

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



ITEM: 3.9
(ID # 19118)

MEETING DATE:
Tuesday, August 02, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT(FM): United States District Court Lease Agreement Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle, and Preliminary Project Budget, District 2. [\$3,836,628 - 100% Lease Payments from General Services Administration]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the United States District Court Lease Agreement Replacement (USDC Lease Agreement 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 Section 15301, Class 1, Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

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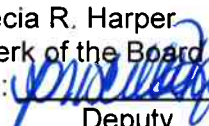
ACTION:Policy, CIP


Rose Salgado, Director of Facilities Management 7/13/2022

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: August 2, 2022
xc: FM

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the USDC Lease Agreement Replacement Project located at 3470 12th Street in Riverside, California; to remove and replace wall coverings, flooring and painting;
4. Approve a preliminary project budget in the not to exceed amount of \$3,836,628 for the Project;
5. Authorize the use of Lease Payments from General Services Administration (GSA) Funds in the not to exceed of \$3,836,628 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 \$3,836,628.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 3,836,628	\$ 0	\$ 3,836,628	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Lease Payments from General Services Administration – 100%			Budget Adjustment: No	
			For Fiscal Year: 2022/23	

CC.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On April 7, 1998, the Board of Supervisors (Board) approved a Lease Agreement with the General Services Administration (GSA) for the County of Riverside (County) to construct a facility to be occupied by the U.S. District and Bankruptcy Courts. The U.S. Courts have since occupied this facility. On April 18, 2017, Item 3.27, the Board approved an amendment extending the lease to March 13, 2037. Lease Section 6.12, Maintenance of Provided Finishes, stipulates that the County shall maintain in a like new condition all paint, wall coverings, carpet

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and flooring; repaint common areas every three (3) years; and perform cyclical repainting and flooring replacement every five (5) years of occupancy including furniture disassembly and reassembly.

The USDC Lease Agreement Replacement 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 scope of work will include but is not limited to: new flooring, painting, and moving of furniture.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the USDC Lease Agreement Replacement Project and the preliminary project budget in the not to exceed amount of \$3,836,628. FM intends to use the best cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the USDC Lease Agreement Replacement Project may have a significant effect on the environment. The Project, as proposed, is limited to minor repairs, interior alterations and improvements to the existing County-owned facility, including painting, carpet, wallcovering, and minor touchups. The improvements will not alter the function of the facility or increase the intensity of use. No direct or indirect impacts would occur.

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BACKGROUND:

Summary (Continued)

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 Existing Facilities, Exemption identified in Section 15301. 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 USDC Lease Agreement Replacement Project in maintaining a functional and aesthetically appealing courthouse retains the valuable partnership with the federal government and provides significant economic benefits to Riverside County and local community by maintaining a long-term lease and valuable workforce and salaries which in turn provides for local tax revenue and supports local ancillary business and services.

Additional Fiscal Information

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

PROJECT BUDGET LINE ITEMS	PROJECT BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	182,000
SPECIALTY CONSULTANTS	30,000
REGULATORY PERMITTING	9,750
CONSTRUCTION	3,055,184
COUNTY ADMISTRATION	210,910
PROJECT CONTINGENCY	348,784
PRELIMINARY PROJECT BUDGET	\$3,836,628

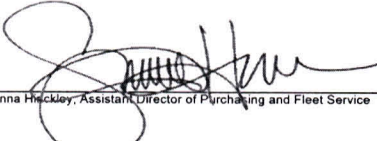
All costs associated with this Board will be 100% funded through Lease Payments from General Services Administration and will be expended in FY 2022/23.

RS:SP:DL:BL:sc:tv:to

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Suzanna Hackley, Assistant Director of Purchasing and Fleet Service

6/29/2022


Meghan Hahn, Senior Management Analyst

7/14/2022