

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



ITEM: 3.23
(ID # 25181)

MEETING DATE:
Tuesday, June 25, 2024

FROM : FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DISTRICT ATTORNEY'S OFFICE

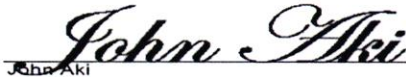
SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY DISTRICT ATTORNEY'S OFFICE - Riverside District Attorney Server Room Redundant HVAC System Installation Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 1. [\$188,150 - 100% District Attorney General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside District Attorney Server Room Redundant HVAC System Installation (Riverside DA Server Room HVAC) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION:Policy, CIP


John Aki

6/4/2024


Rose Salgado, Director of Facilities Management

6/4/2024

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: June 25, 2024
xc: FM, DA

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

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 Riverside DA Server Room HVAC Project located at 3960 Orange Street in Riverside, California; to install a redundant HVAC in the server room to provide a backup cooling system;
4. Approve the preliminary project budget in the not to exceed amount of \$188,150 for the Project;
5. Authorize use of the District Attorney General Fund 10000 in the not to exceed amount of \$188,150, 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 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 Project, and the sum of all project contracts shall not exceed \$188,150.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 38,150	\$ 150,000	\$ 188,150	\$ 0
NET COUNTY COST	\$ 38,150	\$ 150,000	\$ 188,150	\$ 0
SOURCE OF FUNDS: 100% District Attorney General Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 23/24 -24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside Office of the District Attorney is located in the Downtown Law Building at 3960 Orange Street in Riverside, CA 92501. The facility currently has one HVAC unit to provide cool air in the server room on the 8th Floor and the unit periodically shuts down due to overheating.

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A redundant HVAC system is needed to provide backup cooling. The scope of work to the Project includes but is not limited to: installation of a 5T Water Source Heat Pump, electrical and mechanical work. All work will be completed in compliance with applicable building codes and health and life safety requirements.

Facilities Management (FM) recommends the Board approve in-principle the Riverside DA Server Room HVAC Project and the preliminary project budget in the not to exceed amount of \$188,150. FM will procure the most cost effective and efficient project delivery method and award in accordance with applicable Board policies.

With certainty, there is no possibility that the Riverside DA Server Room HVAC Project may have a significant effect on the environment. The Project, as proposed, is limited to the installation of a redundant HVAC cooling system in an existing building. The use of the facility would continue to provide staff services and would not result in a significant increase in capacity or intensity of use. Therefore, the Riverside DA Server Room HVAC 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 and the State Clearinghouse within five days of Board approval.

Additional Fiscal Information

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

BUDGET LINE ITEMS	PROJECT BUDGET
DESIGN PROFESSIONAL OF RECORD	27,719
SPECIALTY CONSULTANTS	3,500
REGULATORY PERMITTING	3,800
CONSTRUCTION	91,250
OTHER CONSTRUCTION	28,998
COUNTY ADMINISTRATION	15,779
PROJECT CONTINGENCY	17,105
PRELIMINARY PROJECT BUDGET	\$188,150

All costs associated with this Board action will be 100% funded with the District Attorney General Fund 10000. Expenditures for FY 23/24 are estimated at \$38,150 and expenditures for FY 24/25 are estimated at \$150,000.

RS:VB:RM:DL:MB:SC

FM08220013714

MT Item #25181

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Meghan Hahn
Meghan Hahn, Director of Procurement 5/31/2024

Veronica Santillan
Veronica Santillan, Principal Management Analyst 6/20/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 6/10/2024

FM staff to file

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

NOTICE OF EXEMPTION

June 6, 2024

Project Name: Riverside Downtown Law Building District Attorney's Office (DA) Redundant Heating Ventilation and Air Conditioning (HVAC) Installation

Project Number: FM08220013714

Project Locations: 3960 Orange Street, north of 10th Street, Riverside, California, 92501; Assessor's Parcel Numbers (APNs): 215-373-019, 215-373-018

Description of Project: The Riverside DA is located in the Downtown Law Building at 3960 Orange Street in Riverside, California 92501. The facility currently has one HVAC unit to provide cool air in the server room on the 8th Floor and the unit periodically shuts down due to overheating. A redundant HVAC system is needed to provide backup cooling. The scope of work to the Project includes, but is not limited to, installation of a five-ton Water Source Heat Pump, electrical and mechanical work. All work will be completed in compliance with applicable building codes and health and life safety requirements.

The improvements to the mechanical system at the Riverside DA office is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will continue to provide public services at the existing facility and will not result in a significant expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

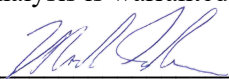
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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

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 improvements to the mechanical system at the Riverside DA office.

- **Section 15301 (d)–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 improvements to cooling system at Riverside DA office are needed to maintain an appropriate level of comfort for staff and patrons at the existing facility. The improvements to the existing mechanical system to maintain comfort are interior alteration to existing equipment within the facility would not expand the capacity of the site and would result in the continuation of public services; therefore, the project is exempt as the improvements meet the scope and intent of the Categorical Exemption identified in Section 15301, 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 improvements and repairs to the mechanical system at the Riverside DA office will not result in any direct or indirect physical environmental impacts.

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: 6-6-2024 _____

Mike Sullivan,
County of Riverside, Facilities Management