

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY *[Signature]* 12/20/13

Departmental Concurrence

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

839



**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**  
December 23, 2013

**SUBJECT:** United States Government – United States District Court and United States Bankruptcy Court Heating Ventilation and Air Conditioning Replacement Project – Approval of In-Principle, District 2, [\$100,000], Court Facilities Fund and Lease Payment from GSA

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve in-principle the United States (US) Government – US District Court and US Bankruptcy Court Heating Ventilation and Air Conditioning (HVAC) Replacement Project;
2. Approve \$100,000 for project development costs; and
3. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies.

**BACKGROUND:**

**Summary**

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*[Signature]*

Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 100,000	\$ 0	\$ 100,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> 40% - Court Facilities Fund (11039); 60% - Lease Payment from GSA				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2013/14	

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *[Signature]*  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3.13 of 3/22/11

District: 2/2

Agenda Number:

**3-19**

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

Economic Development Agency

**FORM 11:** United States Government – United States District Court and United States Bankruptcy Court Heating Ventilation and Air Conditioning Replacement Project – Approval of In-Principle, District 2, [\$100,000], Court Facilities Fund and Lease Payment from GSA

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**BACKGROUND:**

**Summary**

The US Federal Government currently holds a leasehold interest in the county owned property also known as the US Bankruptcy Court, located at 3420 12<sup>th</sup> Street, Riverside, California and U.S. District Court located at 3470 12<sup>th</sup> Street, Riverside, CA 92501.

The original lease was executed on December 21, 1994 for the US Bankruptcy Court and April 7, 1998 for the US District Court. As a requirement of both leases, the county “is responsible for the total maintenance and repair of the leased premises”.

The US Bankruptcy Court building was completed in approximately 1997 and the US District Court was completed in approximately 1998. The HVAC units have been regularly maintained but due to their extended use, both are nearing the functional life expectancy and require replacement. In an effort to avoid potential HVAC failures and critical court downtime, the county is proposing to replace all existing HVAC units at the US Bankruptcy Court (four units) and the US District Court (two units) prior to summer 2014.

This effort is part of the county’s commitment to provide a high level of customer service and satisfaction to the courts which provide an important economic impact to the region by their presence. The county will use the Pre-Qualified List for Architectural and Engineering Services to contract with a qualified mechanical engineering firm to design and prepare construction documents for bidding, after which, the county will return to the Board of Supervisors to approve the design and authorize the county to competitively bid the project.

**Additional Fiscal Information**

The approximate allocation of the project development costs are as follows:

<b>DESCRIPTION</b>	<b>DEVELOPMENT COST</b>
Design	45,000
Project Management	25,000
Specialty Inspection and Testing	15,000
Contingency	15,000
<b>TOTAL PROJECT DEVELOPMENT</b>	<b>\$100,000</b>

**Impact on Residents and Businesses**

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Economic Development Agency

**FORM 11:** United States Government – United States District Court and United States Bankruptcy Court Heating Ventilation and Air Conditioning Replacement Project – Approval of In-Principle, District 2, [\$100,000], Court Facilities Fund and Lease Payment from GSA

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**Impact on Residents and Businesses**

The replacement of the HVAC units will increase the comfort levels for all visitors and employees at the courthouses and increase the likelihood that the courts will continue our long established partnership through their occupancy of these vital facilities in our downtown region. The State of California Employment Development Department reported on its website (<http://www.labormarketinfo.edd.ca.gov>) that the mean annual income for legal occupations in Riverside, San Bernardino and Ontario is \$91,060. Both courthouses employ approximately 125 personnel, which include judges, judicial law clerks, legal assistants, court reporters and interpreters and various other legal and business support staff.

The HVAC Replacement project will require the services of local professional design firms and allow regional construction companies to bid and provide important temporary construction jobs to our economy. Retaining the design professionals, construction workers and legal occupations in Riverside helps support local businesses (i.e. restaurants, specialty businesses, gasoline, etc.), local taxes and public services.

All costs associated with this project will be reimbursed from the Court Facilities Fund (11039) and Lease Payment from GSA Fund, thus no net county costs will be incurred. No budget adjustment is required at this time.