

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

210



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

**SUBMITTAL DATE:**  
January 23, 2014

**SUBJECT:** County Administrative Center, Law Library and Annex Buildings – Indio, Relocation Projects Update, District 4, [\$6,457,415], Waste Management Loan to be paid by General Fund (89%), ECDC Bond Proceeds (11%)

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

1. Receive the update on the relocation projects of the County Administrative Center, Law Library and Annex Buildings in Indio; and
2. Ratify and approve the Executive Office to process all costs associated with the relocation projects and reimburse the Economic Development Agency (EDA), as shown in Table A.

**BACKGROUND:**

Summary

(Commences on Page 2)

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>	\$ 4,594,181	\$ 1,804,847	\$ 6,457,415	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Waste Management Loan to be paid by General Fund (89%), ECDC Bond Proceeds (11%)				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2013/14	

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

APPROVE

BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: February 4, 2014  
xc: EDA, EO, Auditor

Kecia Harper-Ihem  
Clerk of the Board  
BY:   
Deputy

**Prev. Agn. Ref.:** 3-12, 3-13 7/2/13 | **District:** 4/4 | **Agenda Number:**  
3-20 7/16/13  
12-1C 7/30/13

3-4

FORM APPROVED COUNTY COUNSEL  
 BY: PATRICIA MUNROE 1/16/14 DATE  
 FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER 1/27/2014  
 CIP TEAM  
 Reviewed by: 1/27/2014  
 A-30  Positions Added  Change Order   
 4/5 Vote

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Economic Development Agency

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**BACKGROUND:**

**Summary**

In 2011, Assembly Bill 109, known as the Realignment Plan, was signed by Governor Jerry Brown, which places the county responsible for the custody, treatment and supervision of certain offenders. In order to accommodate a large capacity of inmates, the county needs to expand its detention center. On March 27, 2012, the Board of Supervisors approved item 3.19, entitled "Acceptance of the \$100 Million AB 900 Funding Award from the Corrections Standards Authority," to be applied to the planning, design and construction of a new detention facility in the County.

The County Administrative Center (CAC), Law Library and Annex Buildings located at 82675 Highway 111 in Indio was deemed the awarded site for the AB 900 grant and jail expansion project, which will be known as the East County Detention Center (ECDC).

The site is currently improved with offices, courtrooms and related facilities. Due to the necessity to commence demolition of the existing buildings the following relocation projects of the occupants have been underway:

**Judicial Council of California, Administrative Offices of the Courts and Superior Court Relocation - Negotiations/Agreements**

This project relates to the negotiations and agreements necessary to relocate the Superior Courts from the premises into replacement space.

On February 26, 2013, the Board of Supervisors approved item 3-76 a Memorandum of Understanding between the Judicial Council of California, Administrative Offices of the Courts (AOC) and the County for replacement space. The agreement calls for reimbursement to the AOC for project management costs of the Larson Justice Center and Southwest Justice Center replacement space/courtroom build outs in the amount of \$200,000. The total costs for this project are forecasted to be \$302,845.

On February 26, 2013, the Board of Supervisor approved item 3-75 a Memorandum of Understanding between the Superior Court of California and the County for the construction of a new parking lot adjacent to the future Indio Juvenile and Family Law Courthouse. The new parking lot will be constructed and paid for by the County for Court and County use. The estimated costs for this project are approximately \$800,000.

The total combined projects costs are estimated to be \$1,102,845.

**Riverside County Law Library, Indio Branch – Temporary Relocation**

This project relocated the former Riverside County Law Library, Indio Branch at Larson Justice Center (LJC) out of the Larson Justice Center and into temporary leased premises to make way for the construction of two new courtrooms and judges' chambers.

On March 26, 2013, the Board of Supervisors approved item 3-1 for the lease and relocation. The Law Library will be relocated a second time into the new County Law Building upon completion of construction, which is estimated in the second quarter of 2015.

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## **BACKGROUND:**

### **Summary** (Continued)

This project will be completed upon relocation into the new County Law Building. These costs include the projected relocation cost into the new County Law Building with the total project costs at \$353,116.

### **District Attorney – Temporary Relocation**

This project relocated the District Attorney's main Indio office out of the CAC and Law Library buildings in Indio into temporary leased premises to make way for the demolition of said buildings for the new ECDC project.

On July 2, 2013, the Board of Supervisors approved item 3-12 for the lease and relocation. The District Attorney will be relocated a second time into the new County Law Building upon completion of construction, which is estimated in the second quarter of 2015.

This project will be completed upon relocation into the new County Law Building. These costs include the projected relocation cost into the new County Law Building with the total project costs at \$2,049,025.

### **District Attorney – Temporary Relocation**

This project relocated the District Attorney's secondary office out of the CAC and Law Library buildings in Indio into temporary leased premises to make way for the demolition of said existing buildings for the new ECDC project.

On August 20, 2013, the Board of Supervisors approved item 3-30, for the lease and relocation. The District Attorney will be consolidated from the two locations and relocated a second time into the new County Law Building upon completion of construction, which is estimated in the second quarter of 2015.

This project will be completed upon relocation into the new County Law Building. These costs include the projected relocation cost into the new County Law Building with the total project costs at \$585,068.

### **District Attorney – Satellite Office**

This project is in progress to secure a small satellite office for use by the District Attorney in the City of Indio within close proximity to the Superior Courts due to their temporary offices being in the City of Palm Desert. This location is necessary for facilitating the appearances of witnesses and victims to court within ten minutes or less.

This project shall move forward under the delegated authority established in Ordinance 861.1 and will be terminated upon the District Attorney's relocation into the new County Law Building. Project costs are estimated to be \$59,981.

### **County Counsel – Temporary Relocation**

This project relocated County Counsel out of the CAC and Law Library buildings in Indio into County owned space to make way for the demolition of said buildings for the new ECDC project.

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(Continued)

**BACKGROUND:**

**Summary** (Continued)

County Counsel will be relocated a second time into the new County Law Building upon completion of construction, which is estimated in the second quarter of 2015.

This project will be completed upon relocation into the new County Law Building. These costs include the projected relocation cost into the new County Law Building with the total project costs at \$129,818.

**Public Defender – Temporary Relocation**

This project relocated the Public Defender out of the CAC and Law Library buildings in Indio into temporary leased premises to make way for the demolition of said existing buildings for the new ECDC project.

On July 2, 2013, the Board of Supervisors approved item 3-13 for the lease and relocation. The Public Defender will be relocated a second time into the new County Law Building upon completion of construction, which is estimated in the second quarter of 2015.

This project will be completed upon relocation into the new County Law Building. These costs include the projected relocation cost into the new County Law Building with the total project costs at \$976,649.

**Facilities Management Custodial Division – Relocation**

This project relocated Facilities Management Custodial Division out of the CAC and Law Library buildings in Indio into County owned space to make way for the demolition of said buildings for the new ECDC project.

This project is now complete and the Custodial Division is fully operational. Total project costs for these efforts are at \$87,873.

**Transportation and Land Management Agency - Relocation**

This project relocated the Transportation and Land Management Agency from the County's existing lease of a 21,372 square foot building into a new lease of a 10,000 square foot building due to economic hardships. In tandem, these efforts made way for the relocation and consolidation of the Assessor Clerk and Tax Collector to consolidate into the County's lease of space.

On July 16, 2013, the Board of Supervisors approved item 3-20, for the lease and relocation. These efforts are considered a partially funded cost with the remaining and ongoing efforts from the TLMA budgeted costs.

This project is now complete and TLMA is fully operational. Total project costs for these efforts are at \$693,124.

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**BACKGROUND:**

**Summary** (Continued)

**Assessor-Clerk Recorder – Relocation**

This project relocated the Assessor-Clerk Recorder (ACR) out of the CAC building in Indio into leased space to make way for the demolition of said building for the new ECDC project. The ACR consolidated their Indio and Palm Springs offices and collocated with the Treasurer-Tax Collector into the 21,372 square foot building vacated by TLMA.

On October 22, 2013, the Board of Supervisors approved item 3-18 for the lease and relocation. These efforts are considered a partially funded effort with the remaining and ongoing efforts from the ACR and Treasurer-Tax Collector budgeted costs.

This project is now completed and both ACR and Treasure-Tax Collector are fully operational in their new location. Total project costs for these efforts are at \$419,916.

Table A

<u>Recap of Projects:</u>	<u>Total Costs</u>
Administrative Offices of the Courts and Superior Court Parking Lot – Indio	\$ 800,000
Administrative Offices of the Courts and Superior Court Relocation - SW	\$ 302,845
Riverside County Law Library, Indio Branch – Temporary Relocation	\$ 353,116
District Attorney – 1	\$2,049,025
District Attorney – 2	\$ 585,068
District Attorney – Satellite Office	\$ 59,981
County Counsel	\$ 129,818
Public Defender	\$ 976,649
Custodial Division	\$ 87,873
Transportation and Land Management Agency	\$ 693,124
Assessor-Clerk Recorder	<u>\$ 419,916</u>
	<b>\$6,457,415</b>

**Impact on Residents and Businesses**

Pursuant to the California Environmental Quality Act (CEQA), these Projects were reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301(a) and (d), Class 1 - Existing Facilities and Section 15061(b)(3).

The tenant improvements made at the existing facilities are minor alterations to interior space within existing facilities, involving negligible expansion beyond that existing at this time. The building upgrades to the facilities are for the continuation of public service agencies. In addition, it can be seen with certainty that there is no possibility that the activities in question will have a significant effect on the environment.

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**Summary** (Continued)

**Additional Fiscal Information**

The Board, via minute orders 3-12 of 7/2/13; 3-13 of 7/2/13, 3-20 of 7/16/13, 3-30 of 8/20/13, and 3-18 of 10/22/13 authorized the allocation of \$2,562,821 in costs associated with the relocation projects. These costs have been incorporated. In order for EDA to complete and finalize the above efforts for these projects, EDA requests for the Executive Office to continue processing ongoing costs associated with these relocations for the success of the ECDC project and for EDA to receive full reimbursement of all costs associated with these projects. Cost for Fiscal Year 2013/14 will be \$4,594,181, Fiscal Year 2014/15 will be \$1,804,847 and Fiscal Year 2015/16 will be \$58,387.