

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



ITEM: 3.15
(ID # 13621)

MEETING DATE:

Tuesday, June 15, 2021

FROM: FACILITIES MANAGEMENT AND SHERIFF'S DEPARTMENT:

SUBJECT: FACILITIES MANAGEMENT (FM) AND SHERIFF'S DEPARTMENT: Ben Clark Training Center Central Plant Electrical High-Voltage Supply and Chiller Repair Project - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 1. [Total Cost \$259,156 – Sheriff's Department Budget–50%, Proceeds from Sale of County Property (11183)-50%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Ben Clark Training Center Central Plant Electrical High-Voltage Supply and Chiller Repair (BCTC Electrical and Chiller Repair) 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 and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the BCTC Electrical and Chiller Repair Project located at 16791 Davis Street in Riverside, California; to repair electrical high-voltage supply and repair the chiller;

Continued on Page 2

ACTION: Policy, CIP

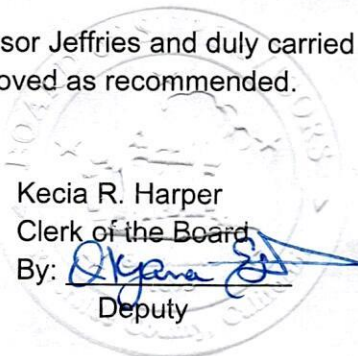
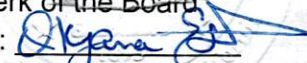

Rose Salgado, Director of Facilities Management 5/21/2021


Robert Gunzel, Assistant Sheriff 5/26/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries 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: June 15, 2021
xc: FM, Sheriff, 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:

4. Approve a project budget in the not to exceed amount of \$259,156 for the Project;
5. Authorize use of Sheriff's Department Budget and Proceeds from Sale of County Property (11183), not to exceed \$259,156, 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 are 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 \$259,156.

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	\$ 259,156	\$ 0	\$ 259,156	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Sheriff's Department Budget – 50% and Proceeds from Sale of County Property (11183) – 50%			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Ben Clark Training Center central plant is equipped with an approximately 15-year old water-cooled chiller equipped with a standard breaker rated to operate at 80%. On days of normal operation, the chiller would operate effectively with no issues; however, on extremely hot days when the chiller is operating at or near maximum output, the electrical draw on the circuit breaker would exceed the circuit breaker's performance and thermal protection characteristics. During a heat wave, the sustained durations of peak operation caused the circuit breaker to overload and "switch off" rendering the breaker to be inoperable until the breaker cooled down to normal operating temperatures. The electrical deficiencies led to the deterioration of the central plant chiller. Therefore, an emergency declaration was made pursuant to the authority delegated in Resolution 2003-23 by the Board of Supervisors, allowing Facilities Management (FM) to take immediate action to procure temporary generators, conduct investigations, diagnostics, repair the electrical infrastructure, replace existing high-voltage wiring and repair of the chiller damaged due to unbalanced electrical phase and voltage supply to restore power and air conditioning to the Sheriff's facilities.

FM recommends the Board approve the BCTC Electrical and Chiller Repair Project and its proposed budget in the amount of \$259,156 allowing FM to complete the project documentation and ensure continued operation for the BCTC Campus without periodic shutdowns and provide comfortable environmental controls.

Pursuant to CEQA, the BCTC Electrical and Chiller Repair Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15301 Class I Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption.

(Continued)

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

BACKGROUND:

Summary (Continued)

The Project, as proposed, is limited to the repair of the electrical infrastructure, replacement of the existing high-voltage wiring and the repair of the chiller damages in an existing facility. The improvements will not alter the function of the facility or increase the intensity of use. 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 FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The BCTC Electrical and Chiller Repair Project will ensure continued operation for the BCTC Campus without periodic shutdowns and provide comfortable environmental controls for the county personnel and public.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Design Investigations	1	13,125
Construction Management	2	0
Generator Rental Servicing & Electrical Diagnostics	3	167,420
Offsite Construction	4	0
Maintenance Labor	5	58,697
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	0
Project Contingency	8	2,000
Fuel, Chiller Repairs	9	17,914
Project Budget		\$259,156

(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 expended in FY 2020/21 and are 50% funded through the Sheriff's Department Budget and 50% funded through Proceeds from Sale of County Property (11183).

RS:VC:GG:SP:SC:tv

FM08250010981

MT #13621

G:\Project Management Office\FORM 11'S\FORM 11's_In Process\13621_D6 - 010981 - BCTC Elec & Chiller - In Princ, Proj Budget_061521.doc


Tina Grande, Director of Purchasing and Fleet Services 5/14/2021


Meghan Hahn, Administrative Analyst 6/7/2021


Gregory P. Priamos, Director County Counsel 6/1/2021