

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



ITEM: 3.26
(ID # 24548)

MEETING DATE:
Tuesday, April 30, 2024

FROM : FACILITIES MANAGEMENT AND DEPARTMENT OF PUBLIC SOCIAL SERVICES :

SUBJECT: FACILITIES MANAGEMENT (FM) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Department of Public Social Services – Harmony Haven Operational Construction and Safety Enhancement Projects – California Environmental Quality Act Exempt pursuant to Section 15301 and Section 15061 (b)(3), Approval of In-Principle and Preliminary Budget; District 5. [\$5,000,000 – 100% American Rescue Plan Act Funds-County Dept Response]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Department of Public Social Services – Harmony Haven Operational Construction and Safety Enhancement Projects for inclusion in the Capital Improvement Program (CIP);

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ACTION:Policy, CIP

Rose Salgado, Director of Facilities Management 4/15/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 30, 2024
xc: FM, DPSS

Kimberly A. Rector
Clerk of the Board

By:
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Find that the Projects are 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 Department of Public Social Services – Harmony Haven Operational Construction and Safety Enhancement Projects List, as shown in Exhibit A, to improve the existing buildings on 127 acres in the unincorporated area of Beaumont, County of Riverside;
4. Approve a preliminary project budget in the amount not to exceed \$5,000,000 for the Projects;
5. Authorize the use of the previously allocated American Rescue Plan Act (ARPA) – County Dept Response funds in the amount of \$5,000,000 for the Projects, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Projects 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 Projects, 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 the Projects, and the sum of all contracts shall not exceed \$5,000,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 600,000	\$ 4,400,000	\$ 5,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% American Rescue Plan Act Funds- County Dept Response			Budget Adjustment:	No
			For Fiscal Year:	23/24 – 24/25

C.E.O. RECOMMENDATION: APPROVE

BACKGROUND:

Summary

On June 27, 2023 (Item 3.41), the Board of Supervisors (Board) adopted Resolution No. 2023-144, Authorization to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside. On July 11, 2023 (Item 3.6), the Board authorized the use of American Rescue Plan Act (ARPA) funds for the purchase of this land in an aggregate amount of \$26,800,000.

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The property, referred to as Harmony Haven Children & Youth Center (Harmony Haven) – Riverside County, is used to fulfill programmatic needs and used by the Department of Public Social Services Children’s Services Division (DPSS) and along with other potential and complimentary County program uses.

As part of the planning process for Harmony Haven, there are needs for facility improvements that were anticipated during the sale. An overall facility and security assessment was completed, and Facilities Management (FM) identified general deferred maintenance and capital project needs. The planned improvements include infrastructure and facility repairs such as water intrusion and roof repairs, HVAC and electrical upgrades, water tank repairs and well control upgrades, sidewalk and asphalt repairs, and general security and safety upgrades. See Project List attached as Exhibit A.

On December 12, 2023 (Item 3.11), the Board approved a \$5,000,000 allocation from the ARPA 2nd Installment County Department Response. FM will manage the listed projects and come back to the Board as necessary to seek any further required approvals. This Harmony Haven ARPA Project will help to improve the overall safety and security at this site and provide operational stability for DPSS and their customers at Harmony Haven.

With certainty, there is no possibility that the Projects may have a significant effect on the environment. The Projects, as proposed, are limited to improvements and upgrades to the existing buildings and infrastructure on the Harmony Haven Campus. Repairs are needed to upgrade the existing buildings. The improvements would provide fully functional buildings and 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 Department of Public Social Services Harmony Haven Operational Construction and Safety Enhancement Projects are exempt as the projects meet 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 Harmony Haven Children & Youth Center will benefit the community by providing services to our vulnerable and at-risk children and youth served by DPSS and other County departments.

Additional Fiscal Information

The approximate allocation of the preliminary budget for the projects is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONALS OF RECORD	289,100
SPECIALTY CONSULTANTS	-

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REGULATORY PERMITTING	40,000
CONSTRUCTION CONTRACTS	4,101,355
OTHER CONSTRUCTION	-
COUNTY ADMINISTRATION	115,000
PROJECT CONTINGENCY	454,545
TOTAL PROJECT BUDGET	\$5,000,000

All costs associated with this Board action will be 100% funded by American Rescue Plan Act (ARPA)-County Dept Response Funds. Expenditures for FY 23/24 are estimated at \$600,000; and expenditures for FY 24/25 are estimated at \$4,400,000.

EXHIBIT A	
PROJECT LIST	
Project #'s	Description of Projects
2024013322	Campus Lighting (streetlights)
2024013544	Well control panel and lift station repairs.
2024013550	Septic system repairs
2024013585	Supply line isolation valves and Cottage 3 (A/B) water heater replacement
2024013645	Intake Center space/ Chapel TI
2024013647	Mobile Home/Modular Isolation Units, School Trailer Replacement and Permanent Security guard shack
2024013644	Fence and pathway lighting
2024013648	Paving and Sidewalk Improvements
2024013646	Security Cameras and Access Control (Security)
DPSS Purchase	Full Body Scanner
DPSS Purchase	Operations Dashboard (Smart Monitor)
2024013649	Cottage 1 Improvements
2024013651	Cottage 2 Improvements
2024013652	Cottage 3 Improvements
2024013653	Cottage 4 Improvements


 Aaron Gettis, Chief of Deputy County Counsel 4/16/2024

Riverside County
Facilities Management
3450 14th Street, Riverside, CA 92501

FM staff to file

NOTICE OF EXEMPTION

March 26, 2024

Project Name: Department of Public Social Services Children/s Services Division (DPSS) Harmony Haven Operational Construction and Safety Enhancement Projects, Beaumont

Project Number: TBD

Project Location: 14700 Manzanita Park Road, west of Eagles Nest Drive, Beaumont, California, 92223; Assessor's Parcel Number (APN): 428-020-002

Description of Project: On June 27, 2023 (Item 3.41), the Board of Supervisors (Board) adopted Resolution No. 2023-144, Authorization to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside. On July 11, 2023 (Item 3.6), the Board authorized the use of American Rescue Plan Act (ARPA) funds for the purchase of this land in an aggregate amount of \$26,800,000. The property, referred to as Harmony Haven Children & Youth Center (Harmony Haven) - Riverside County, is used to fulfill programmatic needs and uses by DPSS and along with other potential and complimentary County program uses.

As part of the planning process for Harmony Haven, there are needs for facility improvements that were anticipated during the sale. An overall facility and security assessment was completed, and Facilities Management (FM) identified general deferred maintenance and capital project needs. The planned improvements include infrastructure and facility repairs such as water intrusion and roof repairs, HVAC and electrical upgrades, water tank repairs and well control upgrades, sidewalk and asphalt repairs, and general security and safety upgrades.

These improvements will help to ensure operational safety and stability within the overall campus. And 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; 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

