

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



**ITEM: 3.14  
(ID # 25692)**

**MEETING DATE:**

**FROM :** FACILITIES MANAGEMENT

Tuesday, September 17, 2024

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of the Ninth Amendment to Lease at 12125 Day Street, Moreno Valley, with Canyon Springs Plaza Limited Partnership, California limited partnership, Authorizing a Five (5) Year Extension; Find the Project Exempt under California Environmental Quality Act Pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5 [Total Cost: \$2,514,472 - DPSS Operating Budget General Fund 10000 100%] (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, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the Ninth Amendment to Lease at 12125 Day Street with Canyon Springs Plaza Limited Partnership and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize the Director of Facilities Management, or designee, to exercise the Options pursuant to Section 6 of the Lease; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) business days of approval by the Board.

**ACTION:**Policy, CIP

  
Charity Douglas, DPSS Director

8/28/2024

  
Rose Salgado, Director of Facilities Management

9/3/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: September 17, 2024  
xc: FM-RE, DPSS, Recorder/State Clearinghouse

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$356,278	\$485,177	\$2,514,472	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> DPSS Department Budget General Fund 10000 - 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	24/25 – 29/30

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

**BACKGROUND:**

**Summary**

On May 3, 2005, the County of Riverside (County), entered into a Lease Agreement on behalf of the Department of Public Social Services (DPSS) with the Canyon Springs Investment Trust, a predecessor-in-interest, to Canyon Springs Plaza Limited Partnership (Lessor), for approximately 17,026 square feet of space in the facility located at 12125 Day Street, Suite S101, Moreno Valley. The facility is used by DPSS' In Home Supportive Services Public Authority and Adult Services' Division. This facility continues to meet the operational requirements of DPSS. This Ninth Amendment to Lease represents a five-year extension effective October 1, 2024. Lessor - at Lessor's expense - will paint the premises and provide a \$45,000.00 tenant improvement allowance.

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

Lessor: Canyon Springs Plaza, Limited Partnership  
25401 Cabot Road, Ste 208  
Laguna Hills, California 92653

Location: 12125 Day Street, Suite S101  
Moreno Valley, California

Size: 17,026 Square Feet

Term: Five (5) year term commencing on October 1, 2024, and expiring on September 30, 2029.

Rent:	Current	New
	\$2.00 per sq. ft.	\$2.10 per sq. ft.
	\$34,105.07 per month	\$35,810.32 per month

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

\$409,260.84 per year                  \$429,723.84 per year

Rent Adjustment:        3% per year commencing October 1, 2025

Utilities:                    Electricity and telephone paid by County; all others provided by Lessor

Custodial:                  Provided by Lessor

Maintenance:            Provided by Lessor

This Ninth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

There will be a positive impact on residents since DPSS-IHSS Public Authority will continue to offer in home supportive services to the community.

**Additional Fiscal Information**

See attached Financial Exhibits A, B, and C. All associated costs for this Amendment will be budgeted in FY24/25 - FY29/30 by DPSS. DPSS will reimburse FM-RE for all associated Lease costs on a monthly basis.

**Contract History and Price Reasonableness**

This is a five-year renewal. The lease rate is deemed competitive based upon the current market.

The Lease has been amended eight times previously for rent adjustments, extensions to the term, and tenant improvements:

<u>Amendment</u>	<u>Date and M.O.</u>
First Amendment	September 27, 2005 (M.O. 3.22)
Second Amendment	November 30, 2010 (M.O. 3.27)
Third Amendment	March 1, 2011 (M.O. 3.14)
Fourth Amendment	August 28, 2012 (M.O. 3.47)
Fifth Amendment	January 7, 2014 (M.O. 3.23)
Sixth Amendment	March 24, 2015 (M.O. 7.2)
Seventh Amendment	October 2, 2018 (M.O. 3.10)
Eighth Amendment	July 20, 2021 (M.O.3.13)

**Attachments:**

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

- Aerial Image
- Financial Exhibits A, B & C
- Notice of Exemption
- Ninth Amendment to Lease

*Stacy Orton*  
Stacy Orton 9/5/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 9/5/2024



County of Riverside  
Facilities Management  
3450 14<sup>th</sup> St, Riverside, CA

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202401009  
09/17/2024 04:43 PM Fee: \$ 50.00  
Page 1 of 2

Removed: By: Deputy



## NOTICE OF EXEMPTION

August 19, 2024

**Project Name:** Approval of Ninth Amendment to Lease Agreement with Canyon Springs Plaza, Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley

**Project Number:** FM042462005000

**Project Location:** 12125 Day Street, Suite S101, north of State Route 60, Moreno Valley, California 92211, Assessor's Parcel Number (APN) 291-050-054

**Description of Project:** On May 3, 2005, the County of Riverside (County), entered into a lease agreement on behalf of the Department of Public Social Services (DPSS) with the Canyon Springs Investment Trust, predecessor-in-interest to Canyon Springs Plaza, Limited Partnership, (Lessor) for approximately 17,026 square feet of space in the facility located at 12125 Day Street, Suite S101, Moreno Valley for use by DPSS' In Home Supportive Services Public Authority and Adult Services' Division. This facility continues to meet the operational requirements of DPSS. This Ninth Amendment to Lease represents a five-year extension effective October 1, 2024. Lessor at Lessor's expense will paint the premises and replace flooring.

The Ninth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the continued use of an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. 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), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.



# Approval of Ninth Amendment to Lease Agreement with Canyon Springs Plaza, Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley

## Summary

**SCH Number**

2024090815

**Public Agency**

Riverside County

**Document Title**

Approval of Ninth Amendment to Lease Agreement with Canyon Springs Plaza, Limited Partnership, Department of Public Social Services (DPSS), Moreno Valley

**Document Type**

NOE - Notice of Exemption

**Received**

9/20/2024

**Posted**

9/20/2024

**Document Description**

On May 3, 2005, the County of Riverside (County), entered into a lease agreement on behalf of the Department of Public Social Services (DPSS) with the Canyon Springs Investment Trust, predecessor-in-interest to Canyon Springs Plaza, Limited Partnership, (Lessor) for approximately 17,026 square feet of space in the facility located at 12125 Day Street, Suite S101, Moreno Valley for use by DPSS' In Home Supportive Services Public Authority and Adult Services' Division. This facility continues to meet the operational requirements of DPSS. This Ninth Amendment to Lease represents a five-year extension effective October 1, 2024. Lessor at Lessor's expense will paint the premises and replace flooring.

The Ninth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the continued use of an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

## Contact Information

**Name**

Michael Sullivan

**Agency Name**

County of Riverside Facilities Management

**Job Title**

Facilities Operations Manager

**Contact Types**

Lead/Public Agency

**Address**

3450 14th Street  
Riverside, CA 92501

**Phone**

(951) 955-8009

**Email**

MSullivan@rivco.org

## Location

**Cities**

Moreno Valley



**Counties**

Riverside

**Regions**

Southern California

**Cross Streets**

12125 Day Street

**Zip**

92211

**Parcel #**

291-050-054

## Notice of Exemption

**Exempt Status**

Categorical Exemption

**Type, Section or Code**

Section 15301

**Reasons for Exemption**

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 Ninth Amendment to the Lease Agreement, permitting use of an existing facility. 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 continued use of an existing building. The project would not increase or expand the use of the site; and the use 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. 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.

**Exempt Status**

Other

**Type, Section or Code**

### Reasons for Exemption

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 Ninth Amendment to the Lease Agreement, permitting use of an existing facility. 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 Ninth Amendment to the Lease Agreement is an administrative action to renew the Lease. No change will occur to the ongoing use of the facility and no new environmental impacts to the surrounding area 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.

### County Clerk

Riverside

## Attachments

### Notice of Exemption

NOE\_Approval of Ninth Amendment to Lease Agreement  

**Disclaimer:** The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. For more information, please visit [OPR’s Accessibility Site](#).

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**NINTH AMENDMENT TO LEASE**  
**12125 Day Street, Moreno Valley**

**THIS NINTH AMENDMENT TO LEASE** ("Ninth Amendment"), dated as of September 17, 2024, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County"), and **CANYON SPRINGS PLAZA LIMITED PARTNERSHIP**, a California limited partnership ("Lessor"), collectively referred to as "Parties"

**RECITALS**

a. Canyon Springs Investment Trust, an irrevocable Trust dated May 5, 2003, predecessor in interest to Canyon Springs Plaza Limited Partnership, a California limited partnership, as Lessor, and County entered into that certain Lease dated May 3, 2005 ("Original Lease"), pursuant to which Lessor has agreed to lease to County and County has agreed to lease from Lessor that certain building located at 12125 Day Street, Suite S101, Moreno Valley, California ("Premises"), as more particularly described in the Original Lease.

b. The amendments of the Lease are summarized as follows:

1. The First Amendment to Lease dated September 27, 2005, by and between County of Riverside and Canyon Springs Investment Trust to make improvements to the suite.

2. The Second Amendment to Lease dated November 30, 2010, by and between County of Riverside and Canyon Springs Investment Trust to extend the term of the Lease, reduce the rent, and provide annual increases, and amend the notices provision.

3. The Third Amendment to Lease dated March 1, 2011, by and between County of Riverside and Canyon Springs Investment Trust to add additional rent and amend the County's Representative.

1           4.     The Fourth Amendment to Lease dated August 28, 2012, by and  
2 between the County of Riverside and Canyon Springs Investment Trust to eliminate the  
3 additional rent.

4           5.     The Fifth Amendment to Lease dated January 7, 2014, by and  
5 between the County of Riverside and Canyon Springs Investment Trust to expand the  
6 premises with tenant improvement, extend the term, and increase the rent.

7           6.     The Sixth Amendment to Lease dated March 24, 2015, by and  
8 between the County of Riverside and Canyon Springs Investment Trust to expand the  
9 premises with tenant improvement and increase the rent.

10          7.     The Seventh Amendment to Lease dated October 2, 2018, by and  
11 between the County of Riverside and Canyon Springs Investment Trust to extend the  
12 term and update the periodic services to the Premises.

13          8.     Canyon Springs Investment Trust assigned and transferred its  
14 interest to Canyon Springs Plaza Limited Partnership on or about August 13, 2020.

15          9.     The Eighth Amendment to Lease dated July 20, 2021, by and  
16 between the County of Riverside and Canyon Springs Plaza Limited Partnership to  
17 extend the term and increase the rent.

18          10.    The Original Lease, together with all Amendments, are hereinafter  
19 referred to as the "Lease".

20          11.    The Parties now desire to amend the Lease to extend the term,  
21 include an option to extend and amend the rental amounts.

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

24           1.     **TERM.** Section 4 of the Lease is amended by adding the following:  
25 The term of the Lease shall be extended by five (5) years commencing on October 1,  
26 2024, and expiring on September 30, 2029.

27           2.     **RENT.** Section 5.1 and 5.2 of the Lease shall be amended by adding the  
28 following:

1           **5.1 Rent.** Commencing October 1, 2024, rent shall be \$35,810.32 per  
2 month payable in advance, on the first day of the month.

3           **5.2 Annual Increase.** Notwithstanding the provisions of Section 5.1  
4 herein, the monthly rent shall be increased thereafter on each anniversary of this  
5 Lease by an amount equal to three (3%) of such monthly rent.

6           3.     **OPTIONS.** Section 6.1 of the Lease shall be deleted in its entirety and  
7 replaced with the following:

8           **6.1 Option to Extend.** Lessor grants to County one (1) option to  
9 extend the Lease ("Extension Option"). The Extension Option shall be for a period of  
10 two years ("Extension Term"), subject to the conditions described in this Section 6.1.1.

11           **6.1.1 Exercise of Option.** The Extension Option shall be  
12 exercised by County delivering to Lessor written notice thereof no later than one  
13 hundred twenty (120) days prior to the expiration of the Extension Term thereof. The  
14 rent payable by County during the Extension Term shall be under the same terms and  
15 conditions.

16           **6.1.2 Option Rent.** Rent during the Extension Term shall be  
17 increased three (3%) percent at the commencement of the Extension Term and  
18 annually thereafter on the anniversary date of the Lease.

19           4.     **IMPROVEMENTS BY LESSOR.** Section 11.1 of the Lease shall be  
20 amended to add Subsection 11.1.7.

21           **11.1.7** Lessor, at Lessor's sole expense, which are not subject to  
22 reimbursement by County, shall complete improvements described in this Section  
23 11.1.7 with work to commence within six months of execution of this Ninth Amendment  
24 to Lease or upon mutual agreement. The work shall include painting of the interior  
25 premises in accordance with selection of finishes by County as shown in Exhibit L,  
26 attached hereto as Attachment No. 1 and incorporated herein by the reference. Lessor  
27 shall complete work in phases after hours or on weekends.

28



1 Lessor shall also provide a \$45,000.00 non-reimbursable  
2 tenant improvement allowance to the County at such time as County requested  
3 improvements are completed.

4 5. **CERTIFIED ACCESS SPECIALIST.** Section 7 of the Lease is amended to  
5 add the following Section 7.7:

6 **7.6. Certified Access Specialist.** A Certified Access Specialist  
7 (CASp) can inspect the subject premises and determine whether the subject premises  
8 comply with all the applicable construction-related accessibility standards under state  
9 law. Although state law does not require a CASp inspection of the subject premises, the  
10 commercial property owner or lessor may not prohibit the lessee or tenant from  
11 obtaining a CASp inspection of the subject premises for the occupancy or potential  
12 occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties  
13 shall mutually agree on the arrangements for the time and manner of the CASp  
14 inspection, the payment of the fee for the CASp inspection, and the cost of making any  
15 repairs necessary to correct violations of construction-related accessibility standards  
16 within the premises. The Parties hereby mutually agree that the lessor shall bear full  
17 costs and fees for the CASp inspection and any repairs necessary to correct violations  
18 of construction-related accessibility standards within the premises.

19 6. **CUSTODIAL SERVICES AGREEMENT.** Exhibit E of the lease shall be  
20 deleted in its entirety and replaced with a revised Exhibit E, attached hereto as  
21 Attachment No. 2 and incorporated herein by this reference.

22 7. **NINTH AMENDMENT TO PREVAIL.** The provisions of this Ninth  
23 Amendment shall prevail over any inconsistency of conflicting provisions of the Lease,  
24 as heretofore amended, and shall supplement the remaining provisions thereof.

25 8. **MISCELLANEOUS.** Except as amended or modified herein, all the terms  
26 of the Original Lease shall remain in full force and effect and shall apply with the same  
27 force and effect. Time is of the essence in this Amendment and the Lease and each  
28 and all their respective provisions. Subject to the provisions of the Lease as to  
assignment, the agreements, conditions, and provisions herein contained shall apply to

1 and bind the heirs, executors, administrators, successors and assigns of the parties  
2 hereto. If any provisions of this Amendment or the Lease shall be determined to be  
3 illegal or unenforceable, such determination shall not affect any other provision of the  
4 Lease and all such other provisions shall remain in full force and effect. The language  
5 in all parts of the Lease shall be construed according to its normal and usual meaning  
6 and not strictly for or against either Lessor or Lessee. Neither this Amendment, nor the  
7 Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be  
8 recorded by Lessee.

9           9.     **EFFECTIVE DATE.** This Ninth Amendment to Lease shall not be binding  
10 or consummated until its approval by the Riverside County Board of Supervisors and  
11 fully executed by the Parties.

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Signatures of the following page

1 IN WITNESS WHEREOF, the parties have executed this Ninth Amendment to Lease  
2 as of the date first written above.

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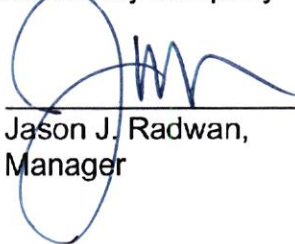
COUNTY:

LESSOR:

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

CANYON SPRINGS PLAZA LIMITED  
PARTNERSHIP, a California limited  
partnership, by its Manager, Canyon  
Springs Management, LLC, a California  
limited liability company

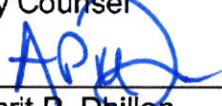
By:   
\_\_\_\_\_  
Chuck Washington, Chair  
Board of Supervisors

By:   
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Jason J. Radwan,  
Manager

ATTEST:  
Kimberly A. Rector  
Clerk of the Board

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

APPROVED AS TO FORM:  
Minh C. Tran  
County Counsel

By:   
\_\_\_\_\_  
Amrit P. Dhillon  
Deputy County Counsel

HR:il/08212024/MV050/40.094

SEP 17 2024 3.14

ATTACHMENT NO. 1  
EXHIBIT L

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# DPSS STANDARD FINISHES AND MATERIALS MATRIX

8/9/2024

ITEM CODE:	PRODUCT INFORMATION:	SPECIFICATION:	LOCATION & NOTES:
<b>WALLS</b>			
<b>PAINT</b>			
(D-15)	Manufacturer:	Dunn Edwards	
<b>ALL</b> Est.Cost Per Gal.Eggshell:			
P-2	(D-16) Manufacturer: Description: Color: Color Code: Finish: Est.Cost Per Gal. Eggshell:	Dunn Edwards Paint Suprema / Inside Passage DEC764 Eggshell, Semi-gloss for Restrooms \$37.23 (1-Gallon Covers Approx. 400 SF)	General Office, Restrooms
<b>ALL</b> Est.Cost Per Gal. Semi-Gloss: \$38.71 (1-Gallon Covers Approx. 375 SF)			
P-3	(D-17) Manufacturer: Description: Color: Color Code: Finish: Est.Cost Per Gal.Eggshell:	Dunn Edwards Paint Suprema / Da Vanzo Beige DET 664 Eggshell \$37.23 (1-Gallon Covers Approx. 400 SF)	Accent Color Columns/Office Wall/Select Locations Accent Walls Color to be used as an accent color
<b>NOB</b> Manufacturer: Dunn Edwards			
<b>ALL</b> Est.Cost Per Gal.Eggshell:			
P-5	(D-18) Manufacturer: Description: Color: Product Name: Finish: Drywall Surface Types: Est. Cost Per Gallon:	Dunn Edwards Primer White Vinylastic Premium Wall Sealer Water Based Sealant Textured, Untextured, Skim-Coated \$32.17 (1-Gallon Covers Approx. 275 SF)	Use to seal interior walls prior to application of all Dunn Edwards Suprema Paints

## EXHIBIT L



ATTACHMENT NO. 2  
REVISED EXHIBIT E

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**COUNTY OF RIVERSIDE  
Facilities Management  
Real Estate Division**

**CUSTODIAL SERVICES REQUIREMENTS FOR LEASED FACILITIES**

1. Background checks shall be performed, in a manner specified by County, of all qualified permanent and temporary employees.
2. Provide all required services and supplies.
3. Perform services five days a week during the hours of 5:00pm to 1:00am only.
4. Provide and replace all light bulbs within light fixtures using only those types that are energy efficient as indicated by manufacturer or code. Fixture reflectors shall be wiped clean with each light bulb replacement.
5. Lessor and custodial staff shall be responsible for key or card access control. Issuing keys or access control cards to workers, collecting said keys or cards at shift end and retrieving at the end of custodian's employment. If keys or cards are lost, stolen, or misplaced, rekeying costs or reissuance costs are landlord's responsibility.
6. **SPECIFIC SERVICES** – Frequency and coverage:
  - A. **Daily:**
    1. Rest Rooms:

Empty all trash containers, refill dispensers, damp mop floors, clean, sanitize and polish all plumbing fixtures, chrome fittings, flush rings, drain and overflow outlets, clean and polish mirrors, clean wall adjacent to hand basins/urinals, dust metal partitions, remove fingerprints from walls, switches, etc.
    2. Lobby Area – Main Corridors – Stairways:

Remove trash, vacuum carpet, vacuum/damp mop hard-surface floor, clean lobby and entrance doors, clean and sanitize drinking fountains.
    3. Employee Break Rooms/Kitchen:

Remove trash from premises, vacuum rugs and carpet, wipe counter tops, mop hard-surface floor, remove fingerprints from doors, light switches, etc., and refill dispensers.
    4. General and Private Areas:

Remove trash, vacuum carpets, mop hard-surface floors, spot clean interior partition glass, clean counter tops and backboards, conference tables, credenza/file cabinets and bookcases.

**5. Building Security:**

- a. Turn off all lights (except security and night lights)
- b. Close windows
- c. Reset alarms and lock all doors

**B. Weekly – All Areas:**

Polish buff hard resilient floors in traffic areas, spot clean carpeted areas.

Dust all high and low horizontal surfaces, including sills, ledges, moldings, shelves, locker tops, frames and file cabinets, and unencumbered desk areas. Damp wipe plastic and leather furniture.

Remove fingerprints from doors, elevator walls and controls, frames and light switches in office areas, clean and polish bright metal to 70" height, clean and sanitize waste containers in rest rooms and break rooms.

**C. Monthly – All Areas:**

Clean interior glass partitions/doors, dry dust wood paneling, remove dust/cobwebs from ceiling areas.

Spray buff resilient/hard floor areas, detail vacuum carpet edges, under desk/office furniture.

**D. Quarterly – All Areas:**

Spray buff resilient and hard surface floors and apply floor finish. Polish wood where applicable.

Damp clean diffuser outlets in ceiling/wall, and clean/dust blinds.

**E. Semi-Annually – All Areas:**

1. Clean interior/exterior windows
2. Clean carpeted surfaces – using a water extraction method.
3. Provide and install filters for water coolers with bottle filling capability and drinking fountains.

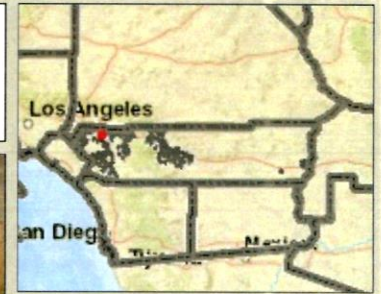
**F. Annually – All Areas:**

Clean, including strip and wax, all resilient and hard surface floors per manufacturer specifications. Clean all baseboards.



# Department of Public Social Services

12125 Day Street, Moreno Valley



## Legend

World Street Map



**\*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.

0 376 752 Feet

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## Notes

APN: 291-050-052  
Location outlined in Blue  
District 5

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:
<b>COST</b>	\$ 356,280	\$ 485,177	\$ 2,514,472
<b>NET COUNTY COST</b>	\$ 3,563	\$ 4,852	\$ 25,145

<b>Current Fiscal Year:</b>	10/1/2024	through	9/30/2029
<b>Name:</b>	Department of Public Social Services		
<b>Premises:</b>	12125 Day Street, Suite S101, Moreno Valley		
<b>Term:</b>	5	years	
Effective Date	10/1/2024		
Termination Date	9/30/2029		
<b>Fiscal Year Split:</b>	(Jul-Sep)	3	
	(Oct-Jun)	9	
		<u>12</u>	months
<b>Size:</b>	17,026	SQFT	
<b>Rent:</b>	Current	New	
	\$ 2.00 SQFT	\$ 2.10 SQFT	
	\$ 34,105 per month	\$ 35,810 per month	
	\$ 409,261 per year	\$ 429,724 per year	
<b>Rental Adjustment:</b>	3.00%		
<b>Estimated Additional Costs:</b>			
Utility Cost per SQFT	\$ 0.12		
Lease Management Fee	4.84%	New agreement	
<b>Total County Cost %</b>	1.00%		



# Exhibit A

**FY 2024/25**  
**Department of Public Social Services**  
**12125 Day Street, Suite S101, Moreno Valley**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	17,026 SQFT	
Approximate Cost per SQFT (Jul-Sep)	\$ -	
Approximate Cost per SQFT (Oct-Jun)	\$ 2.10	
Lease Cost per Month (Jul-Sep)	\$ -	
Lease Cost per Month (Oct-Jun)	\$ 35,810.32	
Total Lease Cost (Jul-Sep)		\$ -
Total Lease Cost (Oct-Jun)		\$ 322,292.88
		<u>\$ 322,292.88</u>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month	<u>\$ 2,043.12</u>	
Total Estimated Utility Cost (Jul-Sep)		\$ -
Total Estimated Utility Cost (Oct-Jun)		\$ 18,388.08
		<u>\$ 18,388.08</u>
FM Lease Management Fee as of 07/01/2024	4.84%	<u>\$ 15,598.98</u>
<b>TOTAL ESTIMATED COST FOR FY 2024/25</b>		<u><b>\$ 356,279.94</b></u>
<b>TOTAL COUNTY COST</b>	<b>1%</b>	<b>\$ 3,562.80</b>

# Exhibit B

**FY 2025/26**  
**Department of Public Social Services**  
**12125 Day Street, Suite S101, Moreno Valley**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	17,026 SQFT	
Approximate Cost per SQFT (Jul-Sep)	\$ 2.10	
Approximate Cost per SQFT (Oct-Jun)	\$ 2.17	
Lease Cost per Month (Jul-Sep)		\$ 35,810.32
Lease Cost per Month (Oct-Jun)		\$ 36,884.63
Total Lease Cost (Jul-Sep)		\$ 107,430.96
Total Lease Cost (Oct-Jun)		\$ 331,961.67
<b>Total Estimated Lease Cost for FY 2025/26</b>		<b>\$ 439,392.63</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 2,043.12
Total Estimated Utility Cost		\$ 24,517.44
		<b>\$ 24,517.44</b>
FM Lease Management Fee as of 07/01/2024	4.84%	\$ 21,266.60
<b>TOTAL ESTIMATED COST FOR FY 2025/26</b>		<b>\$ 485,176.67</b>

**TOTAL COUNTY COST** 1% \$ 4,851.77

# Exhibit C

**FY 2026/27 to 2029/30**  
**Department of Public Social Services**  
**12125 Day Street, Suite S101, Moreno Valley**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office: 17,026 SQFT

	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Approximate Cost per SQFT (Jul-Sep)	\$ 2.17	\$ 2.23	\$ 2.30	\$ 2.37
Approximate Cost per SQFT (Oct-Jun)	\$ 2.23	\$ 2.30	\$ 2.37	
Lease Cost per Month (Jul-Sep)	\$ 36,884.63	\$ 37,991.17	\$ 39,130.90	\$ 40,304.83
Lease Cost per Month (Oct-Jun)	\$ 37,991.17	\$ 39,130.90	\$ 40,304.83	\$ -
Total Lease Cost (Jul-Sep)	\$ 110,653.89	\$ 113,973.51	\$ 117,392.71	\$ 120,914.49
Total Lease Cost (Oct-Jun)	\$ 341,920.52	\$ 352,178.13	\$ 362,743.48	\$ -
<b>Total Estimated Lease Cost for FY 2026/27 to 2029/30</b>	<b>\$ 452,574.41</b>	<b>\$ 466,151.64</b>	<b>\$ 480,136.19</b>	<b>\$ 120,914.49</b>
<b><u>Estimated Additional Costs:</u></b>				
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 2,043.12	\$ 2,043.12	\$ 2,043.12	\$ 2,043.12
Total Estimated Utility Cost	\$ 24,517.44	\$ 24,517.44	\$ 24,517.44	\$ 6,129.36
Lease Management Fee as of 7/1/2024	4.84%	\$ 21,904.60	\$ 22,561.74	\$ 23,238.59
		\$ 5,852.26	\$ 5,852.26	\$ 5,852.26
<b>TOTAL ESTIMATED COST FOR FY 2026/27 to 2029/30</b>	<b>\$ 498,996.45</b>	<b>\$ 513,230.82</b>	<b>\$ 527,892.22</b>	<b>\$ 132,896.11</b>

**F11 Total Cost** \$ 2,514,472.20

**F11 Total County Cost** 1% \$ 25,144.72