

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



ITEM: 3.13
(ID # 25663)

MEETING DATE:

Tuesday, September 10, 2024

FROM : FACILITIES MANAGEMENT AND PROBATION DEPARTMENT

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Indio Juvenile Hall Air Handler Unit 4 Replacement Emergency Project - California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Categorical Exemption, and Section 15061 (b)(3), “Common Sense” Exemption; Declaration of Emergency, Approval of In-Principle and Preliminary Project Budget - District 4. [\$94,780 – 100% Probation Department Budget – General Fund 10000] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Indio Juvenile Hall Air Handler Unit 4 (Adult Housing Unit) Replacement Emergency (IJH AHU Unit 4 Replacement) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION: 4/5 Vote Required, Policy, CIP

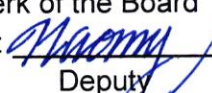

Christopher Wright, Chief Probation Officer 8/15/2024


Rose Saigado, Director of Facilities Management 8/21/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor 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: September 10, 2024
xc: FM, Probation

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 IJH AHU Unit 4 Replacement Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Categorical Exemption, and Section 15061 (b)(3), “Common Sense” Exemption;
3. Find that an emergency, as defined by Section 1102 of the Public Contract Code, existed at the Indio Juvenile Hall facility located at 47665 Oasis Street in Indio, California, and authorize actions taken by the Director of Facilities Management to order any emergency repairs and enter into and administer all necessary agreements and documents that are necessary to respond to the emergency, pursuant to Riverside County Board of Supervisors Resolution No. 2003-23;
4. Approve a preliminary project budget in the not to exceed amount of \$94,780 for the Project;
5. Authorize the use of Probation Department Budget – General Fund 10000 in the not to exceed amount of \$94,780 for the Project, including reimbursement to Facilities Management (FM) for incurred emergency project related expenses;
6. Authorize and direct the Director of Facilities Management, or her designee, to return to the Board of Supervisors to ratify and report all emergency actions taken for the IJH AHU Unit 4 Replacement Project, pursuant to Board Policy B-11 and Chapter 2.5 of the California Public Contract Code (Section 22050 et seq.); and
7. 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 Project, and b) issue Purchase Orders for the sum of all project contracts and/or work orders which shall not exceed the approved project budget of \$94,780.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 94,780	\$ 0	\$ 94,780	\$ 0
NET COUNTY COST	\$ 94,780	\$ 0	\$ 94,780	\$ 0
SOURCE OF FUNDS: Probation Department Budget – General Fund 10000 – 100%			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Juvenile Hall Facility is located at 47665 Oasis Street, Indio, California, 92201. The facility is unable to maintain adequate cooling and ventilation to the Adult Housing Unit 4 due to

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

the extreme outside temperatures. Immediate replacement of the air handler unit is needed to comply with health and safety regulations and to mitigate a complete mechanical failure.

On July 15, 2024, Facilities Management (FM) issued an emergency declaration pursuant to the authority delegated in Resolution No. 2003-23 by the Board of Supervisors (Board), allowing immediate action to procure contracts to provide emergency work without competitive bidding. Failure to immediately address the replacement of the air handler unit poses a clear and imminent danger to the health and safety of the residents in the housing unit.

Facilities Management (FM) recommends the Board approve the IJH AHU Unit 4 Replacement Project in the preliminary project budget in the not to exceed amount of \$94,780 which will enable FM to complete the Project documentation and ensure the Project meets health safety and regulatory requirements. FM will return to the Board to ratify and approve any emergency actions taken which require Board approval pursuant to Board Policy B-11 and Chapter 2.5 of the California Public Contract Code (Section 22050 et seq.).

With certainty, there is no possibility that the Project may have a significant effect on the environment. The project is limited to replacement of the existing air handler unit in the Adult Housing Unit 4. 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 Categorical 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.

Impact on Residents and Businesses

The IJH AHU Unit 4 Replacement Project will continue to ensure the safety of Probation personnel, adults housed at the facility, visiting public; and further fulfill the County's mission and commitment to public safety.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	0
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	0
CONSTRUCTION	79,664
OTHER CONSTRUCTION	1,500
COUNTY ADMINISTRATION	5,000
PROJECT CONTINGENCY	8,616
PRELIMINARY PROJECT BUDGET	\$94,780

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

The costs associated with this Board action will be funded by 100% Probation Department Budget – General Fund 10000. \$94,780 is anticipated to be expended in FY 24/25.

Attachments:

- B-11 Emergency Declaration for the Project

RS:VB:RM:AR:JA:SC

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MT Item #25663

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Melissa Curtis

Melissa Curtis, Deputy Director of Purchasing and Fleet

8/13/2024

Stacy Orton

Stacy Orton

8/29/2024

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel

8/27/2024

To: Director of Facilities Management

From: Jose Andrade, FM Project Manager

Date:

Subject: Emergency; Replacement of Air Handler for Indio Juvenile Hall Unit #4 (Adult Housing Unit)

Details of the emergency situation: The current air handler is not functioning adequately to provide a safe and healthy environment for staff and residents, and needs immediate replacement. The location of the failing air handler unit is in Indio where current temperatures are in the triple digits and they will only increase in the coming months. Subsequently, the likely hood of needing temporary cooling equipment is more and more likely.

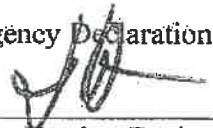
The emergency declaration will eliminate a delay caused by the competitive solicitation process for bids. Such a delay would be detrimental to the interests of the County. The current extreme heat in the desert region requires that unit #4 be replaced at the earliest date possible.

Therefore, with this memorandum, the Director of Facilities Management is declaring this to be an emergency situation pursuant to County of Riverside Board Policy B-11, Section IV *Emergency Action* which states in part:

In the case of an emergency (as defined by Public Contract Code Section 1102, "...[which] means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services")

The procurement of necessary equipment, services, and supplies made under this declaration of emergency shall only be for the purpose of meeting needs created by the emergency situation and shall be subject to the requirements and reporting procedures described in Chapter 2.5 of the California Public Contract Code, commencing with Section 22050. Upon utilization of this authority a report will be made to the Board for ratification of all actions which exceed contractual authority of the Director of Facilities Management or the County Purchasing Agent.

Emergency Declaration Requested by:



Agency Head or Designee

7/23/24
Date

Emergency Declaration Approved by:



Director of Facilities Management

7/24/24
Date