

ITEM: 3.12 (ID # 25618) MEETING DATE: Tuesday, September 17, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM-MSD) County Administrative Center (CAC) 3rd Floor Mezzanine Emergency Roof Replacement 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, Ratification and Approval of Emergency Procurement Purchase Orders FMARC-0000116483 and FMARC-0000115318 with Best Contracting Services, Inc. and Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy for Emergency Services; District 1. [Total Amount \$610,029 – 100% Deferred Maintenance Projects Fund 11208](4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

 Approve the Facilities Management – County Administrative Center 3rd Floor Mezzanine Roof Replacement (CAC Mezzanine Roof Replacement) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION:4/5 Vote Required, Policy, CIP

Rose Salgado, Director of Facilities Managem

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Jeffries, Washington, Perez and Gutierrez
Nays:	None
Absent:	Spiegel
Date:	September 17, 2024
xc:	FM-MSD

Kimberly A. Rector Clerk of the Board By: Deput

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

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 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 County Administration building, located at 4080 Lemon St., Riverside, CA 92501;
- 4. Authorize the use of Deferred Maintenance Projects Fund 11208 in the not to exceed amount of \$610,029 for the CAC Mezzanine Roof Replacement Project;
- 5. Ratify and approve the emergency procurement Purchase Orders FMARC-0000116483 and FMARC-0000115318 with Best Contracting Services, Inc., of Vista, California in the amount of \$569,995, and Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy, of Irvine, California in the amount of \$40,034, for a cumulative total of \$610,029 for emergency services;
- 6. Ratify and Authorize the Director of Facilities Management, or her designee, to order any emergency action and enter into and administer all necessary agreements and documents related to the CAC Mezzanine Roof Replacement Project in accordance with Board Policy B-11 and Resolution No. 2003-23; 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 amount.

FINANCIAL DATA	Curre	nt Fiscal Year:	Next Fisc	al Year:	Tota	I Cost:	Ongoing Cost		
COST	\$	610,029	\$	0	\$	610,029	\$		0
NET COUNTY COST	\$	0	\$	0	\$	0	\$		0
SOURCE OF FUNDS	S: 100	% Deferred N	/laintenan	ce Projects		Budget Adjus	stment:	No	
Fund 11208 (4/5 Vote r		For Fiscal Ye	ar:	24/25					

C.E.O. RECOMMENDATION: Approve

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

BACKGROUND:

Summary

On February 23, 2024, it was discovered that there were significant roof leaks occurring on the second floor of the County Administrative Center (CAC) facility located at 4080 Lemon Street, Riverside, California 92501. Facilities Management (FM) determined that the leaks originated from the 3rd Floor mezzanine roofing system that was beyond its useful life and could not be repaired through normal maintenance.

FM issued an emergency declaration pursuant to the authority delegated in Resolution No. 2003-23 by the Board of Supervisors (Board) to take immediate action to procure a contractor to provide emergency replacement of the roof and restore the property to its pre-loss condition. Failure to immediately address these leaks would pose imminent risk and loss of County property.

Facilities Management recommends the Board approve the CAC Mezzanine Roof Replacement Project and the emergency procurement Purchase Orders with Best Contracting Services, Inc. in the not to exceed amount of \$569,995, and Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy in the not to exceed amount of \$40,034, for a cumulative total of \$610,029; for the completed project that will ensure the mitigation and restoration repairs to the mezzanine roof of the 3rd floor of the CAC building that has been restored to normal operational and safety from health and environmental hazards.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The replacement of the roof is a maintenance activity to an existing building required to maintain essential public services and keep the facility operating in a safe and efficient manner. Therefore, the CAC Mezzanine Roof Replacement 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 within five days of Board approval.

Impact on Residents and Businesses

The CAC Mezzanine Roof Replacement Project will ensure that the 2nd floor of the CAC facility is maintained and hazard free, thus providing a safe environment for both visitors and employees that occupy this floor.

BUDGET LINE ITEMS	BUDGET AMOUNT			
BEST CONTRACTING SERVICES, Inc.	\$	569,995		
EMCOR Services Mesa Energy	\$	40,034		
TOTAL PROJECT BUDGET		\$610,029		

Additional Fiscal Information

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

All costs associated with this Board action will be 100% funded by Deferred Maintenance Projects Fund 11208 and will be expended in FY 24/25.

Attachments:

- NOE CAC 3rd Floor Mezzanine Roof Replacement
- B-11 Emergency Declaration for CAC 3rd Floor Mezzanine Roof Replacement
- FMARC-0000116483 Best Contracting Service Inc.
- FMARC-0000115318 EMCOR Service Mesa Energy

aron Gettis 9/4/2024



To: Rose Salgado, Director of Facilities Management

From: Brian Henwood, Deputy Director of Facilities Management

Date: March 20, 2024

Subject: Emergency Replacement of the 3rd Floor Mezzanine Roof for the County Administrative Center (CAC)

The County Administrative Center (CAC) located at 4080 Lemon Street, Riverside, is in dire need of a roof replacement for the 3rd floor mezzanine. The current roof is in poor condition and leaking severely. It is a single-ply roof that will be replaced with a spray-on fiberglass/asphalt roof system. This new roof will completely incapsulate the area, eliminate the leaks, and provide a new and improved roof that will last longer. With the increment weather, it is imperative to resolve the issue to prevent further damage to County Archive Records and avert any disruption to critical department operations.

Therefore, with this memorandum, the Director of Facilities Management, Rose Salgado, 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 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 Of 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:

Brian Henwood

Facilities Management

Main Line: 951.955.3345 Fax: 951.955.4828

Facilities Emergency 24-Hour Line: 951.955.4850

3450 14th Street, Suite 200

Riverside CA 92501

Deputy Director, Maintenance

Director of Facilities Management

April 03, 2024 Date

Date

Project Management Office Maintenance & Custodial Real Estate & Parking Administration Energy

Success means exceeding our customer's expectations.

Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

PURCHASE ORDER

Vendor Instructions

1. Packaging Slip showing P.O. number and contents must accompany each shipment.

2. No charge for packaging or drayage will be allowed except when specified in order.

3. No partial billings except when specified in the order.

4. THIS ORDER EXPRESSLY LIMITS ACCEPTANCE TO THE TERMS OF THIS ORDER. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY THE SELLER ARE REJECTED UNLESS EXPRESSLY ASSENTED TO IN WRITING BY THE BUYER.

5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE ORDER NUMBER AND ORDERING DEPARTMENT. 6. Out of state vendors MUST show CA Board of Equilization Permit Number. Otherwise, sales tax will be deducted. 7. IMPORTANT: Seller shall provide material safety data sheets for each product containing hazardous substances as listed by CA Dir. Ind. Rel. in CA Adm. Code, Title 8, Section 5194 and labor codes 8. If work is to be carried out on county property, vendor shall call purchasing and

ascertain amounts and types of insurance required and provide proof of insurance before beginning work

FACI	LITIES MANAGEME	NT						Di	ispatch Via	a Email
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United	States			Buyer Misty Alde	raan		Phone		Currenc	у
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						Scl	nedule Total	!	569995.00	
						lter	n Total		569995.00	
	This Purchase Order is beir Facilities Management, Mai					9				
	*This service was processe exempt from bidding require attached. Emergency action bonding and/or DIR project Manager.	ements. Email con o does not negate	nfirming en the payme	nergency acti ent and perfo	on is rmance					
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					Αι		Signature			
						- X				



Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

Vendor Instructions

SELLER ARE REJECTED UNLESS EXPRESSLY ASSENTED TO IN WRITING BY 8. If work is to be carried out on county property, vendor shall call purchasing and ascertain amounts and types of insurance required and provide proof of insurance THE BUYER. before beginning work **FACILITIES MANAGEMENT** Purchase Order Date FM-Invoices@rivco.org Facilitie 3450 14 Riversio United Tax Exe Line-Sch

Terms and Conditions: Unless otherwise stated in bid request documents and/or

PURCHASE ORDER

5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE

6. Out of state vendors MUST show CA Board of Equilization Permit Number.

7. IMPORTANT: Seller shall provide material safety data sheets for each product

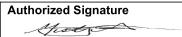
containing hazardous substances as listed by CA Dir. Ind. Rel. in CA Adm. Code,

ORDER NUMBER AND ORDERING DEPARTMENT.

Otherwise, sales tax will be deducted.

Title 8, Section 5194 and labor codes

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Dispatch Via Email Revision

Page: 2 of 5



shipment.

order.

1. Packaging Slip showing P.O. number and contents must accompany each

3. No partial billings except when specified in the order.

2. No charge for packaging or drayage will be allowed except when specified in

4. THIS ORDER EXPRESSLY LIMITS ACCEPTANCE TO THE TERMS OF THIS

ORDER. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY THE

Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

Page: 3 of 5

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FM-Invoices@rivco.org Purchase Order Date Revision Facilities Management Dept 3450 14th Street, Suite 200 Payment Terms Freight Terms Ship Via Revision Net 30 FOB Destination, Freight BEST WAY Jnited States Buyer Phone Currency Wendor: 0000104487 Ship To: 6327-26000 Attention: Not Specified Bill To: FM-Invoices@rivco.org Best Contracting Services Facilities Management FM Purchasing Supply Stop 1 Stop 1 Inc 19027 S Hamilton Ave Svcs 2091 Franklin Avenue 200 Floor 1st Riverside CA 92507 Nited States Riverside CA 92501 United States Tax Exempt ID: Mfg ID Quantity Replenishment Option: Standard	FACILITIES MANAGEMENT			Dispatch Via Email							
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Best Contracting Services Inc Facilities Management For Unchasing Supply Svs Facilities Management For States Facilities Management Svs Facilities Management Svs Facilities Management Svs 19027 S Hamilton Ave Gardena CA 90248 United States Tax Exempt ID: Mg ID Cuantity UOM Cuantity UOM Svs Replenishment Option: Standard PO Price Reverside CA 92507 United States fax Exempt? Tax Exempt ID: Mg ID Cuantity UOM Cuantity UOM States Replenishment Option: Standard PO Price Extended Amt Due Date State contract documents, terms and conditions for informal public works projects are in accordance with the following: 116-220 General Conditions Public Works under \$25k or 116-220 General Conditions Public Works over \$25k. T&Cs can be found on the Purchasing and Heel Services website at http://www. purchasing.co.riverside.ca.us/Terms.aspx CONTRACTOR shall indemnify and hold hamiess the County of Riverside, its Agencentatives. Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents or representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability whatsoever, based or asserted upon any services of CONTRACTOR, its officers, employees, subcontractors, agents, or representatives arising out of or in any way relating from the performance of CONTRACTOR, its officers, employees, subcontractors, agents, or representatives and gons and fees including, but not limited, to adurts, settle, ocompromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever lim	United States				an		Phone			Currenc	У
Ine- SchItem/DescriptionMfg IDQuantityUOMPO PriceExtended AmtDue DateSchcontract documents, terms and conditions for informal public works projects are in accordance with the following: 116-220 General Conditions Public Works under \$25k or 116-222 General Conditions Public Works core \$25k. T&Cs can be found on the Purchasing and Fleet Services website at http://www. purchasing.co.riversid.cc au.stp.Terms.aspx CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, subcontractors, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability whatsoever, based or asserted upon any services of CONTRACTOR, is officers, employees, subcontractors, agents, or representatives antiging out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of CONTRACTOR, its officers, employees, subcontractors, agents, or representatives indemnitors from this Agreement. CONTRACTOR shall defend, at its sole expense, all costs and fees including, but not limited, to atomey fees, cost of investigation, defenes and settlements or awards, the Indemnites in any claim or action based upon such alleged acts or omissions.Vith respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or	Best Contracting Ser Inc 19027 S Hamilton A Gardena CA 90248	vices	Facilities FM Purch Svcs 2991 Frai Floor 1st Riverside	Management hasing Supply nklin Avenue • CA 92507	Att	ention: N	ot Specified	Bil	l To:	Facilities I Dept 3450 14th 200 Riverside	Management Street, Suite CA 92501
Sch contract documents, terms and conditions for informal public works projects are in accordance with the following: 116-220 General Conditions Public Works under \$25k or 116-222 General Conditions-Public Works over \$25k. T&C's can be found on the Purchasing and Fleet Services website at http://www. purchasing.co.riverside.ca.us/Terms.aspx CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability whatsoever, based or asserted upon any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of CONTRACTOR, its officers, employees, subcontractors, agents, or representatives indemnitors from this Agreement. CONTRACTOR shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions. With respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR, shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR's obligation hereunder shall be satisfied when CONTRACTOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.	Tax Exempt?	· · · ·	:						-		
Authorized Signature	Sch contract documents, in accordance with th under \$25k or 116-22 be found on the Purc purchasing.co.riversi hold harmless the Co and Departments, th elected and appointe (individually and colle liability whatsoever, th officers, employees, in any way relating to damage, bodily injury whatsoever arising fr employees, subcontr Agreement. CONTRA including, but not lim settlements or award alleged acts or omiss With respect to any a CONTRACTOR, CONTRACTOR, shal own choice and shall action or claim withon any such adjustment or circumscribes CO herein. CONTRACTOR'S ob	terms and conditions for the following: 116-220 G 22 General Conditions- thasing and Fleet Servit de.ca.us/Terms.aspx C pounty of Riverside, its A eir respective directors, d officials, employees, ectively hereinafter refe based or asserted upon subcontractors, agents to this Agreement, include actors, agents, or represent ACTOR shall defend, a tited, to attorney fees, co s, the Indemnitees in a sions. Action or claim subject t I, at their sole cost, hav have the right to adjus ut the prior consent of C s, settlement or compron NTRACTOR'S indemni ligation hereunder shal	eneral Con- Public Work ces website CONTRACT gencies, Di officers, Bc agents and or represer ding but not element of CONTRAC esentatives t its sole exi ost of invesi iny claim or co indemnific re the right t st, settle, or COUNTY; p mise in no n fication to Ir II be satisfie porm of dismi	bublic works pro ditions Public W ks over \$25k. T& e at http://www. OR shall indem stricts, Special I bard of Supervis representatives ndemnitees) from es of CONTRAC tatives arising of limited to prope any kind or natu TOR, its officer Indemnitors from pense, all costs tigation, defense action based up cation herein by to use counsel of compromise an rovided, however nanner whatsoe ademnitees as s	jects a orks C's ca District ors, m any CTOR, out of c rty ure s, n this and fe e and f their y such er, that ver lim et fort	ire an d s its or ees ch thits h					
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Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

Page: 4 of 5

PURCHASE ORDER

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FACILITIES MANAGEI	MENT			Dis	spatch Via	a Email
FM-Invoices@rivco.org		Purchase Order FMARC-0000116483	Date 2024-07-22		Revision	
Facilities Management Dept 3450 14th Street, Suite 200 Riverside CA 92501		Payment Terms Net 30	Freight Terms FOB Destinati Paid		Ship Via BEST W	
United States		Buyer Misty Alderaan	Phone		Currenc	у
Vendor: 0000104487 Best Contracting Servic Inc 19027 S Hamilton Ave Gardena CA 90248 United States	FM Pu Svcs 2991 F Floor 1 Rivers	es Management rchasing Supply ranklin Avenue	ion: Not Specified	Bill To:	Facilities I Dept	
Tax Exempt? Line- Item/Description Sch	Tax Exempt ID: Mfg ID	Quantity U	Replenishi OM PO Pr	ment Option fice Exte	n: Standard ended Amt	Due Date
Indemnitees herein from Section 2782, this claus Such interpretation shal Indemnitees to the fulles Insurance Requirements obligation to indemnify of procure and maintain or the following insurance respects to the insurance of Riverside, its Agencie respective directors, offi appointed officials, ager to Worker's Compensati favor of The County of F found on the Risk Mana com/ContractLanguage/	CTOR'S obligations to indemin third party claims. Iflict between this clause and e shall be interpreted to com I not relieve the CONTRACT st extent allowed by law. S: Without limiting or diminish or hold the COUNTY harmles cause to be maintained, at i coverages during the term of e section only, the COUNTY es, Districts, Special Districts cers, Board of Supervisors, e its, or representatives as Addion, the policy shall be endor Riverside. Insurance requiren gement website at: http://risk /StandardContractLanguage. all be finalized by the County tor and Purchasing. (Civil Co	California Civil Code ply with Civil Code 2782. OR from indemnifying the sing the CONTRACTOR'S is, CONTRACTOR shall ts sole cost and expense, this Agreement. As herein refers to the County and Departments, their employees, elected or ditional Insureds. In regard sed to waive subrogation in nents and limits can be imgmt.rc-hr. aspx / Project Manager and				
Misty Alderaan Procurement Contracts Office (951) 955-7989 Cell (951) 441-7701	Specialist					

Purchasing & Fleet Services, County of Riverside 3450 14th Street, Suite 420

Authorized Signature	
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Mitt



Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

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5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE ORDER NUMBER AND ORDERING DEPARTMENT. 6. Out of state vendors MUST show CA Board of Equilization Permit Number. Otherwise, sales tax will be deducted. 7. IMPORTANT: Seller shall provide material safety data sheets for each product containing hazardous substances as listed by CA Dir. Ind. Rel. in CA Adm. Code, Title 8, Section 5194 and labor codes 8. If work is to be carried out on county property, vendor shall call purchasing and

ascertain amounts and types of insurance required and provide proof of insurance before beginning work

FACILITIES MANAGE	MENT	Dispatch Via Ema
FM-Invoices@rivco.org Facilities Management Dept		Purchase OrderDateRevisionFMARC-00001164832024-07-22
3450 14th Street, Suite 200 Riverside CA 92501		Payment Terms Freight Terms Ship Via Net 30 FOB Destination, Freight BEST WAY Paid Paid Paid
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Riverside, CA		Total PO Amount 569995.00

Authorized Signature

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Page: 5 of 5

Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

Vendor Instructions

Purchase Order

Page: 1 of 4

PURCHASE ORDER

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ORDER NUMBER AND ORDERING DEPARTMENT.

Date

Authorized Signature Alerois Kostelecky

Otherwise, sales tax will be deducted.

Title 8, Section 5194 and labor codes

before beginning work

FMARC-0000115318 2024-05-15 **Facilities Management Dept** Ship Via **Payment Terms Freight Terms** 3450 14th Street. Suite 200 Net 30 FOB Destination, Freight BEST WAY Riverside CA 92501 Paid United States Buyer Phone Currency Alexis Kostelecky Vendor: 0000038079 Ship To: 6327-26000 Attention: Not Specified Bill To: FM-Invoices@rivco.org Facilities Management Facilities Management **Emcor Service** FM Purchasing Supply Dept 2 Cromwell 3450 14th Street, Suite Svcs Irvine CA 92618 2991 Franklin Avenue 200 **United States** Riverside CA 92501 Floor 1st Riverside CA 92507 United States United States Tax Exempt? Tax Exempt ID: Replenishment Option: Standard Item/Description UOM Extended Amt Line-Mfg ID Quantity PO Price Due Date Sch 1 - 1 HVAC Work Perform 1.00 35059.00 05/15/2024 35059.00 work per proposal 24-044096. Schedule Total 35059.00 Item Total 35059.00 2 - 1 Change Order 1.00 4975.00 4975.00 05/15/2024 Contractor was reschedule to Sunday work due to another emergency glass repair to the 12th floor window. Schedule Total 4975.00 4975.00 Item Total Pregualified Public Works contractor up to \$59,999 This Purchase Order is being issued at the request of the County of Riverside Facilities Management Department for a Public Works project. The Contractor shall furnish all labor, materials, parts, equipment, tools, supervision, services, transportation, waste disposal, facilities, and other



shipment.

THE BUYER.

order.

1. Packaging Slip showing P.O. number and contents must accompany each

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FACILITIES MANAGEMENT

FM-Invoices@rivco.org

2. No charge for packaging or drayage will be allowed except when specified in

4. THIS ORDER EXPRESSLY LIMITS ACCEPTANCE TO THE TERMS OF THIS

SELLER ARE REJECTED UNLESS EXPRESSLY ASSENTED TO IN WRITING BY

ORDER. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY THE

Dispatch Via Email

Revision

Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

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			projects exceeding \$25,000 s of insurance must be receive	d			

PURCHASE ORDER



Vendor Instructions

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Title 8, Section 5194 and labor codes

Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

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Purchasing and Fleet Services Department 3450 14th Street, Suite 420 Riverside, CA 92501 Phone: (951) 955-4937 Fax: (951) 955-3730

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FACILITIES MANAGE	MENT		D	ispatch Via Email
FM-Invoices@rivco.org		Purchase Order FMARC-0000115318	Date 2024-05-15	Revision
Facilities Management Dept 3450 14th Street, Suite 200 Riverside CA 92501		Payment Terms Net 30	For Destination, Freight Paid	Ship Via BEST WAY
United States		Buyer Alexis Kostelecky	Phone	Currency
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obligation to indemnify procure and maintain o the following insurance respects to the insuranc of Riverside, its Agenci	es: Without limiting or diminishi or hold the COUNTY harmless r cause to be maintained, at its coverages during the term of ce section only, the COUNTY es, Districts, Special Districts, icers, Board of Supervisors, e	s, CONTRACTOR shall s sole cost and expense, this Agreement. As herein refers to the County and Departments, their		
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Riverside County Facilities Management 3450 14th Street, 2nd Floor, Riverside, CA 92501

NOTICE OF EXEMPTION

July 18, 2024

Project Name: County Administrative Center (CAC) 3rd Floor Mezzanine Roof Replacement Project, Riverside

Project Number: FM03720013663

Project Location: 4080 Lemon Street, south of 10th Street, Riverside, California 92501; Assessor's Parcel Numbers (APNs): 215-131-001, 215-131-002, 215-131-004, 215-131-011, 215-131-005, 215-131-010, 215-131-006, 215-131-009, 215-131-008, 215-131-007, 215-310-001

Description of Project: On February 23, 2024, it was discovered that there were significant roof leaks observed on the second floor of the County Administrative Center (CAC) building located at 4080 Lemon St., Riverside, CA 92501, that required Facilities Management Maintenance to respond and investigate its cause. It was determined to be the result of a multiple leaks originating from the Mezzanine roof that has gone beyond its useful life and cannot be mitigated through typical maintenance repairs. The roof leaks caused an immediate response from the Facilities Management Maintenance Division, along with county awarded vendors.

Facilities Maintenance (FM) issued an emergency declaration pursuant to the authority delegated in Resolution 2003-23 by the Board of Supervisors (Board) to take immediate action so a roofing company and HVAC company could be procured to provide emergency replacement of the roof and restore the property to its pre-loss condition. Failure to immediately address these leaks would pose imminent risk and loss of County property.

Facilities Management recommends the Board approve the Facilities Management CAC Mezzanine Roof Replacement Project and the emergency procurement Purchase Order with Best Contracting Services and Emcor in the not to exceed amount of \$610,029; enabling FM to complete the project and ensure that the mitigation and restoration repairs to the mezzanine roof of the 3rd floor of the CAC building could be restored to normal operational and safety from health and environmental hazards. The replacement of the roof at the CAC is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility 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 replacement of the existing roof.

- 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 replacement of the roof are needed to restore and maintain an appropriate level of public safety. The facility provides public services, and the repairs to the existing facility to protect and maintain public services are exempt as they are routine maintenance facilities and 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 replacement of the roof at the CAC is a maintenance activity to an existing building and 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: 7-18-2024

Mike Sullivan, County of Riverside, Facilities Management