

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



ITEM
3.15
(ID # 5442)

MEETING DATE:

Tuesday, October 31, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Lakeland Village Community Center Tenant Improvement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 1. [\$634,815 - Quimby Fees - 98%, Development Impact Fees Fund 30535 - Less than 2%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and include the Lakeland Village Community Center Tenant Improvement Project (Lakeland TI Project) on the Capital Improvement Program (CIP) project list;
2. Find that the Lakeland TI 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;
3. Approve in-principle the Lakeland TI Project located in Lakeland Village, California;

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/EDA 10/19/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 31, 2017
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a project budget in the amount of \$634,815 for the Project, and authorize the use of Quimby Fees and Development Impact Fees (DIF) Fund 30535, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
5. 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 within the approved project budget; and
6. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000, per fiscal year, in accordance with applicable Board policies for this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 634,815	\$ 0	\$ 634,815	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Quimby Fees - 98% (\$625,715); Development Impact Fees (DIF) Fund 30535 - Less than 2% (\$9,100)			Budget Adjustment: No	
			For Fiscal Year: 2017-18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 10, 2015, Item 3-16, the Board of Supervisors (Board) approved Resolution No. 2015-042 authorizing the purchase of the Butterfield Elementary School site for the purpose of converting it into the Lakeland Village Community Center. The Lakeland Village Community Center opened on June 13, 2016 and has provided amenities to the community through a multipurpose room, a performance stage, an arts and crafts room, a dance studio, meeting space, a children's activity room, as well as administrative space. However, the existing classroom buildings on the property are in disrepair. Several buildings on the site will be remodeled and renovated to allow for the provision of additional public and private services.

The scope of work may include the following improvements to select buildings: hazardous materials assessment and abatement, roof repair or replacement, accessibility upgrades, asphalt repaving, HVAC replacement and other exterior improvements.

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BACKGROUND:

Summary (Continued)

Pursuant to CEQA, the Lakeland TI Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to minor repairs, interior and exterior alterations and improvements to an existing County-owned facility, including renovation of the main restrooms, new entry doors and installation of interior fixtures and cabinetry. The improvements to the community center property would not alter the function of the facility; it involves a negligible expansion of the use of the facility to continue to provide community services. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely involves minor repairs and alterations to an existing facility to provide necessary upgrades to allow for better use and functioning of the property. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

EDA recommends the Board approve the Lakeland TI Project and the project budget in the amount of \$634,815 to begin the development phase of the project. EDA will pursue the most cost effective project delivery method and award in accordance with applicable Board policies.

Impact on Residents and Businesses

The Lakeland TI Project will improve the provision of programs to the residents utilizing the community center as well as provide a place for recreation.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	40,000
Construction Management	2	0
Construction Contract	3	0
Offsite Construction	4	0
Project Management	5	28,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	46,605
Project Contingency	8	57,710
Minor Construction	9	462,500
Project Budget		\$ 634,815

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All costs associated with this Board action will be 98% (\$625,715) funded by Quimby Fees and Less than 2% (\$9,100) funded by DIF Fund 30535; The DIF Funds for the Lakeland Village Community Center were previously approved on September 26, 2017 (Item 3.1), therefore no departmental budget adjustment is required at this time.

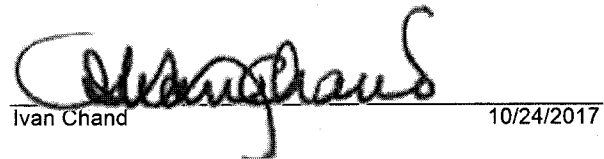
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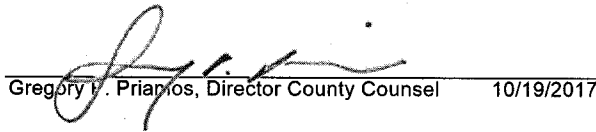
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Rekini Dasika, Principal Management Analyst 10/23/2017


Ivan Chand 10/24/2017


Gregory P. Priamos, Director County Counsel 10/19/2017