

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



ITEM: 3.28
(ID # 24569)

MEETING DATE:
Tuesday, August 27, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT AND EXECUTIVE OFFICE: FY24/25 Facilities Management Deferred Maintenance Projects - California Environmental Quality Act (CEQA) 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 Budgets; All Districts. [\$11,000,000 -100% Deferred Maintenance Projects Fund 11208]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the eleven (11) FY24/25 Facilities Management Deferred Maintenance Projects (Projects) as shown in the attached Exhibit A for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

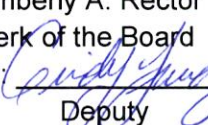
ACTION:Policy


Rose Salgado, Director of Facilities Management 7/31/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: August 27, 2024
xc: FM, E.O.

Kimberly A. Rector
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:

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 Projects meeting the "imperative" repair or replacements needed throughout the County of Riverside to perform the scope of maintenance work, as shown in the attached Exhibit A;
4. Approve the preliminary Projects budgets as shown in the attached Exhibit A;
5. Authorize the Director of Facilities Management, or her designee, to move the allocated funds among the Projects so long as the sum of all Projects do not exceed \$11,000,000;
6. Authorize the use of the Deferred Maintenance Projects Fund 11208 in the aggregate amount of \$11,000,000 for the Projects, including reimbursement to Facilities Management for incurred related expenses;
7. 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
8. Authorize the Purchasing Agent to a) 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 b) issue Purchase Orders for the sum of all project contracts and/or work orders which shall not exceed the approved project amount of \$11,000,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 11,000,000	\$ 0	\$ 11,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Deferred Maintenance Projects Fund 11208 - 100%			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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BACKGROUND:

Summary

Riverside County Facilities Management (FM) manages over 11 million square-feet of County owned building space for more than 40 county entities. The FM Maintenance Division performs approximately 57,000 preventative, predictive, and corrective maintenance activities annually in 358 diverse buildings. As buildings and their associated systems age, the inability to operate, maintain and renovate the facilities to the required health and safety standards becomes an ongoing risk for costly and disruptive outages caused by system failures.

FM maintains an ongoing Deferred Maintenance list of building systems that require major renovation. The building systems areas are categorized into the following types: 1) Fire-Life-Safety; 2) Building Envelope; 3) Elevator; 4) HVAC; 5) Electrical; 6) Plumbing; 7) Building Maintenance; and 8) Parking Lot/Structure. In October 2022, as part of the County of Riverside Strategic Initiative budgeting process for FY 23/24, FM performed an internal assessment and identified buildings that met the criteria of "imperative," having one or more systems to begin repair or replacement within one to two years. A priority report was submitted to the Executive Office with recommended projects to address HVAC, roofing, and asphalt deficiencies. FM will procure the most cost effective and efficient project delivery method and award in accordance with applicable Board policies to complete the selected imperative projects.

With budgetary restrictions to address the deferred maintenance demand, the use of proceeds from the sale of County property is an appropriate source of funding for deferred maintenance projects. Reinvesting the proceeds of sale from surplus assets back into existing County owned facilities on a prioritized basis makes fiscal sense and alleviates a portion of the County's liability. The Deferred Maintenance Project fund will be a supplemental source of funding to address system-wide building deficiencies for FM managed County owned buildings based on prioritized need. FM will provide county departments with a summary report of deferred maintenance priorities for capital improvement planning efforts at minimum on an annual basis. A Deferred Maintenance program will improve the reliability of systems and prevent costly and disruptive outages caused by system failures. In-line with the County's overarching mission, system repairs and replacements will provide safer and healthier environments that support services to the public and employees across the County.

The approval of the FY24/25 Facilities Management Deferred Maintenance Projects have no direct effect anticipated other than the continued and improved operation of the existing County owned facilities. The implementation of the maintenance activities would not alter the existing development footprint or result in an increase in capacity; and are limited to routine maintenance projects to keep the existing County facilities operational and maximize building life. Therefore, the FY24/25 Facilities Management Deferred Maintenance Projects are exempt as the application meets the scope and intent of the Class 1 - Existing Facilities Categorical Exemption identified in Section 15301 and Section 15061 (b)(3) "Common Sense" Exemption. A

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Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Attachment

EXHIBIT A FY24/25 Facilities Management Deferred Maintenance Project List



Aaron Gettis, Chief of Deputy County Counsel 8/12/2024

FM staff to file

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

NOTICE OF EXEMPTION

July 23, 2024

Project Name: Approval of Budget to Fund Deferred Maintenance Projects for County Facilities

Project Number: FM031030

Project Locations: Countywide (see attached Table)

Description of Project: Riverside County Facilities Management (FM) maintains 8 million square-feet of county-owned building space and thousands of acres of County property for more than 40 county entities occupying approximately 300 structures. More than half of the county structures are over 40 years old, and many of these buildings are overdue for major renovation. As buildings and their associated systems age, the inability to operate, maintain and renovate the facilities to the required health and safety standards becomes an ongoing risk for costly and disruptive outages caused by system failures.

In October 2022, as part of the County of Riverside Strategic Initiative budgeting process for FY 23-24, Facilities Management performed an internal assessment of all County buildings to identify the buildings in which building systems needed major renovation. The deficient building systems areas were categorized into the following types: 1) Fire-Life-Safety; 2) Building Envelope; 3) Elevator; 4) HVAC; 5) Electrical; 6) Plumbing; 7) Building Maintenance; and 8) Parking Lot/Structure. 97 buildings met the criteria of “Imperative,” having one or more systems to begin repair or replacement within one to two years. With budgetary restrictions to address the deferred maintenance demand, the use of proceeds from the sale of county property is an appropriate source of funding for deferred maintenance projects. Reinvesting the proceeds of sale from surplus assets back into the existing county facilities on a prioritized basis makes fiscal sense and alleviates a portion of the County’s liability.

The Deferred Maintenance Project fund will be a supplemental source of funding to address systemwide building deficiencies for FM managed county buildings based on prioritized need. Over the next five years, FM will be able to improve the reliability of systems and prevent costly and disruptive outages caused by system failures. For Fiscal Year 2024-2025, 11 Projects have been identified which would result in routine maintenance activities to existing County facilities involving three categories: Repairs or replacements to heating ventilation and air conditioning (HVAC) systems (6), repairs and/or replacement of asphalt in County parking lots (1), and repairs of replacement to roofs of County facilities (4). These three types of routine maintenance activities are categorically exempt under the Existing Facilities and Common Sense Exemptions. In line with the County’s overarching mission, system repairs and replacements will provide safer and healthier environments that support services to the public and employees across the County. The establishment and approval of a budget to fund 11 deferred maintenance projects for County facilities in Fiscal Year 2024-2025 is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of County facilities will continue to provide public services and will not result in an 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


08/27/2024 3.28

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; and 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 establishment of a budget to fund 11 deferred maintenance projects consisting of roofing, asphalt, and HVAC improvements at existing County facilities.

- **Section 15301 –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 direct effect of the project, as proposed, is limited to the establishment of a budget to fund deferred maintenance projects for County facilities. The indirect effects would result in the continuation of three types of ongoing maintenance activities (roofing improvements, parking lot improvements, and HVAC improvements) to keep buildings operating safely and efficiently. These types of activities are exempt under the Existing facilities exemption as they would not alter the facility footprints, would not increase capacity, and are minor in nature as they are limited to repairs or replacement of existing facility components. There is one asphalt project that would replace or repave the existing parking lot of a County facility to provide safe access and parking for use of the existing facilities. There are four roofing projects which would implement roofing repairs or replacement to existing roofs of County facilities to keep moisture and heat from adversely affecting the operations of County facilities. There are six HVAC improvements to the mechanical systems at locations where the systems are not operating at an acceptable level of service to provide appropriate heating and cooling as well as maintain energy efficiency. The use of the facilities would continue to provide 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 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 maintenance and repairs to County facilities that would occur as a result of the deferred maintenance funding will not result in any direct or indirect physical environmental impacts. The use of the facilities would remain unchanged, continuing to provide public services. 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: 7-23-2024

Mike Sullivan,
County of Riverside, Facilities Management

District	Bldg. No.	Building Name	Address	City	Department	Category
1	RV0916	Juvenile Court	9991 County Farm Rd	Riverside	Juv Court, Probation, Maintenance	Asphalt
1	RV0905	Riverside CAC Tower	4080 Lemon St.	Riverside	TLMA, Human Resources, Auditor Controller, Treasurer Tax Collector, Fire, Assessor Clerk Recorder, Facilities Management, Fire, Sheriff Security, IT, Environmental Health	HVAC and Roofing
1	RV0922	Riverside Health Administration	4065 County Circle	Riverside	Public Health, Environmental Health	HVAC
1	RV1044	Riverside Centre	3901 Lime Street	Riverside	Multiple Tenants	Roofing
1	RV1066	Gateway Office Building	2724 Gateway Drive	Riverside	Assessor Clerk Recorder, Registrar of Voters	HVAC
1	RV0958	Washington Center	2980 Washington St.	Riverside	RUHS, Cooperative Extension, Public Guardian	Roofing
1	RV1009	HWS Family Shelter	2530 3 rd Street	Riverside	HWS	Roofing
4	BL0316	Blythe CAC - B	240 N Broadway	Blythe	District Attorney, Public Defender, Probation	HVAC
4	BL0317	Blythe CAC - C	260 N Broadway	Blythe	Board of Supervisors, Cooperative Extension, Agricultural Commissioner, County Clerk-Recorder, DCSS, Facilities Management, HWS, Environmental Health	HVAC
5	BA0101	Banning CAC	135 Alessandro Rd	Banning	District Attorney, Probation	HVAC

EXHIBIT A

FY24/25 Facilities Management Deferred Maintenance Projects

District	Bldg #	Building Name	Address	City	Department	Scope	Rough Estimate
1	RV0916	Juvenile Court	9991 County Farm Rd	Riverside	Juv Court, Probation, Maintenance	Asphalt	\$ 245,000
1	RV0905	Riverside CAC Tower	4080 Lemon Street	Riverside	TLMA, Human Resources, Auditor Controller, Treasurer Tax Collector, Fire, Assessor Clerk Recorder, Facilities Management, Fire, Sheriff Security, IT, Environmental Health	HVAC	\$ 100,000
1	RV0922	Riverside Health Administration	4065 County Circle Dr	Riverside	Public Health, Environmental Health	HVAC	\$ 3,825,000
1	RV0905	Riverside CAC Tower	4080 Lemon Street	Riverside	TLMA, Human Resources, Auditor Controller, Treasurer Tax Collector, Fire, Assessor Clerk Recorder, Facilities Management, Fire, Sheriff Security, IT, Environmental Health	Roofing	\$ 694,000
1	RV1044	Riverside Centre	3403 10th Street	Riverside	Multiple Tenants	Roofing	\$ 1,022,000
1	RV1066	Gateway Building	2724 Gateway Drive	Riverside	Assessor Clerk Recorder, Registrar of Voters	HVAC	\$ 2,280,000
1	RV0958	Washington Center	2980 Washington St.	Riverside	RUHS, Cooperative Extension, Public Guardian	Roofing	\$ 468,500
1	RV1009	HWS Family Shelter	2530 3rd Street	Riverside	HWS	Roofing	\$ 345,000
4	BL0316	Blythe CAC - B	240 N Broadway	Blythe	District Attorney, Public Defender, Probation	HVAC	\$ 445,000
4	BL0317	Blythe CAC - C	260 N Broadway	Blythe	Board of Supervisors, Cooperative Extension, Agricultural Commissioner, County Clerk-Recorder, DCSS, Facilities Management, HWS, Environmental Health	HVAC	\$ 410,000
5	BA0101	Banning CAC	135 Alessandro Rd	Banning	District Attorney, Probation	HVAC	\$ 385,000

Estimated Total \$ 10,219,500

Contingency \$ 780,500

Total \$ 11,000,000