

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



ITEM: 15.2
(ID # 27180)

MEETING DATE:
Tuesday, May 06, 2025

FROM : DEPARTMENT OF WASTE RESOURCES

SUBJECT: DEPARTMENT OF WASTE RESOURCES: Approval of Facilities Management Service Exemption Form, Allowing the Department of Waste Resources to Oversee Facilities Management Related Activities for the Proposed Site Operations Center and Utility Infrastructure Improvements Project at Lamb Canyon Sanitary Landfill. District 5 [\$0 – Department of Waste Resources Enterprise Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Facilities Management Service Exemption Form to allow the Department of Waste Resources to oversee the design, construction management, custodial, and maintenance services for the proposed site operations center and utility infrastructure improvements project at Lamb Canyon Sanitary Landfill.

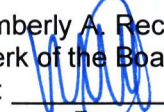
ACTION:Policy


Andrew Cortez 4/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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: May 6, 2025
xc: Waste

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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: Dept. of Waste Resources Enterprise Fund			Budget Adjustment:	No
			For Fiscal Year:	24/25 - 25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 8, 2022, Item 3.7, the Board authorized the exception option to Facilities Management (FM) related Board policies to allow consideration for departments that demonstrate the ability and capacity to oversee their own facilities management activities, including design, construction management, custodial, maintenance, and real estate services.

The Department of Waste Resources (DWR) is requesting a one-time exemption from applicable Board policies for the design, construction management, custodial, and maintenance services for the proposed site operations center and utility infrastructure improvements project at the Lamb Canyon Landfill (LCL) located near the city of Beaumont, see Attachment A - Facilities Management Service Exemption Form. Site staff currently utilize modular trailers and cargo containers for workspace and break room facilities, many of these structures are outdated and nearing a dilapidated condition. The project will provide one centralized operations center for all site staff along with permanent restroom facilities, potable water and wastewater systems, designated parking areas for employee and DWR vehicles, and a solar panel array with battery energy storage system to provide emergency power for critical site systems.

The DWR is currently in the process of acquiring a consultant to perform final architectural and engineering design services for the project. DWR's engineers will manage the design consultant and aid in the preparation of plans/bid documents, along with performing project management during the construction phase of the project. Throughout the project, DWR will coordinate with FM for all plan check and inspection services related to the completion of the site operations center. Once completed, DWR's existing staff will oversee the maintenance of the new facility and mirror the good housekeeping practices which are currently being implemented at the DWR headquarters office located in Moreno Valley. The DWR will amend the current maintenance contract for the DWR headquarters to include the new operations center at LCL or solicit new bids strictly for the on-going maintenance of the new facility.

DWR engineering staff have an extensive background and several years of experience in developing Contract Documents (Technical Specifications and Project Drawings) and project management of various public works contracts. As a result of the Department's available resources and experienced personnel, DWR has submitted the Facilities Management Service Exemption Form (see Attachment A) to the Executive Office and requests formal approval from the Board of Supervisors for a Department Service Exemption for this singular project in the areas of Architectural and Engineering Design, Project Management, Custodial, and

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

Maintenance for the proposed site operations center and utility infrastructure improvements project located at LCL.

Impact on Residents and Businesses

DWR will utilize existing personnel who are experienced in civil engineering and possess professional engineering licenses in Civil Engineering and/or engineering-in-training certifications. Existing DWR staff have successfully completed various public works construction projects in the past and are capable of performing and monitoring architectural and engineering design, construction management, and ongoing maintenance of the proposed site operations center and utility infrastructure improvements project. By using experienced DWR staff, the County will benefit both financially and operationally by utilizing the existing talent within the DWR who are capable of managing design consultants and performing all aspects of project management duties. Utilizing DWR engineering staff will save on project management costs while also allowing for improved communication and implementation of efficient practices to ensure the project is successfully completed meeting the DWR end user results.

Approval of this exemption will have no negative impact on residents or businesses.

Additional Fiscal Information

This is an administrative action to approve the Facilities Management Service Exemption Form (Attachment A) and no additional funds are being requested.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

Attachment A: Facilities Management Service Exemption Form


Jason Farin, Principal Policy Analyst 4/30/2025


Aaron Gettis, Chief of Deputy County Counsel 4/9/2025



FACILITIES MANAGEMENT SERVICE EXEMPTION FORM

This questionnaire has been designed to assist County of Riverside departments in providing information necessary in the processing of departmental exemption requests.

Departments receiving exemption approval must follow all applicable government codes and existing county guidelines. Exempt departments will be responsible for all department facilities operations including, but not limited to, staffing and oversight of the following selected activities: maintenance, custodial, project management, and real estate.

Department/Agency _____

Exemption Requested:

☐ Custodial ☐ Maintenance ☐ Project Mgmt ☐ Real Estate

Exemption Term:

☐ One-time Project ☐ On-going

Funding Source:

☐ Budgeted ☐ CIP ☐ NCC ☐ Other: _____

1. Detailed justification for the requested exemption. If one-time request, state expected cost, timeframe, and type of project.

2. Explain the financial and operational impacts or benefits to the County if the exemption is granted. What value will this exemption add county-wide?

3. Explain the financial and operational impacts to the ISF department (Facilities Management) if the exemption is granted.
4. State how the services will be provided and your staff capacity/experience to perform or oversee this work.
5. Provide a proposed timeline and transition plan for the absorption of facilities operations.
6. Provide your continuing education plan for facilities operation staff. Explain how maintenance of the facility will be done (staffing, third-party etc.), and how your department will assure that the facility is properly maintained and operated in accordance with County and industry guidelines.
7. Submit examples of relevant public works projects that your Department has delivered in the last 3 years which would demonstrate your ability to perform this work. Include listing of each project, total cost, and total timeframe.
8. Attach existing and proposed org charts for staff performing facilities operations.
9. Will your department agree to continue paying the yearly share of county-wide services to the ISF department (Facilities Management), such as vacant space?

Department Head or Designee Signature

Title

Date

Completed requests should be forwarded to the Executive Office Analyst for the department. Exemptions approved by the Executive Office must be submitted to the Board of Supervisors for final approval.

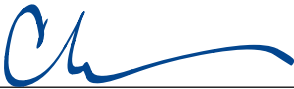
Executive Office Comments:

- ☐ Approve
- ☐ Approve with Condition(s)
- ☐ Disapprove

Executive Office Analyst

Date

- ☒ Approve
- ☐ Approve with Condition(s)
- ☐ Disapprove

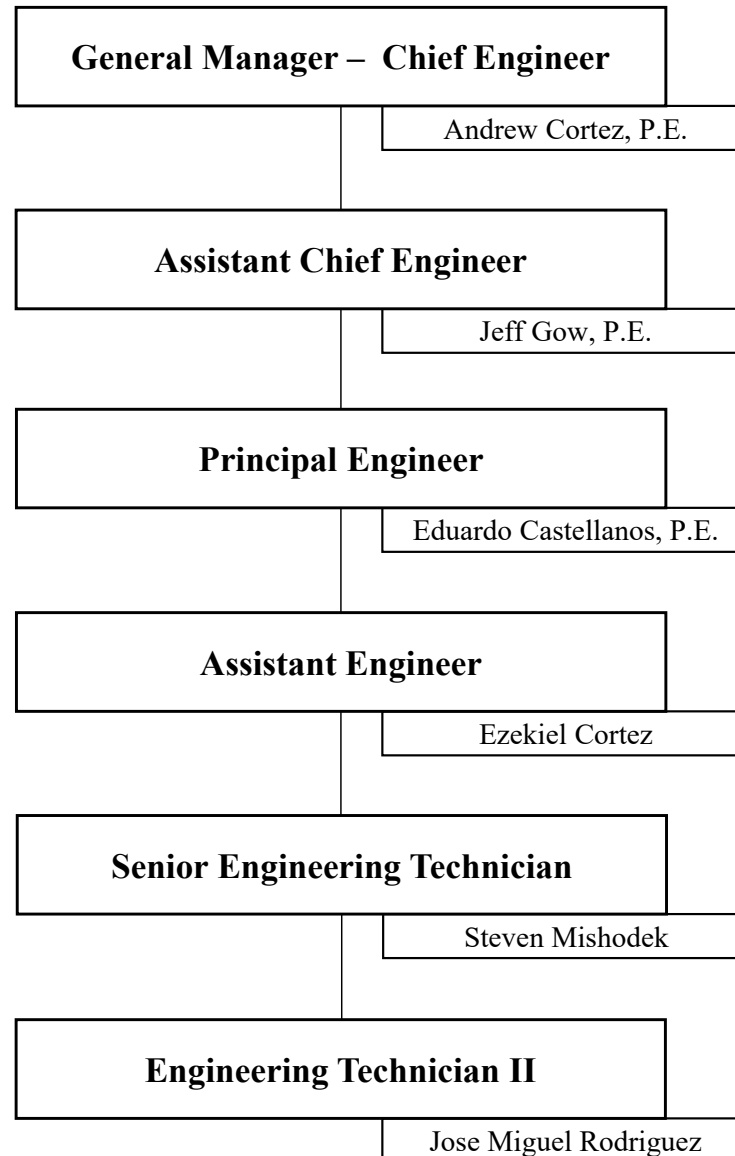


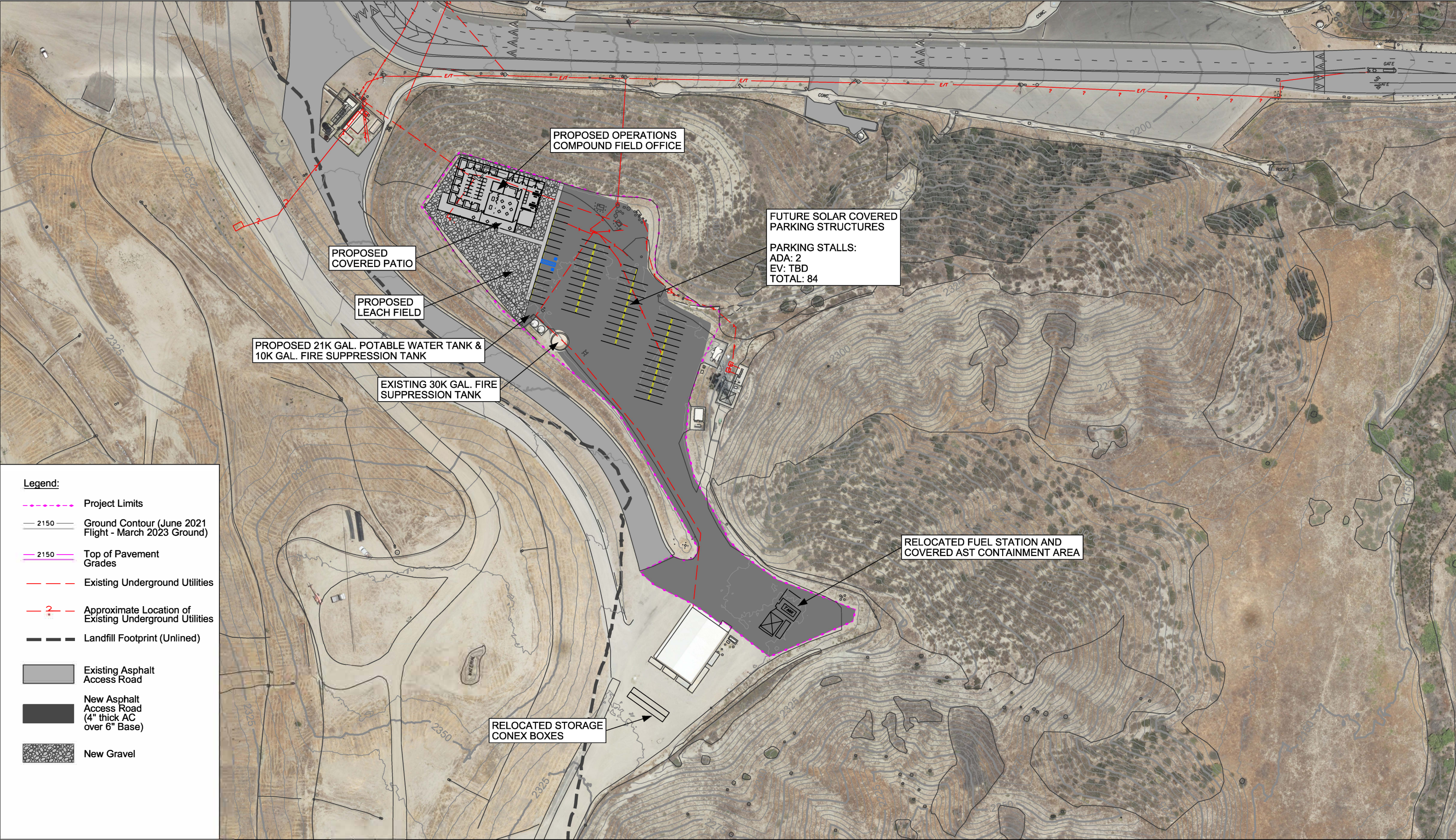
CEO or Designee


4/2/2025

Date


Existing and Proposed Project Organization Chart



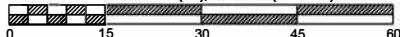




NO.	REVISIONS	BY	APPROVED	DATE



Scale: 1" = 60' (full), 1" = 120' (11" x 17")



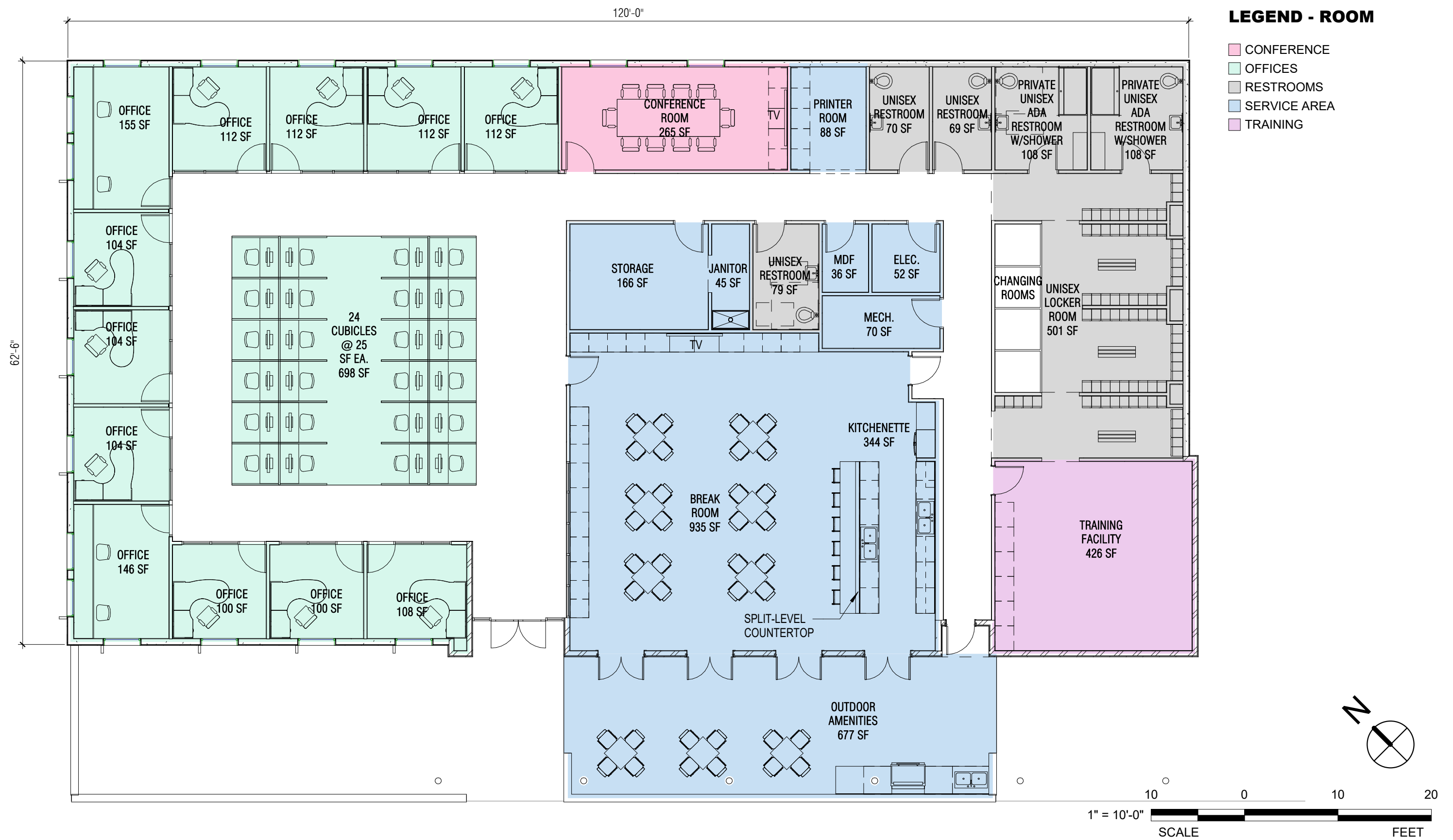
Datum is mean sea level

DESIGNED BY:	CW
DRAWN BY:	CW
CHECKED BY:	ECUG
DRAWING DATE:	April 2023
TOPO DATE:	June 2021 (flight) & Mar. 2023 (topo)
SCALE:	1"=60'(full), 1"=120' (11" x 17")
PATH:	T:\Site\lamb\Spec. Proj\LC Field Office
PATH:	& Restroom\ 2020 Field Office\ LC Office
PATH/FILE:	Parking Layout.dgn

Lamb Canyon Sanitary Landfill
Plans for Construction of
Operations Field Office

Option 2A Site Plan

SHEET 1 OF 1





LAMB CANYON SANITARY LANDFILL

OPTION 2A - PERSPECTIVE OVERALL A-4.7



Perspective Overall



BUILDING SECTION 2



BUILDING SECTION 1

LAMB CANYON SANITARY LANDFILL

SECTION 5 A-3.1



Building Sections



REAR ELEVATION



FRONT ELEVATION @ 6/21 SUMMER SOLSTICE DAY

LAMB CANYON SANITARY LANDFILL

OPTION 2A - ELEVATIONS **A-2.1**



Front and Rear Elevations



NORTHEAST ELEVATION



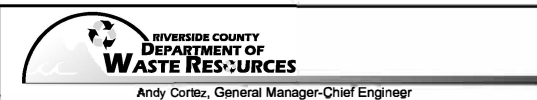
NORTHWEST ELEVATION - 1 @ 6/21 SUMMER SOLSTICE DAY

LAMB CANYON SANITARY LANDFILL

OPTION 2A - ELEVATIONS A-2.2

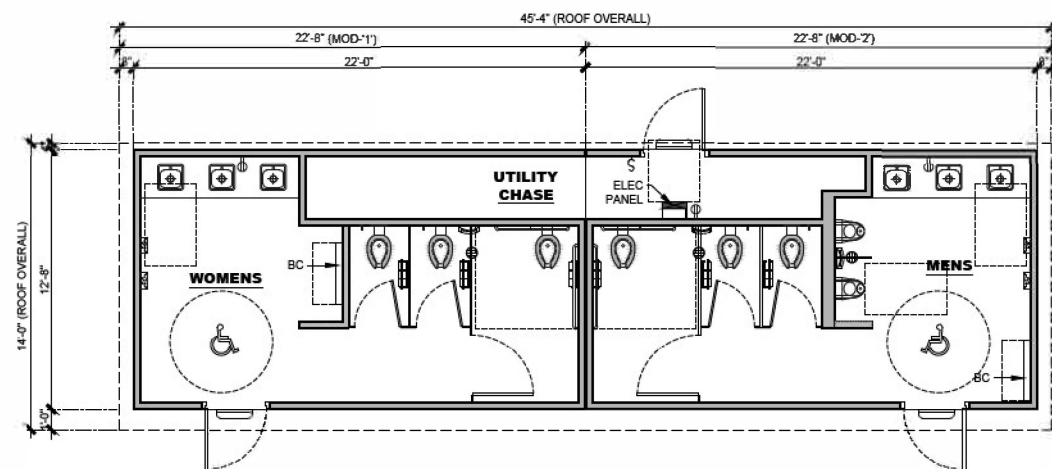


Side Elevations

[illegible]

DESIGNED BY:	
DRAWN BY:	ETC
CHECKED BY:	JC
DRAWING DATE:	APRIL 2024
TOPO DATE:	
SCALE:	
PATH: T:\Sites\Iamb\LC Field Office & Restroom	
PATH: 2024 Field Office\Request For Proposal\Figures	
FILE: Figure 5.1_Forecast_Floor_Plan_Restrooms_1.swp_Canyon_Operational_Command	

Lamb Canyon Sanitary Landfill
Lamb Canyon Landfill Operational Compound
Architecture and Design Services
FIGURE 3.1
PROPOSED FLOOR PLAN RENDERING FOR
LAMB CANYON LANDFILL OPERATIONAL COMPOUND



LAMB CANYON SANITARY LANDFILL

16411 LAMB CANYON RD, BEAUMONT, CA 92223

RESTROOM FLOOR PLAN



RIVERSIDE COUNTY, CALIFORNIA
RESTROOM/ SHOWER/ LOCKER BUILDING
LAMBS CANYON SANITARY LANDFILL
DO NOT IMPOUND OR DISPOSE OF ANY OTHER MATERIALS, OILS AND FLUIDS AND LIMIT TO LANDFILL



PUBLIC RESTROOM COMPANY
Building Better Places To Go™

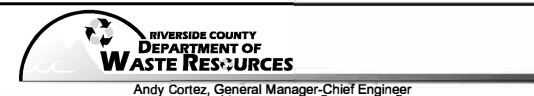
www.PublicRestroomCompany.com
2587 BUSINESS PARKWAY
LINCOLN NEVADA 89435
P: 800.888.2660 F: 800.888.1448

RENDER



Waste Recycle Park Restroom Floor Plan

Waste Recycle Park Restroom Floor Plan Rendering

[illegible]

DESIGNED BY:	
DRAWN BY:	ETC
CHECKED BY:	JC
DRAWING DATE:	APRIL 2024
TOPO DATE:	
SCALE:	
PATH: T:\Sites\Iamb\LC Field Office & Restroom	
PATH: 2024 Field Office Request For Proposal\Figures	
FILE: Figures_2024_Proposed_Floor_Plan_and_Rendering_WRP_Restroom.dwg	

Lamb Canyon Sanitary Landfill
Lamb Canyon Landfill Operational Compound
Architecture and Design Services

FIGURE 3.2
PROPOSED FLOOR PLAN AND RENDERING FOR
WASTE RECYCLE PARK RESTROOM