

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



ITEM: 3.9
(ID # 19378)

MEETING DATE:
Tuesday, July 26, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT: Palm Springs County Administrative Center Chiller & Cooling Towers Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [\$1,471,939, 40.61% Courts Facilities Fund, 59.39% Sale of Land Proceeds Fund 11183]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Palm Springs County Administrative Center Chiller & Cooling Towers Replacement (Palm Springs CAC Chiller & Cooling Towers Replacement) 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 Sections 15301, Class 1 Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

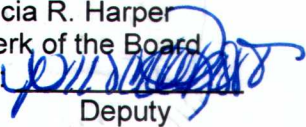
ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 7/14/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: July 26, 2022
xc: FM

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 Palm Springs CAC Chiller & Cooling Towers Replacement Project located at 3255 E. Tahquitz Canyon Road, Palm Springs, California; for replacement of the chiller equipment and cooling towers that have reached the end of their life cycle;
4. Approve a preliminary project budget in the not to exceed amount of \$1,471,939 for the Project;
5. Authorize the use of the Courts Facilities Fund and Sale of Land Proceeds Fund 11183 not to exceed \$1,471,939, 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, or her designee, 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 \$1,471,939.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,071,939	\$ 400,000	\$ 1,471,939	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 40.61% Courts Facilities Fund, 59.39% Sale of Land Proceeds Fund 11183			Budget Adjustment: No	
			For Fiscal Year: 2022/23-2023/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County Administrative Center (CAC) in Palm Springs is a two-level building which consists of three courtrooms and ancillary support space for the hearing of civil cases; and supports the Department of Superior Courts (Courts) and Probation Department. The existing chiller equipment and cooling towers were installed in 1960 and have reached the end of their life cycle. The equipment is no longer serviceable due to age and corrosion and does not

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

sufficiently cool the facility. During the upcoming warmer months, this issue will create an uncomfortable and unsafe environment for the Probation Department, the Courts and its patrons. The scope of work for the Project includes but is not limited to: removal and replacement of two existing cooling towers and three air chillers in the courthouse basement; installation of new mechanical piping and electrical modifications; and removal and replacement of existing pumps and associated motor starters.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Palm Springs CAC Chiller & Cooling Towers Replacement Project and the preliminary project budget in the not to exceed amount of \$1,471,939. FM will procure the most cost-effective project delivery method and award in accordance with applicable Board policies to expedite delivery of the Project.

Pursuant to CEQA, the Palm Springs CAC Chiller & Cooling Towers Replacement Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. No expansion or change in use would occur with the replacement of the cooling towers and chillers at the Palm Springs CAC. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails the replacement of equipment at an existing facility. No direct or indirect impacts would occur. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

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

Impact on Residents and Businesses

Replacement of the cooling towers and chiller equipment at the Palm Springs CAC will provide reliable environmental controls and ensure the comfort and safety of County personnel and patrons within the facility.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	74,900
SPECIALTY CONSULTANTS	15,500
REGULATORY PERMITTING	3,000
CONSTRUCTION	1,099,864
COUNTY ADMINISTRATION	144,862
PROJECT CONTINGENCY	133,813
PRELIMINARY PROJECT BUDGET	\$1,471,939

All costs associated with this Board action will be 40.61% funded with the Courts Facilities Fund and 59.39% with Sale of Land Proceeds Fund 11183. Expenditures for FY 2022/23 are estimated at \$1,071,939; and expenditures for FY 2023/24 are estimated at \$400,000.

RS:SP:AR:SC;mg FM08720012156 MT Item #19378
G:\Project Management Office\FORM 11'S\In Process\19378_D3 - 012156 - Palm Springs CAC Chiller & Cooling Tower
Rplc - In-Princ & Prelim ProjBdgt_072622.doc


Meghan Hahn, Senior Management Analyst 7/14/2022

COPY

to be filed by FM staff

Riverside County**Facilities Management**3450 14th St., 2nd Floor, Riverside, CA 92501**NOTICE OF EXEMPTION**

June 22, 2022

Project Name: Palm Springs County Administrative Center (PS CAC) Chiller and Cooling Tower Replacement Project**Project Number:** FM08XXXXXXX**Project Location:** 3255 East Tahquitz Canyon Way, west of El Cielo Drive, Palm Springs, CA 92508, Assessor's Parcel Number (APN): 502-210-017

Description of Project: The Riverside County Administrative Center (CAC) in Palm Springs is a two-level building which consists of three courtrooms and ancillary support space for the hearing of civil cases and supports the Department of Superior Courts (Courts) and the Probation Department. The existing chiller equipment and cooling towers were installed in 1960 and have reached the end of its life cycle. The equipment is no longer serviceable due to age and corrosion and does not sufficiently cool the facility. During the upcoming warmer months, this issue will create an uncomfortable and unsafe environment for the Probation Department, the Courts and its patrons. The scope of work for the Project includes but is not limited to: removal and replacement of two existing cooling towers and three air chillers in the courthouse basement; installation of new mechanical piping and electrical modifications; and removal and replacement of existing pumps and associated motor starters. The replacement of the Chiller and Cooling Tower at the PS CAC is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the replacement chiller.

Name of Public Agency Approving Project: Riverside County**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.

JUL 26 2022 3.9

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 replacement of the chiller and cooling tower at the PS CAC.

- **Section 15301 (b)–Existing Facilities:** This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the replacement of a chiller, cooling tower, and associated improvements at an existing facility. The new chiller and cooling tower would result in the continued provision public services and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15302 –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of an existing chiller of similar size and capacity. The system is an existing facility that supports the provision of public services and the replacement would have the same purpose as the existing infrastructure. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid.* This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed replacement of the chiller and cooling tower at the PS CAC will not result in any direct or indirect physical environmental impacts. The improvements to connect and operate the chiller would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the fire training facility. The use of the facility would remain unchanged. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____ Date: _____

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management