

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



**ITEM: 3.7
(ID # 14060)**

MEETING DATE:
Tuesday, March 02, 2021

FROM: FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT (FM): General Services Administration - United States Attorney's Office Lease Agreement Finishes Replacement Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 2. [\$358,050 – FM Real Estate Internal Service Fund 47220 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the General Services Administration - United States Attorney's Office Lease Agreement Finishes Replacement (US Attorney's Office Lease Finishes) Project for inclusion in the Capital Improvement Program (CIP);
2. 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, Section 15302, Class 2 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 2/3/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 2, 2021
xc: FM, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle, the US Attorney's Office Lease Finishes Project located on the 2nd floor of the Riverside Centre at 3403 10th Street in Riverside, California; for the removal of existing flooring, installation of new flooring and painting;
4. Approve a preliminary project budget in the not to exceed amount of \$358,050 for the Project;
5. Authorize use of FM Real Estate Internal Service Fund 47220 not to exceed \$358,050, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management 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
7. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$100,000 per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for this project, and the sum of all project contracts shall not exceed \$358,050.

Continued on Page 3

**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	\$ 358,050	\$ 0	\$ 358,050	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: FM Real Estate Internal Service Fund 47220 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

On April 20, 2010, Item 3.32, the Board of Supervisors (Board) approved the Revenue Lease Agreement (Lease) between the County of Riverside (County) and GSA in the amount of \$1,388,410, for the rental of 16,578 square feet of office space located on the 2nd floor of the Riverside Centre at 3403 10th Street in Riverside, over a ten year period. Lease Section 7.12 and 7.13 stipulates that the County shall maintain in a like new condition all paint, wall coverings, carpet and flooring; with repainting of common areas every three (3) years and flooring replacement every five (5) years of occupancy.

The scope of work for the Project includes but is not limited to: replacement of existing flooring and painting of the entire 2nd floor. The Project will be performed on nights and/or weekends and GSA will be providing escort services for the contractors conducting the work at the subject property.

Facilities Management (FM) recommends the Board approve the US Attorney’s Office Lease Finishes Project; preliminary project budget in the not to exceed amount of \$358,050; the construction work is intended but not limited to be let through either Purchasing’s pre-qualified construction trades or job order contracting.

With certainty, there is no possibility that the US Attorney’s Office Lease Finishes Project may have a significant effect on the environment. The Project, as proposed, is limited to interior modifications within the 2nd Floor of the Riverside Centre, including new flooring, and painting to provide functional space for GSA staff.

(Continued)

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

BACKGROUND:

Summary (Continued)

The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the Project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3), Class 1 Existing Facilities I Exemption identified in Section 15301, and Class 2 Replacement or Reconstruction Exemption identified in Section 15302. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The US Attorney's Office Lease Finishes Project is limited to the replacement of flooring and painting of the 2nd floor at Riverside Centre and will adhere to the contract between the County and GSA. There will be no impact to residents and local businesses as work will be completed after hours and on weekends.

Additional Fiscal Information

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

PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	0
Construction Management	2	0
Construction Contract	3	272,000
Offsite Construction	4	0
Project Management	5	40,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	29,000
Project Contingency	8	17,050
Minor Construction/RCIT	9	0
Preliminary Project Budget		\$ 358,050

(Continued)

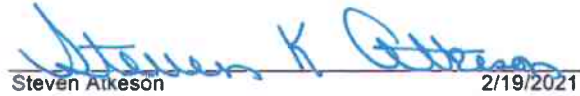
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Additional Fiscal Information (Continued)

All costs associated with this Board action will be 100% funded by FM Real Estate Internal Service Fund 47220 and will be expended in FY 2020/21.

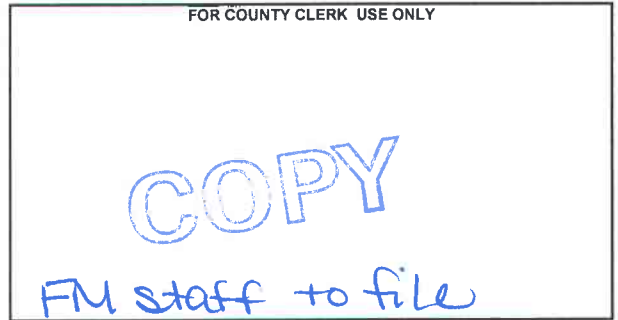
RS:VC:SP:RM:CC;mg FM05720010236 MT Item #14060
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\14060_D5 - 010236 - US Attorney's Ofc Lease Agmt Finishes Proj
- In-Princ and Prelim ProjBdgt_030221.doc


Tina Grande, Director of Purchasing 1/20/2021


Steven Atkeson 2/19/2021


Gregory V. Priamos, Director County Counsel 2/8/2021

Riverside County
Facilities Management
 3133 Mission Inn Avenue, Riverside, CA 92507



NOTICE OF EXEMPTION

December 1, 2020

Project Name: Riverside Centre US Attorney's Office Lease Finishes Project

Project Number: FM05720010236

Project Location: 4080 Lemon Street, south of 10th Street, Riverside, APN: 215-131-001, 215-131-002, 215-131-004, 215-131-011, 215-131-005, 215-131-010, 215-131-006, 215-131-009, 215-131-008, 215-131-007, 215-310-001

Description of Project: On April 20, 2010, Item 3.32, the County of Riverside (County) Board of Supervisors (Board) approved the Revenue Lease Agreement (Lease) between the County and General Services Administration (GSA) in the amount of \$1,388,410, for the rental of 16,578 square feet of office space located on the 2nd floor of the Riverside Centre at 3043 10th Street, Riverside over a ten year period. The lease stipulates in Section 7.13, that the County shall maintain in a like new condition all paint, wall coverings, carpet and flooring; with repainting of common areas every three years and flooring replacement every five years of occupancy.

In order to maintain the terms of the lease, the scope of work for the project will replace the existing flooring and repaint on the entire 2nd floor. The project will be performed on nights and/or weekends, therefore contractors with GSA security clearances will benefit the project alleviating the need for security escorts. The tenant improvements on the 2nd floor of the Riverside Centre are identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; Section 15302 Replacement or Reconstruction Exemption, and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15302.

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 include unusual circumstances which could have the possibility of having 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 tenant improvements on the 2nd floor of the Riverside Centre.

