

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



ITEM: 3.23
(ID # 25451)

MEETING DATE:

FROM : FACILITIES MANAGEMENT

Tuesday, February 25, 2025

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH (RUHS-BH): Approval of the Fifth Amendment to Lease with Lucia and Robert Ramos - RUHS-BH, Blythe, Space Expansion and 5 -Year Lease Extension, California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 4. [Total Cost: \$1,965,668 - Federal 40%, State 60% (RUHS-BH Dept. Budget) Fund 10000] (Clerk of the Board to file Notice of Exemption with County Clerk and State Clearinghouse)

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 attached Fifth Amendment to Lease between the County of Riverside and Lucia and Robert Ramos, 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 Option to Extend pursuant to Section 4 of the Lease; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

ACTION:Policy, CIP

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 25, 2025
xc: FM, Recorder, State Clearinghouse

Kimberly A. Rector
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	\$426,077	\$52,504	\$1,965,668	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Federal 40%; State 60% (RUHS-BH Dept. Budget) Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 24/25 – 31/32	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside has been under lease at 1297 W. Hobsonway, Blythe since 2001 for use by Riverside University Health System – Behavioral Health (RUHS-BH). The facility continues to meet the needs of the department and additional space is requested to adequately serve the current needs of the community.

The current lease expires on November 30, 2026 and under this Fifth Amendment to Lease (Amendment), the 9,660 square foot office will be increased in size by 2,240 square feet with the occupancy of a contiguous space for a total of 11,900 square feet. The additional space is currently unimproved and will require full tenant improvements for a cost not to exceed \$488,505.67. Inclusive in the cost is a contingency of \$56,000.00 in the event of cost overruns associated with the improvements. The current lease will also be extended five (5) additional years commencing December 1, 2026.

Pursuant to the California Environmental Quality Act (CEQA), the Amendment 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 Amendment is the letting of property involving existing facilities.

A summary of the Amendment is as follows:

Lessor: Lucia and Robert Ramos
4567 Sleeping Indian Road
Fallbrook, CA 92028

Premises: 1297 W. Hobsonway
Blythe, CA 92225

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STATE OF CALIFORNIA**

Size: Currently 9,660 square feet. To be expanded 2,240 square feet for a total of 11,900 square feet upon substantial completion of the expansion space.

Term: Extended five (5) years commencing December 1, 2026, and terminating November 30, 2031.

Rent:	<u>Current</u>	<u>Upon completion of expansion space</u>
	\$1.67 per sq. ft.	\$1.69 per sq. ft.
	\$16,132.20 per month	\$20,052.20 per month
	\$193,586.40 per year	\$240,626.40 per year

Rent Adjustments: Three percent (3%) annual increases commencing December 1, 2026

Interior/Exterior
Maintenance: Provided by Lessor

Custodial: Provided by Lessor

Utilities: County pays electric. Lessor pays all other utilities.

Tenant
Improvements: To be completed by Lessor and reimbursed by County upon completion. Total cost not to exceed \$488,505.67, including Lessor's contribution of \$56,000.00 towards the total cost.

RCIT: \$143,124.51

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

Impact on Residents and Businesses

RUHS-BH at this location providing clinic services will continue to serve the needs of the community in this remote part of the County.

Additional Fiscal Information

See attached Exhibits A, B & C. Current lease costs addressed.

RUHS will budget these costs in FY24/25 through FY31/32 and will reimburse Facilities Management – Real Estate (FM-RE) for all associated lease costs.

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

Contract History and Price Reasonableness

The lease rate is deemed competitive based upon the current market. This contract has been in place since January 9, 2001:

<u>Agreements:</u>	<u>Date and M.O.</u>
Lease	January 9, 2001 (M.O. 3.12)
First Amendment	November 23, 2007 (M.O. 3.18)
Second Amendment	December 6, 2011 (M.O. 3.17)
Third Amendment	January 31, 2017 (M.O. 3.7)
Fourth Amendment	December 14, 2021 (M.O. 3.18)

ATTACHMENTS:


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

BL034


Evangelina Gregorio EO, Principal Mgmt Analyst 2/13/2025


Aaron Gettis, Chief of Deputy County Counsel 2/10/2025

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA

FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500161 02/26/2025 09:17 AM Fee: \$ 50.00 Page 1 of 2		
Removed	By	Deputy
		

NOTICE OF EXEMPTION

October 16, 2024

Project Name: Riverside University Health System Department of Behavioral Health (RUHS-BH) Fifth Amendment to Lease with Lucia and Robert Ramos, Blythe

Project Number: FM042134003400

Project Location: 1297 West Hobsonway, west of North Carlton Avenue, Blythe, California 92225 Assessor's Parcel Number (APN): 836-180-045

Description of Project: The County of Riverside has been under lease at 1297 W. Hobsonway Way, Blythe since 2001 for use by RUHS-BH. The facility continues to meet the needs of the department and additional space is requested for to adequately serve the current needs of the community. Under a Fifth Amendment to Lease submitted for approval, the 9,660 square foot office will be increased in size by 2,240 square feet with the occupancy of a contiguous space. The additional space is currently unimproved and will require full tenant improvements. The lease will also be extended 5 years commencing December 1, 2026.

The Fifth Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide behavioral health services for RUHS and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: 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 Fifth Amendment to the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an Amendment to a Facilities Lease Agreement to extend the term, and interior tenant improvements, to make the existing vacant office space within the building integrated and compatible with the RUHS-BH space. The revisions will result in the continued use, operation, and maintenance of the facility. The use of the facility would not result in any physical changes and no expansion of public services would occur as a result of the Fourth Amendment. 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 Fifth Amendment, which will extend the term of the Lease and include interior tenant improvements, will not expand the existing building footprint, or 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,
County of Riverside, Facilities Management

Date: 10-16-2024

Document Root (Read-Only)

Selected Document

2025021003 - NOE - Riverside University Health System Department of Behavioral Health (RUHS-BH) Fifth Amendment to Lease with Lucia and Robert Ramos, Blythe

Riverside County

Created - **2/25/2025** | Submitted - **2/26/2025** | Posted - **2/26/2025** | Received - **2/26/2025** | Published - **2/26/2025**

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Document Details**Public Agency**

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Riverside University Health System Department of Behavioral Health (RUHS-BH) Fifth Amendment to Lease with Lucia and Robert Ramos, Blythe

Document Description

The County of Riverside has been under lease at 1297 W. Hobsonway Way, Blythe since 2001 for use by RUHS-BH. The facility continues to meet the needs of the department and additional space is requested for to adequately serve the current needs of the community. Under a Fifth Amendment to Lease submitted for approval, the 9,660 square foot office will be increased in size by 2,240 square feet with the occupancy of a contiguous space. The additional space is currently unimproved and will require full tenant improvements. The lease will also be extended 5 years commencing December 1, 2026.

The Fifth Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide behavioral health services for RUHS and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

NOE_ Riverside University Health System Department of Behavioral Health (RUHS-BH) Fifth Amendment 3.23.pdf

1 **FIFTH AMENDMENT TO LEASE**

2 1297 W. Hobsonway, Blythe, California

3
4 This **FIFTH AMENDMENT TO LEASE** ("Fifth Amendment"), dated as of
5 Feb. 25, 2025, is entered by and between the **COUNTY OF RIVERSIDE**, a political
6 subdivision of the State of California ("County"), and **LUCIA AND ROBERT RAMOS**
7 ("Lessor"), sometimes collectively referred to as the "Parties".

8 **1. Recitals.**

9 a. Blythe Village Center, L.P., a California limited partnership,
10 and County entered into that certain Lease dated January 9, 2001 (the "Original
11 Lease"), pursuant to which County leased a portion of that certain building located at
12 1297 W. Hobsonway, Blythe, California (the "Building"), as more particularly described
13 in the Original Lease.

14 b. The Original Lease has been amended by:

15 i. That certain First Amendment to Lease dated January 23,
16 2007, by and between County of Riverside and Desert Alliance for Community
17 Empowerment, a California corporation, successor-in-interest to Blythe Village Center,
18 L.P. (the "First Amendment"), whereby the Parties amended the Original Lease to
19 extend the term for five (5) years and update the rent amounts.

20 ii. That certain Second Amendment to Lease dated December
21 6, 2011, by and between County of Riverside and Desert Alliance for Community
22 Empowerment, a California corporation, successor-in-interest to Blythe Village Center,
23 L.P. (the "Second Amendment"), whereby the Parties amended the Original Lease to
24 extend the term five (5) years, update the rent amounts, add an option to terminate and
25 update the address for both Parties under the Notices section.

26 iii. That certain Third Amendment to Lease dated January 31,
27 2017, by and between County of Riverside and Imperial Hardware Company, a
28 California corporation, successor-in-interest to Desert Alliance for Community

1 Empowerment, a California corporation (the "Third Amendment"), whereby the Parties
2 amended the Lease to extend the term five (5) years, update the rent amounts, update
3 the address for both Parties under the Notices section, updated the County
4 representative, and include improvements by Lessor.

5 iv. That certain Fourth Amendment to Lease dated December
6 14, 2021, by and between County of Riverside and Lucia and Robert Ramos,
7 successors-in-interest to Imperial Hardware Company, a California corporation (the
8 "Fourth Amendment"), whereby the Parties amended the Lease to extend the term five
9 (5) years, update the rent amount, update the Options to Extend section, and update
10 the address for both Parties under the Notices section.

11 vi. The Original Lease together with these Amendments are
12 collectively referred to herein as the "Lease".

13 vii. The Parties now desire to amend the Lease to expand the
14 premises by 2,240 square feet ("Expansion Space"), provide for tenant improvements,
15 extend the term for an additional five (5) years, update the rent amounts, update the
16 option to extend, and update the address for the County in the Notices section.

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

19 **1. Description.** Section 1 of the Lease shall be amended as follows:

20 **1. Description.**

21 (a) The premises leased consists of approximately 11,900
22 square feet within that certain building located at the northwest corner of Hobson Way
23 and Carlton Avenue, Blythe, California, as more particularly shown in Exhibit "A,"
24 attached hereto and by this reference made a part of this Lease.

25 (b) The vehicle parking shall be increased to (54) vehicular
26 parking spaces, and seven (7) secured vehicle parking spaces located adjacent to the
27 leased premises as more particularly shown on Exhibit "A", attached hereto, and by
28 this reference made a part of this Lease.

1 **2. Term.** Section 3(a) of the Lease shall be amended as follows: The term
2 of this Lease shall be extended for five (5) years commencing on December 1, 2026,
3 and terminating November 30, 2031.

4 **3. Option to Extend.** Section 4 of the Lease shall be deleted in its entirety
5 and replaced with the following:

6 **4. Option to Extend.** County shall have the option to extend the term of
7 this lease for one (1) five-year period, which option shall be exercised in the following
8 manner:

9 a. The option shall be exercised by County giving Lessor notice of its
10 election thereof, in writing, no later than sixty (60) days prior to the expiration of the
11 term.

12 b. Option Rent shall be increased by 3% of the previous month's
13 rent upon commencement for the Option period.

14 **4. Rent.** Section 5 of the Lease shall be amended as follows:

15 **5. Rent.**

16 a. Upon substantial completion of the Expansion Space, rent shall be
17 increased \$3,920.00 per month for a new monthly rent of \$20,052.20 per month.

18 b. Percentage Increase. Notwithstanding the other provisions of
19 Section 5 herein, commencing December 1, 2026, the monthly rent shall be increased
20 by three (3%) percent of the monthly rent of the preceding year annually.

21 **5. Improvements by Lessor.** Section 9 of the Lease is hereby amended to
22 add subsection 9(g) as follows:

23 **Improvements By Lessor.**

24 (g) Lessor shall construct certain tenant improvements, as set forth in
25 Exhibit "D," attached hereto, subject to reimbursement by County in an amount not-to-
26 exceed \$432,505.67, as set forth in Exhibit "E" hereto, plus a County contingency
27 amount of \$56,000.00 to be used for County requested change orders, for a total cost
28 of \$488,505.67. Lessor agrees to a tenant improvement contribution of \$56,000.00

1 inclusive in the total project cost. County shall reimburse Lessor for the actual cost of
2 tenant improvements upon substantial completion and receipt of associated invoicing.

3 (h) Work on the tenant improvements described in Section 9(g) shall
4 commence upon approval by the Board of Supervisors of this Fifth Amendment to the
5 Lease. Improvements set forth in Section 9(g) shall be constructed in accordance with
6 the provisions of Exhibit "C" of the Lease (to the extent applicable).

7 **6. Notices.**

8 Section 13 of the Lease shall be amended as follows: Any notices
9 required or desired to be served by either party upon the other shall be addressed to
10 the respective parties as set forth below:

11 **COUNTY:**

12 County of Riverside
13 Facilities Management
14 Real Estate Division
15 3450 14th Street, Suite 200
16 Riverside, California 92501
17 Attn: Deputy Director of Real Estate
18 Telephone (951) 955-4820
19 Additional Inquiries: FM-Leasing@Rivco.org

20 **LESSOR:**

21 Lucia and Robert Ramos
22 4567 Sleeping Indian Road
23 Fallbrook, California 92028

24 **8. Capitalized Terms.**

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

29 **9. Miscellaneous.**

30 Except as amended or modified herein, all the terms of the Original
31 Lease shall remain in full force and effect and shall apply with the same force and
32 effect. Time is of the essence in this Fifth Amendment and the Lease and each and all
33 of their respective provisions. Subject to the provisions of the Lease as to assignment,

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

10 **10. Effective Date.**

11 This Fifth Amendment to Lease shall not be binding or consummated until
12 its approval by the Riverside County Board of Supervisors and fully executed by the
13 Parties.

14
15 *Signatures on the following page*
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1 IN WITNESS WHEREOF, the Parties have executed this Fifth Amendment as of
2 the date first written above.

3
4 Dated: 2/25/2025

5
6 County:

7 **COUNTY OF RIVERSIDE**, a political
8 subdivision of the State of California

9 By: V. M. Perez
10 V. Manuel Perez, Chair
11 Board of Supervisors

Lessor:

Lucia and Robert Ramos

By: Robert Ramos
Robert Ramos

12 **ATTEST:**

13 Kimberly A. Rector
14 Clerk of the Board

By: Lucia Ramos
Lucia Ramos

15 By: Minh C. Tran
16 Deputy

17
18 **APPROVED AS TO FORM:**

19 Minh C. Tran
20 County Counsel

21 By: Braden Holly
22 Deputy County Counsel

23
24
25
26 HR:il/12192024/BL034/40.088

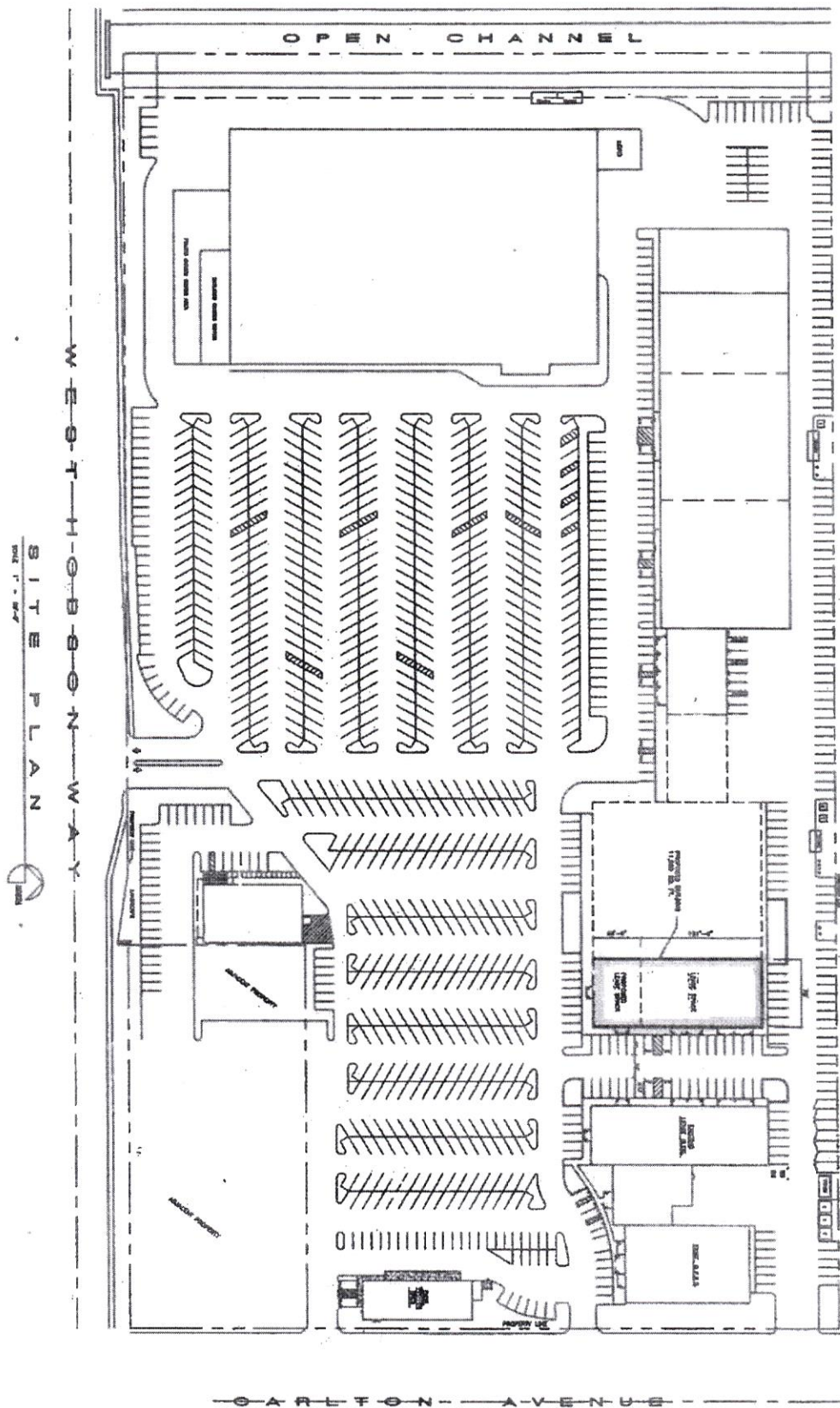


EXHIBIT A

DIPODING CONSTRUCTION INC. 10000 N. 10th St. Suite 100 Scottsdale, AZ 85258	
PROJECT BLYTE SHOPPING CENTER	SHEET NO. 1 OF 1
DATE 01/26/00	DRAWN BY JMO
CHECKED BY R.C.	SCALE AS SHOWN
SITE PLAN	SHEET NO. 1 OF 1

EXHIBIT D

Architectural Plans
Dated March 22, 2024

Expansion of
1297 W. Hobsonway
Blythe CA 92225

EXHIBIT D

REFER TO SHEET A7.0 - A7.1 FOR ELEVATIONS
BLDG. DEPT. SUBMITTAL SET - 03/22/22

Robert Ramos
4567 Sleeping Indian Rd
Fallbrook, CA 92028
2Ramos4567@gmail.com
949-795-4237

PROPOSAL

DATE: July 18, 2024
PROJECT INFORMATION:
Riverside University Health System
1299 W Hobson Way,
Blythe CA 92225

ESTIMATE NUMBER: 1299-1
Original Total Bid - \$361,657.96 Plus additional Items \$376,091.89
07-18-24 Now Adding Project Mgmt Fee (15%) = \$56,413.78
New Final Total = \$432,605.87

DESCRIPTION OF SERVICES:

METAL STUDS/DRYWALL/DSS/REFINISH/OPENING (05-5400): Provide opening to make access to existing adjacent suite. Drywall suspension system to hard lid per RCP. 4" 20GA @ 16" OC to new metal studs' interior walls and low walls around steel columns per plan. 5/8" GWB, hang, tape and light orange peel finish to hard lid, open areas at existing exterior and party walls. Refinish all existing surfaces. Doors per plan	\$47,872.00
INSULATION (07-2100): R-13 unfaced batt insulation to all new metal studs' interior walls. R-21 unfaced batt insulation to open exterior party walls.	\$3,460.00
ACOUSTICS CEILING (09-5100): White, 2'x4' Second Look ceiling tiles and 15/16" metal grid system per RCP.	\$17,680.00
PAINT (09-9100): Paint the interior of the suite, 1 coat primer & 2 coats paint, color TBD.	\$15,504.00
FRP (06-600): White FRP, 5' high to all walls of the Unisex Toilet.	\$800.00
FIRE COMPLIANCE (21-1000): Provide Fire Suppression System and Recessed Fire Extension. Furnish & Install Fire Detectors per plan.	\$32,262.00
PLUMBING (22-0500): ADA Rooms, furnish & install Instant Hot Water Heater. Provide Floor Sink, Water Closets, Lavatories per plan. Provide 1 1/2" Main Water Line per plan. Provide 2 Condensate Lines per plan.	\$21,355.00

EXHIBIT E

HVAC (23-0500):	\$69,510.00
Furnish & Install two (2) units 5 – Tons A/C with Economizer and 2 Commercial Thermostats. Electricals to be done by OTHERS.	
Furnish & Install Duct Work Plenum Boxes, Registers and Fasteners per plan.	
Furnish & Install Properly Sized Spiral Duct, Supply Diffusers, Plenum Boxes And Return Grills per plan.	
Furnish & Install Spiral Ducting for Return Air.	
Furnish & Install Dampers and Flex Duct for both Supply & Return per plan.	
Furnish & Install all Hangers, Straps and Hardware per plan.	
Provide Air Balance Test.	
ELECTRICAL (26-0500):	\$60,520.00
Provide and Install Light Fixtures as illustrated & noted per plans.	
Furnish & Install Occupancy Sensors Control & Dimmer per Title 24 Compliance. Title 24 Certification.	
Provide a 200 AMP 3 PH Sub-Panel feed from MSB to new Sub-Panel.	
CABINETS/FLOORING (12-1000/09-6000):	\$20,116.00
Provide & Install Cabinets per plan.	
Provide & Install Quartz Countertop.	
Provide & Install Finish Millwork for Doors.	
Vinyl Cove Base.	
Provide & Install Carpet per plan.	
Provide & Install Flooring per plan.	
FINAL CLEAN (01-7420):	\$3,500.96
TEMPORARY POWER (01-5110):	\$1,200.00
EXPORT TRASH & DEBRIS (01-7410)	\$1,500.00
PM/SUPERINTENDENT - 8 Weeks (01-3120):	\$16,000.00
MISC. LABOR (01-3120):	\$5,500.00
GC's Supports - 8 Weeks (01-3120):	\$12,000.00
PROFIT & OVERHEAD (51-1000):	\$29,590.00
INSURANCE (01-0020):	\$3,288.00

TOTAL BID SUM: \$361,657.96

This proposal expires in 30 days. Thank you for your consideration.

Additional Items:

1. Hydration System @ 1297 West Hobsonway (Mental Health)	
Model #LKELKAY – LZ8WSLK – Cut Sheets & Info Attached	\$1,436.93
2. Installation	\$497.00
3. Counter Top & Plexiglass Windows @ 1297 West Hobsonway (Mental Health)	
Material & Labor to Install	\$7,500.00
4. Architect Drawing – Not to Exceed -	\$5,000.00
Revised with Additional Items - TOTAL BID SUM:	\$376,091.89
Add – Project Management Fee (15%)	56,413.78
New Revised Total on July 18, 2024 – Total Bid Sum	\$432,505.67

EXHIBIT E

Page 2 of 2

Exhibit A

FY 2024/25

**RUHS - Behavioral Health
1297 W. Hobsonway, Blythe**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	9,660	SQFT
Expanded Office anticipated 04/01/2025:	11,900	SQFT

Approximately Cost per Sq.FT (Jul-Mar)	\$	-
Approximately Cost per Sq.FT (Apr-Jun)	\$	1.69

Lease Cost per Month (Jul-Mar)	\$	-	
Lease Cost per Month (Apr-Jun)	\$	20,052.20	
Total Lease Cost (Jul-Mar)			\$ -
Total Lease Cost (Apr-Jun)			\$ 60,156.60
Total Estimated Lease Cost for FY 2024/25			\$ 60,156.60

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$ 1,428.00	
Total Estimated Utility Cost (Jul-Mar)			\$ -
Total Estimated Utility Cost (Apr-Jun)			\$ 4,284.00
			\$ 4,284.00

Tenant Improvements:			\$ 432,505.67
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RCIT:			\$ 143,124.51
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FM Lease Management Fee as of 07/01/2024	4.84%		\$ 2,911.58
--	-------	--	--------------------

TOTAL ESTIMATED COST FOR FY2024/25			\$ 642,982.36
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Previously Approved Amount for FY 2024/25			\$ 216,905.10
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NEW TOTAL ESTIMATED COST FOR FY 2024/25			\$ 426,077.26
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Exhibit B

FY 2025/26

**RUHS - Behavioral Health
1297 W. Hobsonway, Blythe**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	9,660	SQFT
Expanded Office anticipated 04/01/2025:	11,900	SQFT

Approximately Cost per Sq.FT (Jul-Nov)	\$	1.69
Approximately Cost per Sq.FT (Dec-Jun)	\$	1.69

Lease Cost per Month (Jul-Nov)	\$	20,052.20	
Lease Cost per Month (Dec-Jun)	\$	20,052.20	
Total Lease Cost (Jul-Nov)			\$ 100,261.00
Total Lease Cost (Dec-Jun)			\$ 140,365.40
Total Estimated Lease Cost for FY 2025/26			\$ 240,626.40

Estimated Additional Costs:

Utility Cost per SQFT	\$	0.12	
Estimated Utility Costs per Month		\$ 1,428.00	
Total Estimated Utility Cost (Jul-Jun)			\$ 17,136.00
			\$ 17,136.00

FM Lease Management Fee as of 07/01/2024	4.84%	\$ 11,646.32
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TOTAL ESTIMATED COST FOR FY2025/26	\$	269,408.72
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Previously Approved Amount for FY 2025/26	\$	216,905.10
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NEW TOTAL ESTIMATED COST FOR FY 2025/26	\$	52,503.62
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Exhibit C

FY 2026/27 to FY 2031/32 RUHS - Behavioral Health 1297 W. Hobsonway, Blythe

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:
Expanded Office anticipated 04/01/2025:

9,660 SQFT
11,900 SQFT

	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32
Approximate Cost per SQFT (Jul-Nov)	\$ 1.69	\$ 1.74	\$ 1.79	\$ 1.84	\$ 1.90	\$ 1.95
Approximate Cost per SQFT (Dec-Jun)	\$ 1.74	\$ 1.79	\$ 1.84	\$ 1.90	\$ 1.95	\$ -
Lease Cost per Month (Jul-Nov)	\$ 20,052.20	\$ 20,653.77	\$ 21,273.38	\$ 21,911.58	\$ 22,568.93	\$ 23,246.00
Lease Cost per Month (Dec-Jun)	\$ 20,653.77	\$ 21,273.38	\$ 21,911.58	\$ 22,568.93	\$ 23,246.00	\$ -
Total Lease Cost (Jul-Nov)	\$ 100,261.00	\$ 103,268.83	\$ 106,366.89	\$ 109,557.90	\$ 112,844.64	\$ 116,229.98
Total Lease Cost (Dec-Jun)	\$ 144,576.36	\$ 148,913.65	\$ 153,381.06	\$ 157,982.49	\$ 162,721.97	\$ -
Total Estimated Lease Cost for FY 2026/27 to FY 2031/32	\$ 244,837.36	\$ 252,182.48	\$ 259,747.96	\$ 267,540.40	\$ 275,566.61	\$ 116,229.98
<u>Estimated Additional Costs:</u>						
Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,428.00	\$ 1,428.00	\$ 1,428.00	\$ 1,428.00	\$ 1,428.00	\$ 1,428.00
Total Estimated Utility Cost	\$ 17,136.00	\$ 17,136.00	\$ 17,136.00	\$ 17,136.00	\$ 17,136.00	\$ 7,140.00
FM Lease Management Fee as of 7/1/2024	4.84%					
	\$ 11,850.13	\$ 12,205.63	\$ 12,571.80	\$ 12,948.96	\$ 13,337.42	\$ 5,625.53
TOTAL ESTIMATE COST FOR FY 2026/27 TO FY 2031/32	\$ 273,823.49	\$ 281,524.12	\$ 289,455.76	\$ 297,625.35	\$ 306,040.03	\$ 128,995.51
Previously Approved Amount for FY 2026/27 to FY 2031/32	\$ 90,377.12	\$ -	\$ -	\$ -	\$ -	\$ -
NEW TOTAL ESTIMATED COST FOR FY 2026/27 TO FY 2031/32	\$ 183,446.37	\$ 281,524.12	\$ 289,455.76	\$ 297,625.35	\$ 306,040.03	\$ 128,995.51
F11 Total Cost	\$ 1,965,668.01					