

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



**ITEM: 3.19
(ID # 26926)**

MEETING DATE:
Tuesday, January 28, 2025

FROM : PUBLIC SOCIAL SERVICES

SUBJECT: DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Approval of In-Principle for New Facility Space in Moreno Valley and/or the immediately surrounding area for the Department of Public Social Services; 5th District. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Authorize Facilities Management-Real Estate (FM-RE) to identify suitable space to support the Department of Public Social Services (DPSS) in the City of Moreno Valley and/or the immediately surrounding area, including build-to-suit property or existing buildings suitable for this requirement, and to negotiate and prepare the necessary documents to submit for approval by the Board to lease such space.

ACTION:Policy

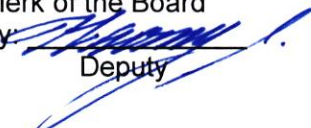

Charity Douglas, DPSS Director

1/16/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 28, 2025
xc: DPSS, FM-RE

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Public Social Services Children's Services Division (DPSS) currently occupies 48,151 square feet of space in two separate buildings at 23119 Cottonwood Avenue Building A, and 23119 Cottonwood Avenue Building B in the City of Moreno Valley and through a lease. DPSS is seeking to consolidate the two smaller offices into one office that can provide a more efficient use of space for current services. The current layout is not cohesive in separate buildings and for both employees and clients.

Facilities Management Real Estate (FM-RE) concurs, as indicated in the attached Endorsement, that no suitable County-owned space is available in this area. DPSS would consider a full range of available buildings in the community. However, the approximate estimate of space needed to fulfill this requirement is approximately 47,000 square feet, single story, capable of accommodating 327 staff.

The current facilities and operations are described below:

Children's Services – Valley Region, Training Region, and Foster Care – 95 total staff capacity
23119 Cottonwood Avenue, Building A
Moreno Valley, CA
17,495 square feet

Children's Services – Central Intake, Command Post, Court Services & Special Investigations, Youth & Community Services – 232 total staff capacity
23119 Cottonwood Avenue, Building B
Moreno Valley, CA
30,656 square feet

Once the In Principle is approved, a Request for Proposal (RFP) will be issued by FM-RE. The responses to the RFP will be evaluated, and a site selection will be made. FM-RE will negotiate the terms of the lease and any tenant improvements before the lease is brought to the Board for consideration and approval.

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Impact on Residents and Businesses

Consolidating locations in this community will optimize efficiency and delivery of vital Children's services while saving operating costs. Residents and businesses will benefit from the services and positive economic impact of County jobs in this area and community.

Additional Fiscal Information

No additional County funds will be required.

ATTACHMENTS

FM-RE Endorsement Letter


Brianna Lontajo, Principal Management Analyst

1/17/2025


Katherine Wilkins, Deputy County Counsel

1/16/2025


Gregg Gu, Chief of Deputy County Counsel

1/16/2025



ENDORSEMENT

The Department of Public Social Services is seeking existing or build-to-suit office space in the Moreno Valley or immediate surrounding area

Facilities Management concurs with this request from the Department of Public Social Services (DPSS) to seek approximately 47,000 square feet of existing or build-to-suit office space. There is no suitable County-owned space in this area that will meet the space requirements requested by DPSS.

The information listed below is used as an estimate in determining this Endorsement.

Lead Time:	Approximately 1 – 3 years
Square Footage:	Approximately 47,000 sq. ft.
Term:	Minimum 5 - 20 years.
Lease Rate:	To be determined
Utilities:	Provided by Lessor.
Custodial:	Provided by Lessor.
Interior/Exterior Maintenance:	Provided by Lessor.
Tenant Improvements:	Provided by Lessor.
Voice/Data:	To be determined.

By: 

Vincent Yzaguirre, Director
Facilities Management

Facilities Management

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Facilities Emergency 24-Hour Line: 951.955.4850

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