☐ Water; ☐ Mold; ☒ Smoke; ☐ Asbestos; ☐ Other _____

1. **PARTIES:** This Agreement is by and between Restoration Management Company (hereafter "Contractor") and the Customer identified above. Customer is responsible for payment to Contractor for service performed at the property identified above (hereafter the "Property").

2. **SCOPE:** Customer hereby authorizes and directs Contractor to proceed with its recommended procedures to preserve and protect the Property from further damage resulting of the loss identified above. Customer agrees to provide free and unobstructed access to the Property. **Affected Areas:** the damage observable upon initial visual inspection is generally described as: Contents cleaning per agreed scope dated 9/1/21 and ROM in the amount of \$333,425.66

3. **CONTRACT PRICE:** Customer understands that water damage is a progressive condition and that for some losses, it may be impossible to render a meaningful estimate. Customer agrees to pay Contractor: ☒ on a time-and-materials basis, according to Contractor's Price List; or ☐ the lump sum of \$ _____, as itemized on the Estimate dated _____ which is incorporated herein. Customer will be responsible for water, electrical and utility charges.

4. **PAYMENT:** The Customer represents that Property is insured by the carrier identified above. Regardless of the existence of insurance, Customer understands and agrees that Customer is directly liable and responsible to pay Contractor for all services, including any insurance deductible. Payment terms shall be Net 30 unless checked: ☐ Other _____.

5. **FINANCE CHARGE AND COLLECTION COSTS:** Interest shall accrue at the rate of 10% per year for all invoices not paid within 30 days. In addition, Customer shall pay an administration service charge of 5% on all past due invoices. Contractor shall be entitled to recover reasonable attorneys' fees, collection costs, expert fees, litigation and arbitration costs incurred to collect a past due balance from Customer, regardless of whether litigation or arbitration is commenced.

6. **EXTRA WORK AND CHANGE ORDERS:** Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

7. **LIST OF DOCUMENTS INCORPORATED INTO THE CONTRACT:** The undersigned acknowledges having received and read the following which are attached and made a part of this Agreement: ☒ Terms and Conditions; ☒ Price List; ☒ Estimate; ☐ Other _____.

8. **BOND:** Customer has the right to request a performance and payment bond but has declined this right.

Respiratory problems: ☐ Yes; ☒ No. Pre-existing mold: ☐ Yes; ☒ No.

You affirm having read and understood this contract.

"CUSTOMER(S)"	RESTORATION MANAGEMENT COMPANY
Signature – check one: <input type="checkbox"/> Customer; <input type="checkbox"/> Authorized Agent David Gilmore	Signature Kurt Verhoef
Print Name and Title, if applicable	Print Name and Title
Date	Date

EXHIBIT L

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Revised 1/1/18



4142 Point Eden Way, Hayward, CA 94545
 (800) 400-5058 • Fax: (510) 324-8016
 CA License No. 765595
 www.rmc.com

FIRST PARTY TERMS AND CONDITIONS [Commercial] Date: 11/19/2021

Customer: GRAE La Sierra, LLC Property Address: 1070 Magnolia Ave, Riverside CA 92505

These Terms and Conditions are incorporated into the Commercial Service Agreement:

1. **APPROXIMATE START DATE:** 12/15/2021, **APPROXIMATE COMPLETION DATE:** 12/30/2021 Based on presently available information, Contractor has approximated the completion date in good faith, but Contractor has not been afforded the opportunity to investigate the true extent of the damage, so the completion date is subject to change. Customer understands that water damage is a progressive condition, that water can continue to wick through building materials and that it is not feasible in many cases to accurately predict drying time or completion dates.

2. **DELAY:** Contractor shall be excused for any delay, damage or injury caused by acts of God, natural disasters, inclement weather, other contractors, labor shortages, strikes, terrorism, the delay of an insurance carrier to authorize work, concealed or latent defects, city inspections and approvals, and for all other conditions beyond Contractor's reasonable control.

3. **EXCLUSIONS:** Customer acknowledges and agrees that Contractor is not responsible for addressing damage, conditions or areas outside Contractor's scope of work. Contractor is not responsible for pre-existing conditions, construction defects, design defects, deferred maintenance or housekeeping issues, including the following: **Description of Pre-Existing Conditions:** _____

4. **ACCESS:** Customer shall provide free and unrestricted access to the Property to Contractor. Customer will keep driveways clear during working hours, and will provide areas for storage of equipment and debris. At no expense to Contractor, Customer will provide all water, electricity and other utilities necessary for performance of the work. Customer will secure entrances to the Property and prevent unauthorized persons from gaining access to the Property and the work area.

5. **RESPONSIBILITY FOR EQUIPMENT:** Customer is responsible for Contractor's tools and equipment when Contractor's employees are not on site. Customer agrees not to turn off, unplug or move equipment, including air movers.

6. **RELEASE FOR THIRD PARTY PROFESSIONALS; INDEMNITY:** If the property has sustained significant water damage, Customer is advised to retain the services of independent environmental consultant to inspect, and if appropriate, prepare remedial protocols. Customer shall indemnify and hold Contractor harmless for injury or damage arising from or related to: (a) Customer's failure to hire environmental consultants or design professionals; or (b) the errors or omissions of any such third party professional.

7. **LIMIT OF LIABILITY:** To the maximum extent permitted by law, Contractor shall not be liable for damages or injuries of more than two times the amount billed by Contractor to perform the job. Customer has been advised to remove, protect and safeguard small valuables, fragile items, drugs, weapons and cash, and Contractor shall not be liable for Customer's failure to do so. Contractor does not warrant or represent that the Property will be free of mold. Customer understands the work area is hazardous. Customer hereby agrees to release, defend and indemnify Contractor from claims, costs or expenses that arise from: a) Damage to property or injuries to persons sustained when Customer or unauthorized persons enter the work area; b) Conditions that pre-existed or are unrelated to the specific loss Contractor was hired to address; c) The premature removal of equipment or termination of work against Contractor's recommendations; d) Any refusal to allow Contractor to perform any procedure it recommends; and e) Mysterious disappearance of personal property. Problems that may occur for which Contractor will be released, indemnified and defended may include defects in the original construction, mold, bacteria, structural damage, indoor air quality contamination, and environmental illnesses (including allergies). Contractor carries commercial general liability insurance written by Arch Specialty Insurance Co. You may call Arch Specialty Insurance Co. at 877-688-2724 to check the Contractor's insurance coverage. Contractor carries workers compensation insurance for all employees. *By initialing in the space provided, Customer acknowledges having read and understood this paragraph and agrees to the limits set forth herein.* Initials: _____

8. **INFORMATION NEEDED:** Customer agrees to cooperate with Contractor's inspections and promises to provide Contractor with complete available information regarding any potentially relevant conditions at the Property, including any pertinent history, such as prior damage, remodeling, retrofits, leaks, water damage, mold, prior sewage backflows, etc. Customer shall be responsible for advising Contractor of the existence of hazardous substances, lead, asbestos and areas of possible danger.

"CUSTOMER(S)"	RESTORATION MANAGEMENT COMPANY
Signature – check one: <input type="checkbox"/> Customer; <input type="checkbox"/> Authorized Agent David Gilmore	Signature Kurt Verhoef
Print Name and Title, if applicable	Print Name and Title
Date	Date



Schedule of Fees - 2021 California Prevailing Wage

Management Labor Type	Unit	RT	OT	DT
Project Director	Per Hour	\$ 120.00	\$ 180.00	\$ 240.00
Project Manager	Per Hour	\$ 100.00	\$ 150.00	\$ 200.00
Operations Manager	Per Hour	\$ 95.00	\$ 142.50	\$ 190.00
Health/Safety Officer	Per Hour	\$ 85.00	\$ 127.50	\$ 170.00
Project Auditor	Per Hour	\$ 48.00	\$ 72.00	\$ 96.00
Northern California Labor Type	Unit	RT	OT	DT
Restoration Technician	Per Hour	\$ 102.00	\$ 138.00	\$ 175.50
Restoration Supervisor	Per Hour	\$ 104.00	\$ 142.50	\$ 181.50
Environmental Technician (Asbestos)	Per Hour	\$ 95.00	\$ 132.50	\$ 169.00
Environmental Supervisor (Asbestos)	Per Hour	\$ 97.00	\$ 136.00	\$ 175.00
Environmental Technician (Mold/Lead)	Per Hour	\$ 102.00	\$ 138.00	\$ 175.50
Environmental Supervisor (Mold/Lead)	Per Hour	\$ 107.50	\$ 144.50	\$ 183.50
General Labor	Per Hour	\$ 98.00	\$ 130.00	\$ 160.50
Southern California Labor Type	Unit	RT	OT	DT
Restoration Technician	Per Hour	\$ 102.50	\$ 138.50	\$ 176.50
Restoration Supervisor	Per Hour	\$ 104.50	\$ 143.00	\$ 182.50
Environmental Technician	Per Hour	\$ 106.00	\$ 142.00	\$ 180.00
Environmental Supervisor	Per Hour	\$ 109.00	\$ 146.50	\$ 186.00
General Labor	Per Hour	\$ 98.00	\$ 130.00	\$ 160.50

Labor Notes:

The labor rates above are based on an 8 hour workday, Monday through Friday (7:30 AM - 4:00 PM). All hours worked outside of these timeframes will be subject to after hours rates. Business hours may be adjusted by RMC to meet specific project needs.

The following holidays will be billed at Double Time rates: New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day.

Hourly Scheduled Labor Rates will be charged Portal to Portal.

A small tool charge of 3% will be applied to all labor (non-management) on the project

Emergency service calls outside of normal business hours will be subject to an emergency service fee of \$250.

Normal business hours are Monday through Friday 7:30 AM to 4:00 PM.

A minimum stand-by charge of 4 hours per employee will be charged when circumstances beyond RMC control require RMC personnel to stand-by at the job site.

Per Diem Rates are \$40 per employee. In major metropolitan markets an additional \$10 per day will be added.

Travel, lodging and per diem will be billed at cost plus 20%.

General Notes:

Subcontractors, vendors, unscheduled materials, unscheduled equipment and other project related costs will be billed at cost plus 20%.

For all Catastrophe projects, a 5% fee will be added to the total of each invoice. This fee will assist in covering the increased indirect costs associated with Catastrophic events. Examples of these costs would be corporate support and oversight, increased labor costs, warehousing, etc.

This Schedule of Fees reflects the most commonly used labor categories, equipment and materials on typical projects. Due to the unique nature of our work, to meet project specific needs RMC may add additional labor categories, equipment or materials to this schedule of fees at rates to be determined by RMC.

Storage rates are (per vault) \$135/month or \$4.50/day.

Equipment and Supplies noted with *** are subject to price increases on a project by project basis due to demand related to COVID-19.

Rates do not include the costs of taxes, licensing or permit fees, if applicable.

This Schedule of Fees is subject to change without notice. For customers under an annual agreement, prior written notice will be provided.

rev. 1/8/2021



Equipment / Vehicles / Disposal

Item	UOM	Price
Air Mover	DA	\$ 30.00
Airless Sprayer	DA	\$ 80.00
Axial Air Mover	DA	\$ 32.50
Cart, High Tech	DA	\$ 12.50
Cart, Debris	DA	\$ 40.00
Compressor	DA	\$ 38.55
Dehumidifier - Large (1200 / Evo / R175)	DA	\$ 110.00
Dehumidifier - Ex Large (2000 / R200 / R250)	DA	\$ 150.00
Dehumidifier - Desiccant 385	DA	\$ 275.00
Dehumidifier - Desiccant 600	DA	\$ 375.00
Dehumidifier - Desiccant 2000	DA	\$ 950.00
Dehumidifier - Desiccant 5000	DA	\$ 1,550.00
Dolly	DA	\$ 9.00
Drill - Cordless / Electric	DA	\$ 12.00
Dry Ice Machine	DA	\$ 485.00
Electrical - Cord	DA	\$ 3.00
Electrical - Light String - 100'	DA	\$ 10.00
Electronic Oven (Large)	DA	\$ 325.00
Electrostatic Sprayer (Backpack)	DA	\$ 350.00
Electrostatic Sprayer (Handheld)	DA	\$ 140.00
Extraction unit - Portable	DA	\$ 150.00
Extraction unit - Truck Mount	DA	\$ 540.00
Fan - 36 Inch	DA	\$ 42.00
Flex Duct 8"-12" X 25'	DA	\$ 35.00
Flex Duct 14"-20" X 25'	DA	\$ 62.00
Floor Buffer	DA	\$ 89.00
Generator - Portable	DA	\$ 79.00
Hand Grinder	DA	\$ 12.50
HVAC Collector - 5000	DA	\$ 225.00
Hydroxyl Generator - 3 optic	DA	\$ 230.00
Injecti-Dry / Dry Force	DA	\$ 140.00
Insulation Removal Machine	DA	\$ 325.00
Ladder - A Frame	DA	\$ 6.00
Ladder - Extension	DA	\$ 10.00
Manometer - Recording	DA	\$ 50.00
Mobile Containment Cube	DA	\$ 95.00
Moisture Meter	DA	\$ 28.00
Negative Air / Air Scrubber - 2000	DA	\$ 145.00
Negative Air / Air Scrubber - 500	DA	\$ 90.00
Ozone Generator	DA	\$ 150.00
Pallet Jack	DA	\$ 20.00
Personal Air Sampling Pump	DA	\$ 20.00
Personal Fall Protection	DA	\$ 15.00
Power Cable - 50'	DA	\$ 13.00
Power Cable - Tail	DA	\$ 4.00
Power Distribution Box	DA	\$ 28.00
Pressure Washer	DA	\$ 130.00
Pressurized Steam Cleaner	DA	\$ 375.00

Item	UOM	Price
Pump Sprayer***	DA	\$ 5.00
Radio - 2 way	DA	\$ 6.00
Respirator - 1/2 Face***	DA	\$ 9.00
Respirator - Full Face***	DA	\$ 12.00
Sander - 4 1/2" w/ HEPA attachment	DA	\$ 6.00
Saw - Circular (Skilsaw)	DA	\$ 12.50
Saw - Reciprocating (Sawzall)	DA	\$ 15.00
Saw - Specialty Drywall (Kett)	DA	\$ 32.00
Scaffold - Rolling	DA	\$ 90.00
Soda Blasting Machine	DA	\$ 485.00
Submersible Pump 2"	DA	\$ 181.42
Submersible Pump 3/4"	DA	\$ 35.00
Temporary Fence w/ Screen 12' X 6'	DA	\$ 2.20
Terminator (Floor Stripper)	DA	\$ 250.00
Thermal Fogger	DA	\$ 100.00
Thermal Imaging Camera	DA	\$ 225.00
Tool Box	DA	\$ 15.00
Tool Box - Technical	DA	\$ 55.00
Turbo Vent (48")	DA	\$ 10.00
Ultra Sonic	DA	\$ 350.00
ULV Sprayer/Fogger	DA	\$ 30.00
Unger Pole 18-24ft	DA	\$ 12.50
Unger Pole 8-12ft	DA	\$ 9.50
Vacuum	DA	\$ 9.00
Vacuum - HEPA	DA	\$ 75.00
Water Collector	DA	\$ 3.50
Work Light	DA	\$ 6.00
Work Light - Dbl	DA	\$ 20.00
Zip Wall Pole	DA	\$ 12.00
Vehicles		Unit Price
Command Center	DA	\$ 275.00
Dump Truck	DA	\$ 250.00
Forklift - 8000 lb	DA	\$ 225.00
Box Truck (14'-16')	DA	\$ 160.00
Box Truck (24')	DA	\$ 245.00
Passenger Van	DA	\$ 160.00
Service Van	DA	\$ 95.00
Tractor (Semi)	DA	\$ 325.00
Trailer (14')	DA	\$ 30.00
Trailer (Flatbed)	DA	\$ 355.00
Trailer (53' Restoration)	DA	\$ 525.00
Utility Vehicle	DA	\$ 105.00
Disposal*		Unit Price
Pickup Truck	EA	\$ 185.00
12 Yard Debris Bin	EA	\$ 460.00
20 Yard Debris Bin	EA	\$ 685.00
30 Yard Debris Bin	EA	\$ 810.00
40 Yard Debris Bin	EA	\$ 980.00

*NOTE: Rates apply to waste transported to an RMC facility for disposal.



Supply List

Item	UOM	Price	Item	UOM	Price	Item	UOM	Price
9-D-9	GL	\$147.40	Duct (Mylar) 12" x 25'	EA	\$ 21.63	Oil Soap	GL	\$ 27.68
Adhesive Mat	PKG	\$ 31.42	Dust Mask***	BX	\$ 24.97	Odor Blocks	EA	\$ 8.49
Air Neutralizer	GL	\$ 58.00	Dust Mask (N95/KN95)***	EA	\$ 2.90	Packing Paper	RL	\$ 27.00
Anti-Microbial / Disinfectant***	GL	\$ 69.50	Electronic Equipment Wipes	TUB	\$ 7.81	Paper Pad	EA	\$ 2.36
Anti-Static Cleaner	EA	\$ 11.48	Encapsulant, Antimicrobial	GL	\$105.60	Personal Air Sampling Cassette	EA	\$ 1.80
Bags, Poly 2 Mil	RL	\$ 79.80	Encapsulant, Asbestos	GL	\$ 16.62	Pine Sol	GL	\$ 20.16
Bags, Poly 6 Mil	RL	\$145.05	Encapsulant, Lead	GL	\$ 77.80	Poly Sheeting 2 mil FR 10'-12'	RL	\$ 46.00
Bags, Poly Biohazard	EA	\$ 3.54	Encapsulant, Smoke/Odor	GL	\$ 70.37	Poly Sheeting 2 mil FR 20'	RL	\$ 95.00
Bags, Trash	BX	\$ 49.86	Eye Protection	EA	\$ 5.58	Poly Sheeting 4 mil FR 10'-12'	RL	\$ 72.00
Bags, HEPA Vacuum	EA	\$ 5.46	Face Shield***	EA	\$ 10.23	Poly Sheeting 4 mil FR 20'	RL	\$134.00
Bags, Insulation Removal	EA	\$ 18.00	Filter, Dehumidifier	EA	\$ 7.50	Poly Sheeting 6 mil FR 10'-12'	RL	\$110.00
Blade, Utility Knife (100)	BX	\$ 18.63	Filter, HEPA - 500***	EA	\$278.00	Poly Sheeting 6 mil FR 20'	RL	\$196.00
Blade, Floor Scraper 3.5" HD	EA	\$ 13.09	Filter, HEPA - 2000***	EA	\$201.00	Respirator Filter (HEPA)***	PR	\$ 13.30
Blade, Floor Scraper 4"	EA	\$ 0.50	Filter, HEPA Vacuum***	EA	\$337.24	Respirator Filter (OVAGH)***	PR	\$ 33.50
Blade, Floor Scraper 8"	EA	\$ 1.61	Filter, Primary	EA	\$ 1.85	Respirator Wipes	BX	\$ 16.95
Blade, Specialty Saw (Drywall)	EA	\$ 16.84	Filter, Secondary	EA	\$ 10.75	Roof Tar	GL	\$ 38.15
Blade, Specialty Saw (Plaster)	EA	\$ 63.59	Filter, Secondary (Charcoal)	EA	\$ 34.00	Sanding Disc 5"	BX	\$ 38.50
Blade, Sawzall	EA	\$ 3.49	Filter, Carbon Activated - 500	EA	\$ 77.50	Scouring Pad	EA	\$ 2.22
Blade, Terminator	EA	\$ 20.00	Filter, Carbon Activated - 2000	EA	\$111.00	Shoe Cover	BX	\$ 68.27
Bleach	GL	\$ 7.30	Floor Buffer Pads	EA	\$ 21.95	Shrink Wrap	RL	\$ 28.34
Board Up Hardware	EA	\$ 25.00	Floor Protection, Carpet Mask	RL	\$190.00	Soda (Soda blasting)	BX	\$ 80.00
Box - Lamp	EA	\$ 6.51	Floor Protection, Rosin Paper	RL	\$ 24.95	Soil, Virgin	BG	\$ 7.14
Box - Large	EA	\$ 5.19	Floor Protection, Masonite	EA	\$ 25.96	Soot Sealer	GL	\$ 92.30
Box - Medium	EA	\$ 4.05	Floor Protection, Ram Board	RL	\$118.80	Spray adhesive	EA	\$ 6.18
Box - Mirror	EA	\$ 9.00	Furniture Blocks	BX	\$ 79.93	Spray bottle w/trigger	EA	\$ 3.65
Box - Small	EA	\$ 2.89	Furniture Polish	EA	\$ 7.94	Steel Stud - 3'5/8" X 10'	EA	\$ 15.27
Box - Wardrobe	EA	\$ 23.67	Glass Cleaner	GL	\$ 26.56	Steel Wool - 0000	EA	\$ 0.80
Brush - 2" Paint	EA	\$ 1.45	Glove Bag	EA	\$ 10.40	Surfactant	GL	\$ 20.32
Brush - Nylon	EA	\$ 1.95	Gloves, Nitrile***	BX	\$ 22.48	Tackless Strip Guard	BX	\$132.76
Brush - Wire	EA	\$ 4.93	Gloves, Rubber	PR	\$ 1.40	Tape - Blue/Green	RL	\$ 13.47
Brush - Nylon Cup	EA	\$ 35.09	Gloves, Leather	PR	\$ 4.11	Tape - Caution	RL	\$ 17.00
Brush - Wire Cup	EA	\$ 48.56	Hard Hats	EA	\$ 27.35	Tape - Packing	RL	\$ 4.12
Bubble Wrap 12" (750 lf)	RL	\$279.51	Isopropyl Alcohol***	GL	\$ 52.00	Tape - Double Sided	RL	\$ 14.85
Bubble Wrap 24" (250 lf)	RL	\$197.84	Knee Pads	PR	\$ 26.50	Tape - Duct/Vinyl	RL	\$ 11.88
Carpet / Upholstery Cleaner	GL	\$ 50.00	Lay Flat Ducting, 10" - 12"	RL	\$120.00	Tarp, 9 x 12	EA	\$ 40.94
Chain	LF	\$ 8.14	Lay Flat Ducting, 18" - 20"	RL	\$180.00	Tarp, 12 x 16	EA	\$ 54.04
Chem Sponge	EA	\$ 4.68	Leather Cleaner	QT	\$ 36.68	Tarp, 20 x 30	EA	\$171.56
COC Crystals	GL	\$ 56.10	Liqui-Zone	GL	\$ 60.00	Towel, Blue Shop	RL	\$ 2.34
Coil Cleaner	GL	\$ 24.09	Lock Box	EA	\$ 65.93	Towel, Microfiber Yellow	BX/36	\$ 36.72
Coroplast FR - 4' X 8'	EA	\$ 64.90	LPS 1	GL	\$107.06	Towel, Surgical Blue	LB	\$ 6.97
Cotton Tip Cleaning Swabs	BX	\$ 4.36	LPS 2	GL	\$117.45	Towel, Terry Cleaning	LB	\$ 3.92
Decon Chamber	EA	\$223.43	LPS 3	GL	\$140.60	Thermal Fog Liquid	GL	\$132.00
Defoamer, Crystal	GL	\$ 38.00	Lumber - Plywood	EA	\$ 68.20	Tyvek (Polyethylene)***	EA	\$ 22.45
Degreaser	GL	\$ 28.00	Lumber - 1" X 2" X 8'	EA	\$ 3.03	Tyvek (White)***	EA	\$ 8.60
Degreaser, Citrus	GL	\$ 32.00	Lumber - 2" X 4" X 8'	EA	\$ 12.10	Utility Knife	EA	\$ 5.78
Disinfectant - Botanical***	GL	\$ 65.89	Mastic Remover	GL	\$ 44.88	View Window	EA	\$ 5.50
Doodle Bug Pad	EA	\$ 5.93	Mop Heads - Microfiber***	EA	\$ 8.00	Waterproof Boots	EA	\$ 6.84
Double O	GL	\$145.58	Mop Heads - Disposable Pad	EA	\$ 10.00	Wood Cream Cleaner	EA	\$ 76.00
Drywall - 1/2" 4' X 8'	EA	\$ 32.12	Mop Heads - Standard	EA	\$ 12.00	Zipper, Peel & Seal	EA	\$ 14.26
Drywall - 5/8" 4' X 8'	EA	\$ 35.26	Moving Blanket	EA	\$ 15.84			

Restoration Management Company

Restoration Management Company

Client: Riverside County Department of Social Services
Property: 11070 Magnolia Avenue
Riverside, CA 92505

Operator: KVERHOEF

Estimator: Kurt Verhoef
Business: 1111 E. Citrus Street, Suite 7
Riverside, CA 92507

Cellular: (951) 233-9640

Type of Estimate: Cleaning Services
Date Entered: 9/1/2021

Date Assigned:

Price List: CABD8X_SEP21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2021-09-01-1435-1-21

Restoration Management Company

Restoration Management Company

2021-09-01-1435-1-21

2021-09-01-1435-1-21

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<i>Projected Rough Order of Magnitude to complete the following project utilizing prevailing wage rates.</i>					
<i>Projected cleaning costs to clean approximately 50 offices and 200 cubicles with work stations, contents located within offices and cubicles including computer monitors and printers. All labor is included in this proposal is approximate and will be invoiced actual time posted daily on our T&M crew sheets.</i>					
<i>Exclusions - Crews will only clean exterior surfaces of computer screens and printers and RMC will not assume any liability or promises of electronics working condition upon final cleaning.</i>					
<i>Toys in storage rooms will be inventoried, boxed up and recommend for disposal.</i>					
<i>All files will be left in folders and not cleaned, our inspection did not show signs of soot inside files.</i>					
<i>File cabinets will be moved by Riverside County staff or vendor and RMC will clean exterior surfaces only.</i>					
<i>Cubicles will be cleaned on all sides, RMC will attempt to clean water damage panels.</i>					
<i>Walls, ceiling, floors and HVAC cleaning are not included in this proposal and will be completed during the building structure cleaning phase.</i>					

Total: 2021-09-01-1435-1-21	0.00	0.00
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Cubicle Workstations

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<i>Cleaning supervision for crew of 9 to clean cubicle workstation and contents 18 cubicles per day per crew</i>					
1. Restoration Supervision - per hour - prevailing wage	264.00 HR	0.00	104.50	0.00	27,588.00
<i>Restoration technician crew of 2 to clean contents, 1 to clean cubicle & adjoining file cabinets 2 hours each cubicle</i>					
2. Restoration Technician - per hour - prevailing wage	1,640.00 HR	0.00	102.50	0.00	168,100.00
Totals: Cubicle Workstations				0.00	195,688.00

Perimeter Offices, Storage and Restrooms

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<i>Cleaning restoration supervision for crew to clean contents in offices, conference, and storage rooms</i>					
5. Restoration Supervision - per hour - prevailing wage	72.00 EA	0.00	104.50	0.00	7,524.00
<i>Cleaning technician to clean contents in offices, conference, and storage rooms</i>					
7. Restoration Technician - per hour - prevailing wage	464.00 HR	0.00	102.50	0.00	47,560.00
Totals: Perimeter Offices, Storage and Restrooms				0.00	55,084.00

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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2021-09-01-1435-1-21

9/13/2021

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Restoration Management Company

Restoration Management Company

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Commercial Supervision / Project Management - per hour	64.00 HR	0.00	120.00	0.00	7,680.00
30. Operations Manager - per hour	160.00 HR	0.00	95.00	0.00	15,200.00
31. Project Auditor	40.00 HR	0.00	48.00	0.00	1,920.00
Materials and equipment listed below to clean and deodorize contents and cubicles are approximate and will be invoiced as used on our time and material billing and tracking system.					
24. Containment Barrier/Airlock/Decon. Chamber	1,500.00 SF	0.00	0.15	19.69	244.69
27. Protect - Cover with plastic	24,000.00 SF	0.00	0.11	231.00	2,871.00
32. Chem Sponge	2,100.00 EA	0.00	4.68	0.00	9,828.00
33. Glass Cleaner	4.00 GL	0.00	26.56	0.00	106.24
34. Degreaser, Citrus	8.00 GL	0.00	32.00	0.00	256.00
35. Gloves, Nitrile	200.00 BX	0.00	22.48	0.00	4,496.00
36. HEPA Vac Filter	8.00 EA	0.00	337.24	0.00	2,697.92
42. Filter, Primary	24.00 EA	0.00	1.85	0.00	44.40
43. Filter, Secondary (Charcoal)	24.00 EA	0.00	34.00	0.00	816.00
39. Spray Bottle w/trigger	24.00 EA	0.00	3.65	0.00	87.60
40. Towel, Surgical Blue	125.00 LB	0.00	6.97	0.00	871.25
41. Towel, Terry Cleaning	1,600.00 LB	0.00	3.92	0.00	6,272.00
44. Towel, Microfiber Yellow - box 36	80.00 BX	0.00	36.72	0.00	2,937.60
46. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	80.00 DA	0.00	145.00	0.00	11,600.00
47. HEPA vac - per day	120.00 EA	0.00	75.00	0.00	9,000.00
37. Poly Sheeting 6 mil FR 20'	12.00 RL	0.00	196.00	0.00	2,352.00
38. Tape - Blue/Green	36.00 EA	0.00	13.47	0.00	484.92
48. Pressurized Steam Cleaner	5.00 DA	0.00	375.00	0.00	1,875.00
29. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	839.00	0.00	0.00	839.00
Totals: General				250.69	82,479.62

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. Water extract/remediation labor minimum	1.00 EA	0.00	174.04	0.00	174.04
Totals: Labor Minimums Applied				0.00	174.04
Line Item Totals: 2021-09-01-1435-1-21				250.69	333,425.66

Restoration Management Company

Restoration Management Company

Summary

Line Item Total	333,174.97
Material Sales Tax	250.69
Replacement Cost Value	\$333,425.66
Net Claim	\$333,425.66

Kurt Verhoef

Restoration Management Company

Restoration Management Company

Recap by Room

Estimate: 2021-09-01-1435-1-21

Cubicle Workstations	195,688.00	58.73%
Perimeter Offices, Storage and Restrooms	55,084.00	16.53%
General	82,228.93	24.68%
Labor Minimums Applied	174.04	0.05%
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Subtotal of Areas	333,174.97	100.00%
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Total	333,174.97	100.00%

Restoration Management Company

Restoration Management Company

Recap by Category

Items	Total	%
CLEANING	267,892.00	80.35%
GENERAL DEMOLITION	839.00	0.25%
LABOR ONLY	7,680.00	2.30%
WATER EXTRACTION & REMEDIATION	56,763.97	17.02%
Subtotal	333,174.97	99.92%
Material Sales Tax	250.69	0.08%
Total	333,425.66	100.00%