

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



**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:

1. Approve the Facilities Management – County Administrative Center 3<sup>rd</sup> 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 Management 8/27/2024

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**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:   
Deputy

**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.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 610,029	\$ 0	\$ 610,029	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Deferred Maintenance Projects Fund 11208 (4/5 Vote required)			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> floor of the CAC facility is maintained and hazard free, thus providing a safe environment for both visitors and employees that occupy this floor.

**Additional Fiscal Information**

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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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 3<sup>rd</sup> Floor Mezzanine Roof Replacement
- B-11 Emergency Declaration for CAC 3<sup>rd</sup> Floor Mezzanine Roof Replacement
- FMARC-0000116483 Best Contracting Service Inc.
- FMARC-0000115318 EMCOR Service Mesa Energy

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      9/4/2024





Rose Salgado  
Director of Facilities Management

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To: Rose Salgado, Director of Facilities Management  
From: Brian Henwood, Deputy Director of Facilities Management  
Date: March 20, 2024  
Subject: Emergency Replacement of the 3<sup>rd</sup> 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 3<sup>rd</sup> 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 encapsulate 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  
Deputy Director, Maintenance

April 03, 2024  
Date

\_\_\_\_\_  
Director of Facilities Management

\_\_\_\_\_  
Date

**Facilities Management**

3450 14<sup>th</sup> Street, Suite 200  
Riverside CA 92501  
Main Line: 951.955.3345 Fax: 951.955.4828  
Facilities Emergency 24-Hour Line: 951.955.4850

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



# COUNTY OF RIVERSIDE

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

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Packaging Slip showing P.O. number and contents must accompany each shipment.</li> <li>2. No charge for packaging or drayage will be allowed except when specified in order.</li> <li>3. No partial billings except when specified in the order.</li> <li>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.</li> </ol> | <ol style="list-style-type: none"> <li>5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE ORDER NUMBER AND ORDERING DEPARTMENT.</li> <li>6. Out of state vendors MUST show CA Board of Equilization Permit Number. Otherwise, sales tax will be deducted.</li> <li>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</li> <li>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</li> </ol> |
|--|---|

### FACILITIES MANAGEMENT

FM-Invoices@rivco.org  
Facilities Management Dept  
3450 14th Street, Suite 200  
Riverside CA 92501  
United States

Dispatch Via Email		
<b>Purchase Order</b> FMARC-0000116483	<b>Date</b> 2024-07-22	<b>Revision</b>
<b>Payment Terms</b> Net 30	<b>Freight Terms</b> FOB Destination, Freight Paid	<b>Ship Via</b> BEST WAY
<b>Buyer</b> Misty Alderaan	<b>Phone</b>	<b>Currency</b>

**Vendor:** 0000104487  
Best Contracting Services  
Inc  
19027 S Hamilton Ave  
Gardena CA 90248  
United States

**Ship To:** 6327-26000  
Facilities Management  
FM Purchasing Supply  
Svcs  
2991 Franklin Avenue  
Floor 1st  
Riverside CA 92507  
United States

**Attention:** Not Specified

**Bill To:** FM-Invoices@rivco.org  
Facilities Management  
Dept  
3450 14th Street, Suite  
200  
Riverside CA 92501  
United States

Tax Exempt? Line- Sch	Item/Description	Tax Exempt ID: Mfg ID	Quantity	UOM	Replenishment Option: Standard		Due Date
					PO Price	Extended Amt	
1 - 1	Full roof replacement with WeatherWeld roof system per attached proposal no. 24-41902 dated 4/3/2024. Emergency service, approved B-11 on file		1.00		569995.00	569995.00	08/21/2024
<b>Schedule Total</b>						569995.00	
<b>Item Total</b>						569995.00	

This Purchase Order is being issued at the request of the County of Riverside Facilities Management, Maintenance Division for a Public Works project.

\*This service was processed under Board Policy B11 Emergency section and is exempt from bidding requirements. Email confirming emergency action is attached. Emergency action does not negate the payment and performance bonding and/or DIR project registration. This is the responsibility of the Project Manager.

The Contractor shall furnish all labor, materials, parts, equipment, tools, supervision, services, transportation, waste disposal, facilities, and other required items necessary to complete the following work in strict accordance with all the Contract Documents.

#### PREVAILING WAGES AND LABOR CODE REQUIREMENTS

This is a public works project and may be subject to compliance monitoring and enforcement by the California Department of Industrial Relations. The awarded bidder shall comply with all applicable provisions of the California State Labor

Authorized Signature



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Svcs  
2991 Franklin Avenue  
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Riverside CA 92507  
United States

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<b>Line-Sch</b>	<b>Item/Description</b>	<b>Mfg ID</b>					

Code regarding prevailing wages, Department of Industrial Relations Division of Apprenticeship Standards Labor and other requirements, including but not limited to Labor Code Sections 1771.4, 1773.1, 1774, 1775, 1776, 1777.5, 1813 and 1815. It is the Contractors responsibility to upload their eCPR under the project ID noted below.

Note: Per DIR Newsline #2017-52 Small Project Exemptions will be effective July 1, 2017. This exemption is from DIR contractor registration and PWC-100 project registration by the Awarding Body. It does not exempt the Contractor from the payment of prevailing wage rates.

Project Description and location: RV0905 CAC 4080 Lemon St Riverside CA 92501 Replace single ply roof & install weatherweld roof system  
DIR PROJECT ID: # 517747 for Certified Payroll Records (CPR) reporting  
Contractor's DIR Registration: 1000000563  
Contractor's License: #456263  
PWC-100 filed: 4/11/2024  
Project Name: Emergency Roof replacement 3rd floor Mezzanine  
Project #: 2024013663  
Contract #: PR1159178  
County Project Manager: David Gibson (951) 203-1291  
Contractor Project Manager:

Applicable payment and performance bonds for projects exceeding \$25,000 (Civil Code 9550) as well as endorsed certificates of insurance must be received prior to start of project. Collecting bonding documentation and insurance is the responsibility of the PCS and/or County Project Manager prior to issuance of PO. If this PO is received and the above responsibilities have not been met, contact the County Project Manager and/or PCS.

Riverside County Terms and Conditions are in full effect as noted.

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

Authorized Signature





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	<b>Mfg ID</b>	
	<b>Quantity</b>	<b>UOM</b>

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 indemnification to Indemnitees as set forth herein.

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.

Authorized Signature



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### Tax Exempt?

**Tax Exempt ID:**  
**Mfg ID**

**Replenishment Option:** Standard

Line- Sch	Item/Description	Quantity	UOM	PO Price	Extended Amt	Due Date
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The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.

Insurance Requirements: Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverages during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds. In regard to Worker's Compensation, the policy shall be endorsed to waive subrogation in favor of The County of Riverside. Insurance requirements and limits can be found on the Risk Management website at: <http://riskmgmt.rc-hr.com/ContractLanguage/StandardContractLanguage.aspx>

Notice of Completion shall be finalized by the County Project Manager and provided to the Contractor and Purchasing. (Civil Code 9204)

Misty Alderaan  
Procurement Contracts Specialist  
Office (951) 955-7989  
Cell (951) 441-7701  
Purchasing & Fleet Services, County of Riverside  
3450 14th Street, Suite 420

Authorized Signature



# COUNTY OF RIVERSIDE

Purchasing and Fleet Services Department  
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Floor 1st  
Riverside CA 92507  
United States

**Attention:** Not Specified

**Bill To:** FM-Invoices@rivco.org  
Facilities Management  
Dept  
3450 14th Street, Suite  
200  
Riverside CA 92501  
United States

**Tax Exempt?**

Line- Item/Description  
Sch

**Tax Exempt ID:**  
Mfg ID

Riverside, CA

Quantity UOM

**Replenishment Option:** Standard

PO Price Extended Amt Due Date

**Total PO Amount**

569995.00

Authorized Signature





# COUNTY OF RIVERSIDE

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

- |  |   |
|--|---|
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Dispatch Via Email		
<b>Purchase Order</b> FMARC-0000115318	<b>Date</b> 2024-05-15	<b>Revision</b>
<b>Payment Terms</b> Net 30	<b>Freight Terms</b> FOB Destination, Freight Paid	<b>Ship Via</b> BEST WAY
<b>Buyer</b> Alexis Kostecky	<b>Phone</b>	<b>Currency</b>

**Vendor:** 0000038079  
Emcor Service  
2 Cromwell  
Irvine CA 92618  
United States

**Ship To:** 6327-26000  
Facilities Management  
FM Purchasing Supply  
Svcs  
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Tax Exempt? Line- Sch	Item/Description	Tax Exempt ID: Mfg ID	Quantity	UOM	Replenishment Option: Standard		Due Date
					PO Price	Extended Amt	
1 - 1	HVAC Work Perform work per proposal 24- 044096.		1.00		35059.00	35059.00	05/15/2024
						<b>Schedule Total</b>	<u>35059.00</u>
						<b>Item Total</b>	<u>35059.00</u>
2 - 1	Change Order Contractor was reschedule to Sunday work due to another emergency glass repair to the 12th floor window.		1.00		4975.00	4975.00	05/15/2024
						<b>Schedule Total</b>	<u>4975.00</u>
						<b>Item Total</b>	<u>4975.00</u>

Prequalified 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

Authorized Signature

*Alexis Kostecky*



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**Replenishment Option:** Standard

Line-Sch	Item/Description	Quantity	UOM	PO Price	Extended Amt	Due Date
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required items necessary to complete the following work in strict accordance with all the Contract Documents.

### PREVAILING WAGES AND LABOR CODE REQUIREMENTS

This is a public works project and may be subject to compliance monitoring and enforcement by the California Department of Industrial Relations. The awarded bidder shall comply with all applicable provisions of the California State Labor Code regarding prevailing wages, Department of Industrial Relations Division of Apprenticeship Standards Labor and other requirements, including but not limited to Labor Code Sections 1771.4, 1773.1, 1774, 1775, 1776, 1777.5, 1813 and 1815. It is the Contractors responsibility to upload their eCPR under the project ID noted below.

Note: Per DIR Newsline #2017-52 Small Project Exemptions will be effective July 1, 2017. This exemption is from DIR contractor registration and PWC-100 project registration by the Awarding Body. It does not exempt the Contractor from the payment of prevailing wage rates.

Project Description and location: Remove 3 HVAC units for 3rd floor Mezzanine 4080 Lemon St. Riverside, CA 92501

DIR PROJECT ID: 517500 #for Certified Payroll Records (CPR) reporting  
Contractor's DIR Registration: 1000002425  
Contractor's License: 517500  
PWC-100 filed: 04/03/2024  
Project Name: REMOVE ABANDONED HVAC  
Project #: 2024013663  
Contract #: PR1159182  
County Project Manager: DAVID GIBSON  
Contractor Project Manager:

Applicable payment and performance bonds for projects exceeding \$25,000 (Civil Code 9550) as well as endorsed certificates of insurance must be received

### Authorized Signature

*Alexis Kostecky*



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prior to start of project. Collecting bonding documentation and insurance is the responsibility of the PCS and/or County Project Manager prior to issuance of PO. If this PO is received and the above responsibilities have not been met, contact the County Project Manager and/or PCS.

Riverside County Terms and Conditions are in full effect as noted.

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

### Authorized Signature

*Alexis Kostelecky*





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	<b>Quantity</b>	<b>UOM</b>
	<b>PO Price</b>	<b>Extended Amt</b>
	<b>Due Date</b>	

any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR'S indemnification to Indemnitees as set forth herein.

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.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.

Insurance Requirements: Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverages during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds. In regard to Worker's Compensation, the policy shall be endorsed to waive subrogation in favor of The County of Riverside. Insurance requirements and limits can be found on the Risk Management website at: <http://riskmgmt.rc-hr.com/ContractLanguage/StandardContractLanguage.aspx>

Notice of Completion shall be finalized by the County Project Manager and provided to the Contractor and Purchasing. (Civil Code 9204)

**Total PO Amount** 40034.00

**Authorized Signature**

*Alexis Kostecky*

**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, 2<sup>nd</sup> Floor, Riverside, CA 92501

<small>FOR COUNTY CLERK USE ONLY</small> FM staff to file
--

**NOTICE OF EXEMPTION**

July 18, 2024

**Project Name:** County Administrative Center (CAC) 3<sup>rd</sup> Floor Mezzanine Roof Replacement Project, Riverside

**Project Number:** FM03720013663

**Project Location:** 4080 Lemon Street, south of 10<sup>th</sup> 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