

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 8/11/16

FISCAL PROCEDURES APPROVED
 PAUL ANGLIO, CPA, AUDITOR-CONTROLLER
 BY: Susana Garcia-Bocanegra
 8/11/16

Departmental Concurrence

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

371
 (2090)



FROM: Economic Development Agency

SUBMITTAL DATE:
 August 23, 2016

SUBJECT: Banning Courthouse Reuse Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5, [\$1,000,000], Existing Bond Proceeds 100%

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 in-principle the Banning Courthouse Reuse Project in Banning, California;
3. Approve a preliminary project budget of \$1,000,000 and authorize the use of existing Bond Proceeds, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;

(Continued)

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,000,000	\$ 0	\$ 1,000,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Existing Bond Proceeds 100%				Budget Adjustment: No	
				For Fiscal Year: 2016/17	

C.E.O. RECOMMENDATION:

REVIEWED BY CIP APPROVE

Ivan M. Chand
 County Executive Office Signature

BY:
 Rohini Dasika

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: August 23, 2016
 xc: EDA, Purchasing

Kejia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: 3-15 of 3/01/16 District: 5 Agenda Number:

3-17

A-30 Positions Added
 4/5 Vote Change Order

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

Economic Development Agency

FORM 11: Banning Courthouse Reuse Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5, [\$1,000,000], Existing Bond Proceeds 100%

DATE: August 23, 2016

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RECOMMENDED MOTION: (Continued)

4. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the project, and are within the approved project budget; and
5. Authorize the Purchasing Department to execute the consultant services agreements in accordance with applicable Board policies.

BACKGROUND:

Summary

On March 1, 2016 (Item 3-15), the Board of Supervisors approved the purchase of the Banning Courthouse located at 135 North Alessandro Road in Banning, California. With increasing numbers of cases being tried at the Banning Justice Center, County of Riverside departments require a timely, local solution for office space.

The former Banning Courthouse has been reviewed as a potential short-term option for locating the District Attorney's Office (DA), the Probation Department (Probation), and the Office of the Public Defender (Public Defender) staff in close proximity to the Banning Justice Center. Improvements including new flooring and painting of newly occupied areas, electrical and air conditioning upgrades as needed by Riverside County Information Technology (RCIT), RCIT's cabling and hardware infrastructure to increase bandwidth, access control, and creating a secure parking area will be implemented in order to accommodate appropriate staffing levels for the three departments. To the extent possible, existing inventory of furnishings will be sought and relocated for use in the newly occupied areas.

The rehabilitation of the former Banning Courthouse will facilitate the location of staff of the DA, Probation, and the Public Defender in close proximity to the Banning Justice Center. Since the building is owned by the County, the departments will not have lease payments for the office space, which is beneficial to the County budget.

EDA requests Board approval to move forward with the project and utilize consultants on the approved pre-qualified list for services in connection with the project, complete the design, permitting and execute the work through the use of Job Order Contracting in accordance with applicable Board policies.

With certainty, there is no possibility that the project may have a significant effect on the environment. The project, as proposed, is limited to tenant improvements within an existing facility. The use of the facility would continue to provide public services and would not change and would not result in an increase in capacity or intensity of use. 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 include unusual circumstances which could have a potential 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. Therefore, the project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301.

Impact on Citizens and Businesses

(Commences on Page 3)

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Impact on Citizens and Businesses

Providing office space for the DA, Probation, and Public Defender near the Banning Justice Center will increase the quality of services and improve operational expenses.

Additional Fiscal Information

The approximate allocation of the preliminary project budget is as follows.

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	78,000
Construction Management	2	0
Construction Contract	3	250,000
Offsite Construction	4	0
Project Management	5	50,000
Fixtures, Furnishings, Equipment	6	80,000
Other Soft Costs / Specialty Consultants	7	74,750
Project Contingency	8	90,350
Minor Construction	9	169,900
RCIT	10	207,000
Project Budget		\$ 1,000,000

All costs associated with this project will be expended in FY 2016/17 and are 100% funded by existing Bond Proceeds; therefore no departmental budget adjustment is required at this time.