

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



ITEM: 13.3
(ID # 25390)

MEETING DATE:
Tuesday, July 09, 2024

FROM : Regional Parks and Open Space District

SUBJECT: REGIONAL PARK AND OPEN-SPACE DISTRICT Approval of Plans, Specifications and Contract Documents and Authorization to Advertise for Bids for the Lawler Lodge ADA & Cabin Updates Project; CEQA Exempt per State Guidelines Section 15331 and 15302; District 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Lawler Lodge ADA & Cabin Updates Project is Categorically Exempt from the California Environmental Quality Act (CEQA) per State Guidelines Section 15331 and 15302;
2. Approve the Contract Documents, including the Plans and Specifications, for the Regional Park and Open-Space District Lawler Lodge ADA & Cabin Updates Project;
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of the approval by the Board; and
4. Authorize the Clerk of the Board to advertise for bids on August 12 and 19, 2024; All bids will be received up to the hour of 2:00 p.m., Thursday, September 5, 2024, via <https://colbisesecurebids.com/agency/RivCoParks>, at which time bids will be opened.

ACTION:Policy


Kyla R. Brown, General Manager 6/19/2024

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Spiegel, seconded by Director Perez 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: July 9, 2024
xc: Parks, Recorder/State Clearinghouse, COBcf

Kimberly A. Rector
Clerk of the Board

By 
Deputy

**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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Lawler Lodge was originally built in 1919 in the Idyllwild Mountains consisting of a large lodge building and several ancillary cabins. The lodge itself is located at the bottom of a hill and is therefore not easily accessed.

This project would restore two of the ancillary cabins located above the lodge, making them available for use and making one adjacent to the parking lot an ADA accessible short-term lodging unit for the site.

Construction bid documents have been approved-as-to-form by County Counsel.

Impact on Residents and Businesses

This project herein will improve the quality of life for residents of Riverside County through the continued provision of clean, safe outdoor recreational opportunities. It will also support Riverside County Regional Park and Open-Space District (District) as the District rebounds from the pandemic and continues to focus on strategic investment projects for future economic growth and resiliency.

Additional Fiscal Information

American Rescue Plan Act (ARPA) funds in the amount of \$1,500,000 were allocated to this project on May 23, 2023 by Minute Order 13.1. This project is partially funded by the Fourth District's ARPA allocation. A Western Riverside County Regional Park Facilities Fund (DIF) request will be made at the time of contract award to offset shortage for this project. Existing DIF funding would be able to support this request.

CEQA CONSIDERATIONS

The proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) per State Guidelines Section 15331- Class 31 (Historical Resources) and 15302-Class 2 (Replacement or Reconstruction). A Historic Building Study was prepared by CRM Tech to determine potential impact to Lawler Lodge, which was determined to be a potential discretionary historical resource. Since the primary scope of work involves the ancillary structures and not the main lodge it was determined that there is no adverse impact.

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

Attachments:

- PKARC-276 Invitation to Bid
- Notice of Exemption
- Project Manual – Cover Page
- Project Location Map

  
Douglas Cordonez Jr. 7/1/2024


Aaron Gettis, Chief of Deputy County Counsel 6/27/2024

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Riverside County Park & Open Space District
Jurupa Valley, CA 92509

County Clerk
County of: Riverside
4080 Lemon St
Riverside CA 92509

(Address)

Project Title: PK-ARPA 013 - Lawler Lodge ADA & Cabin Updates

Project Applicant: Riverside County Park & Open-Space District

Project Location - Specific:
19751 CA-243, Idyllwild-Pine Cove, CA 92549

Project Location - City: N/A Project Location - County: Riverside County

Description of Nature, Purpose and Beneficiaries of Project:

Project involves the demolition of two existing cabins (Walt's and Scout's Cabins) and replacing them with two new cabins with related site work and utilities.

Name of Public Agency Approving Project: Riverside County Park & Open-Space District

Name of Person or Agency Carrying Out Project: Riverside County Park & Open-Space District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15331- Class 31 (Historical Resources) & 15302- Class 2 (Replacement or Reconstruction)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project is categorically exempt as the project consists of the reconstruction of two existing cabins located on the same site as the structures replaced. The cabins are adjacent to Lawlor Lodge which is a historical resource; therefore, the new cabins were designed to be compatible in scale and design.

Lead Agency Gaby Adame Area Code/Telephone/Extension: 951-955-1395
Contact Person: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 6-12-2024 Title: Bureau Chief

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400744
07/10/2024 01:54 PM Fee: \$ 50.00
Page 1 of 1

07/09/2024 13.3

Removed: _____ By: _____ Deputy


INVITATION TO BID

NOTICE IS HEREBY GIVEN that the Riverside County Regional Park and Open-Space District, acting by and through its governing board ("District"), will receive sealed bids for the Lawler Lodge ADA and Cabin Updates Project. Value of contract is estimated at \$1.9M - \$2.2M.

The project generally consists of the construction of: Demo and rebuild 2 cabins on existing footprints, new septic system and parking lot renovation

To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor License(s): **A,B**

Each bid must conform and be responsive to the contract documents which may be obtained at:

<https://colbisecurebids.com/agency/RivCoParks>

A **Non-Mandatory** pre-bid meeting/job walk will be held Tuesday, August 20, 2024 at 10:00:00 AM at 19751 CA-243, Idyllwild-Pine Cove, CA 92549.

All bids will be received by the District via <https://colbisecurebids.com/agency/RivCoParks> on **Thursday, September 5, 2024**, no later than, 2:00 PM, at or after which time the bids will be opened and publicly read aloud. See bid documents for how to attend the bid opening.

The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, California, for the type of work performed and the locality in which the work is to be performed, per sections 1770 et seq. of the CA Labor Code. **Prevailing wage** rates are on file at the District and are available on request or at: www.dir.ca.gov/oprl/statistics_and_databases.html. Bidders and Bidders' subcontractors shall comply with the **DIR registration** and qualification requirements per sections 1725.5 and 1771.1 of the CA Labor Code.

Each bid must be submitted on the bid form provided in the bid documents and accompanied by a satisfactory Bid Bond executed by the bidder and surety company, or certified check, or cashier's check in favor of the Riverside County Regional Park and Open-Space District, or cash, in an amount equal to ten percent (10%) of the bid. The contract awardee shall be required to furnish a 100% Performance Bond and a 100% Payment Bond for the Project.

The successful Bidder may substitute securities for any monies withheld by the District to ensure performance under the Contract, in accordance with the provisions of Public Contract Code section 22300.

The District reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or in the bidding. No bidder may withdraw his bid for a period of 75 days after the date set for the opening of bids. For questions, please contact Joanne Branch at parcs-planning@rivco.org.

Board of the Riverside County Regional Park and Open-Space District

8/12/2024, 8/19/2024

Publication: The Press-Enterprise



PROJECT MANUAL

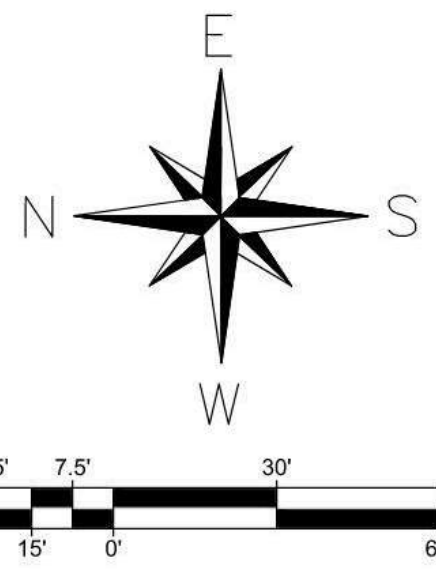
Lawler Lodge ADA and Cabin Updates

Walt's and Scout's Cabins

Riverside County Regional Park and Open-Space District

Issued: 8/12/2024

BID #: PKARC-276



- = CHAIN LINK FENCE
- = EDGE OF PAVEMENT
- = TOE
- - - = CENTERLINE
- - - = PROPERTY
- = CURB AND GUTTER

- - - 3010 - - - = CONTOURS
- ⊙ = LIGHT STD
- ⊙ = GAS VALVE CAP
- ⊙ = WATER VALVE CAP
- ⊙ = FIRE HYDRANT
- ⊙ = SEWER MANHOLE
- ⊙ = ROAD SIGN

- ⊙ = YARD LIGHT
- ⊙ = STREET LIGHT ON POLE
- ⊙ = STD. STREET LIGHT
- ⊙ = TRAFFIC SIGNAL
- ⊙ = STREET LIGHT & EXTENDED SIGNAL
- ⊙ = DECIDUOUS TREE
- ⊙ = PINE TREE
- ⊙ = PALM TREE
- ⊙ = PHONE STAND
- ⊙ = PHONE BOOTH
- ⊙ = POWER POLE
- ⊙ = TELEPHONE POLE
- ⊙ = GUY POLE
- ⊙ = TRAFFIC SIGN
- ⊙ = SURVEY POINT
- ⊙ = HOSE BIB
- ⊙ = GUARD POST
- ⊙ = CLEAN OUT
- ⊙ = ELECTRIC MANHOLE
- ⊙ = SEWER MANHOLE
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = METAL COVERS

- ⊙ = TRAFFIC SIGNAL PULL BOX
- ⊙ = ELECTRICAL PULL BOX
- ⊙ = TELEPHONE PULL BOX
- ⊙ = WATER METER
- ⊙ = STREET LIGHT PULL BOX
- ⊙ = UTILITY WALK
- ⊙ = IRRIGATION CONTROL BOX
- ⊙ = WATER VALVE
- ⊙ = TV
- ⊙ = GAS VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = MOUNT RISER
- ⊙ = MONITOR WELL
- ⊙ = DETECTOR CHECK
- ⊙ = UTILITY CABINET
- ⊙ = AIR/WATER UNIT
- ⊙ = GUY ANCHOR
- ⊙ = HANDICAP STALL
- — — = PROPERTY LINE
- — — = CENTER LINE
- — — = BLOCK WALL
- — — = CHAIN LINK FENCE
- — — = WOODEN FENCE
- — — = GASOLINE
- — — = OIL LINE
- — — = TELEVISION
- — — = STORM DRAIN
- — — = WATER LINE
- — — = GAS LINE
- — — = SEWER LINE
- — — = ELECTRIC
- — — = TELEPHONE
- — — = STRIP DRAIN
- — — = DRAIN INLET



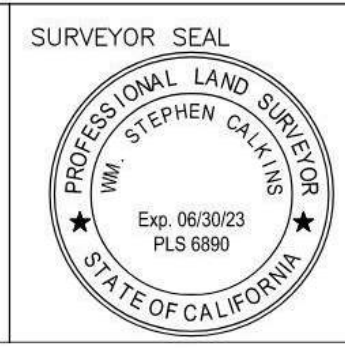
A PORTION OF THE S/W QUARTER OF THE N/E QUARTER, OF THE S/E QUARTER, OF THE N/W QUARTER OF SEC 26, T-4 SOUTH, R-2 WEST, SBBM RIVERSIDE COUNTY, CALIFORNIA

① SITE SURVEY
1" = 50'-0"



REVISIONS				
NO.	DESCRIPTION	APP.	DATE	NO.

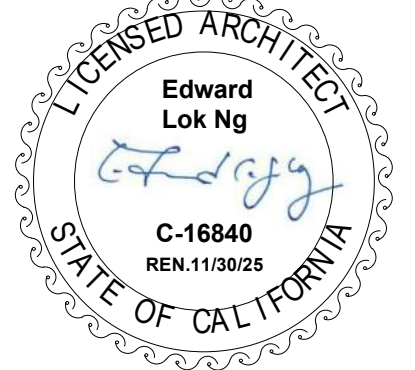
BENCH MARK



PLANS PREPARED BY:
ALL FOR 1 ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING-SURVEYING-MAPPING
699 N. ARROWHEAD AVE. SUITE 150
SAN BERNARDINO, CA 92401
Phone: (951)300-3610
M.Nicholas@allfor1eng.com

TOPOGRAPHIC SURVEY
19751 STATE ROUTE 243
IDYLLWILD, CALIFORNIA
APN: 556-270-003

DATE OF SURVEY: 12-08-2023 DRAWN BY: TWW SCALE: 1" = 50' SHEET: 1 OF 1



BOUNDARY SURVEY

A0.1

WALT'S & SCOUTS' CABINS REPLACEMENT
19751 CA-243, Idyllwild-Pine Cove, CA 92549

No.	Date	Rev	By	Ck

Designer:	LN
CAD Draft:	LN
Architect:	LOK
Engineer:	REVERSON COUNTY
Date Issue:	04/17/2024
Job Number:	23-3071

THE PRESS-ENTERPRISE

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3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011685621
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/12/2024 and 08/19/2024
Total Amount: \$1009.01
Payment Amount: \$0.00
Amount Due: \$1009.01
Notice ID: UYk9t61THEvbT6M9xN3k
Invoice Text:

INVITATION TO BID NOTICE IS HEREBY GIVEN that the Riverside County Regional Park and Open-Space District, acting by and through its governing board ("District"), will receive sealed bids for the Lawler Lodge ADA and Cabin Updates Project. Value of contract is estimated at \$2.0M - \$2.4M. The project generally consists of the construction of: Demo and rebuild 2 cabins on existing footprints, new septic system and parking lot renovation. To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor License(s): A, B Each bid must conform and be responsive to the contract documents which may be obtained at: <https://colbiseurebids.com/o/RivCoParks/276Lawler> [https://colbiseurebids.com/o/RivCoParks/276Lawler] A Non-Mandatory pre-bid meeting/job walk will be held Monday, August 19, 2024, at 10:00 AM at 19751 CA-243, Idyllwild-Pine Cove, CA 92549. All bids will be received by the District via <https://colbiseurebids.com/o/RivCoParks/276Lawler> [https://colbiseurebids.com/o/RivCoParks/276Lawler] on Wednesday, September 4, 2024, no later than, 2:00 PM, at or after which time the bids will be opened and publicly read aloud. See bid documents for how to attend the bid opening. The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, California, for the type of work performed and the locality in which the work is to be performed, per sections 1770 et seq. of the CA Labor Code. Prevailing wage rates are on file at the District and are available on request or at:

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011685621

FILE NO. 0011685621

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/12/2024, 08/19/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: August 19, 2024.

At: Riverside, California



Signature

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Board of the Riverside County Regional Park and Open-Space District.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Dated: August 6, 2024
KIMBERLY A. RECTOR
Clerk of the Board of Supervisors
By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 8/12, 8/19/24