



March 13, 2025





Presentation Overview

- Riverside County Facilities Management Department
 - Division Structure
 - Overview of Divisions and Services
 - **Review of Real Estate and Community Centers**
 - **Review of Project Management Office**
 - **How to partner with us**



FACILITIES MANAGEMENT

rivcofm.org

NUMBERS AT A GLANCE

\$257,345,389

FY 2024/25 BUDGET

REVENUES

	\$161.4M	CHARGES FOR CURRENT SERVICES	\$1.5M	OTHER FINANCING SOURCES
	\$64M	REVENUE FROM THE USE OF MONEY & PROPERTY	\$443k	TAXES
	\$13.7M	MISCELLANEOUS REVENUE	\$89k	FINES, FORFEITURES & PENALTIES
	\$4.9M	FEDERAL FUNDS	\$4k	STATE FUNDS

EXPENDITURES

	\$113.3M	SERVICES & SUPPLIES		\$64.4M	CAPITAL ASSETS	\$61.4M	OTHER CHARGES	\$44.1M	SALARIES & BENEFITS	\$25.9M	INTRAFUND TRANSFERS	\$77k	FINANCING USES OTHER
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Facilities Management (FM) is comprised of:

- Nine separate divisions
 - Administration
 - **Project Management Office**
 - **Real Estate**
 - Maintenance
 - Custodial
 - Parking
 - Environmental
 - Energy
 - **Community Centers**
- Serves 42 county departments and agencies
- Approx. 14.5 million square feet of county-owned and leased space.
- The Director of Facilities Management is the designated Building Official for county owned buildings
- Responsible for ensuring that county facilities are designed, constructed, operated, and maintained to standards established by the Board and in compliance with building code requirements and laws and statutes.



FM Divisions

- Administration Division – Responsible for accounting, financial and administrative functions department wide, responsible for overall budgeting and financial compliance.
- Maintenance Division – Responsible for daily preventative and predictive maintenance, emergency requests and small tenant improvement projects on all county facilities.
- Custodial Division – Responsible for daily cleaning, custodial, day porter, and pest control services on county facilities.
- Parking Division – Responsible for operations of the county parking garages and general parking enforcement duties.
- Environmental Division – Responsible for environmental compliance issues, CEQA review.
- Energy Division – Responsible for processing utility invoices, energy management and analytics.



FM Real Estate



<1%
vacancy rate

11.2M
SF County
Owned

*Our County-
Owned
Buildings*

*Our Leased
Portfolio*

3.2M
SF Leased
Space

380+
Agreements

Over
\$79M
annual lease
payments

3,696
work
tasks

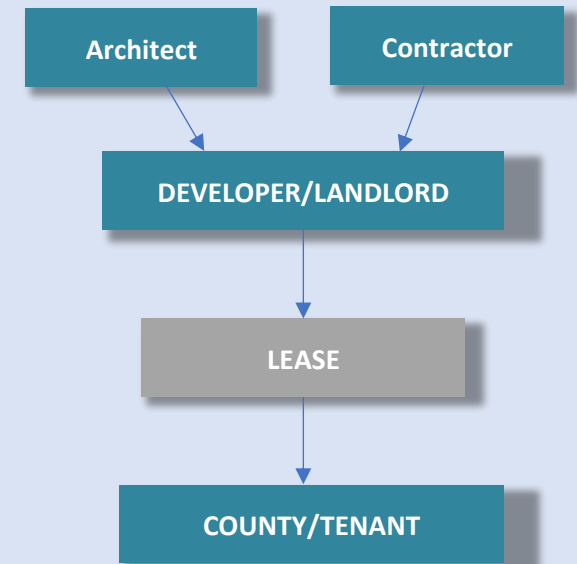
*Serving our
Customers*



P3 – Public Private Partnership Delivery

FEATURES

- ▶ Pursue P3's through Competitive RFP Process
- ▶ Partnership between Private Developer/Landlord and County for projects in public safety, healthcare and human services.
- ▶ County-Owned Property or Private Property
- ▶ Developer Financed, Designed and Constructed
- ▶ Developer and County enter into long-term lease arrangement where County assumes ownership of the improvements at the end of the term.
- ▶ Facility is Owned and Managed by Developer/Landlord
- ▶ Construction Costs Amortized and Purchase Option Negotiated.
- ▶ The benefit of this project delivery model is faster speed to market for a project and typically lower cost of funds to execute a project.



County Law Building – District Attorney, Public Defender Offices
Project Value: \$44,400,000
LEED Platinum

Indio
Project Size: 90,363 sf



Real Estate Division Private Public Partnership (P3) Projects



Riverside County Library System, French Valley Library
Project Value \$18,000,000
Project Size: 25,000 SF
LEED Silver



Riverside University Health System – Family Care Clinic, Palm Springs
Project Value: \$21,000,000
Project Size: 35,000 SF
LEED Silver



Riverside County Library System, Desert Hot Springs Library
Project Value \$13,000,000
Project Size: 15,000 SF
LEED Silver



Riverside County Library System, Meniffee Library
Project Value \$16,000,000
Project Size: 20,000 SF
LEED Silver



Real Estate Acquisitions and Special Projects



- Downtown Law Building – District Attorney offices. Project value \$148M, 270,000 sft.



- Acquisition for Mt. San Jacinto Community College District, Temecula. \$56.5M, 370,000 sft on 21 acres.



- RFP for Master Plan and Development of Healthcare Facilities (Above)
- Medical Surgical Center (MSC) P3 project (Below) 206,000sf, \$152M





COMMUNITY CENTERS



- Facilities Management (FM) oversees nine Community Centers that offer a diverse array of services to the community. These centers provide access to recreational activities, educational programs, fitness facilities, and social gathering spaces, all designed to enhance the quality of life for residents of all ages.



- Additionally, FM has oversight on two waterparks, two Big League Dreams locations, and the Riverside County Fairgrounds in Indio.

- The trusted operators we work with not only maintain these facilities but also host numerous events throughout the year to bring the community together.

COMMUNITY CENTERS

*Bermuda Dunes
Blythe
Cabazon
Good Hope
Highgrove
Indio Hills
Lakeland Village
Perret Park
Mead Valley
North Shore*

WATERPARKS

*Jurupa Valley
Perris*

BALLPARKS

*Jurupa Valley
Perris*

FAIRGROUNDS

Indio

MARKETPLACE

Mead Valley



Real Estate and Community Services Special Projects

- Special Operator Agreements
 - FM has found success in partnering with outside agencies for the delivery of certain key services or events.
 - Private sector operator is the subject matter or industry expert to conduct a special event or operation and make it profitable.
 - County routinely engages in an operating agreement for mutual contribution towards capital improvements and revenue sharing.
 - With the partnership of an operator, County's costs and staff time are reduced in managing these events/services.
 - Some recently successful partnerships include:
 - Pickering Events LLC at the Riverside County Fairgrounds
 - Stanguard, operator of County-owned water parks
 - Big League Dreams, operator of county-owned ballfields
 - Mead Valley Outdoor Marketplace Food Truck Concept





Real Estate Opportunities for Partnership

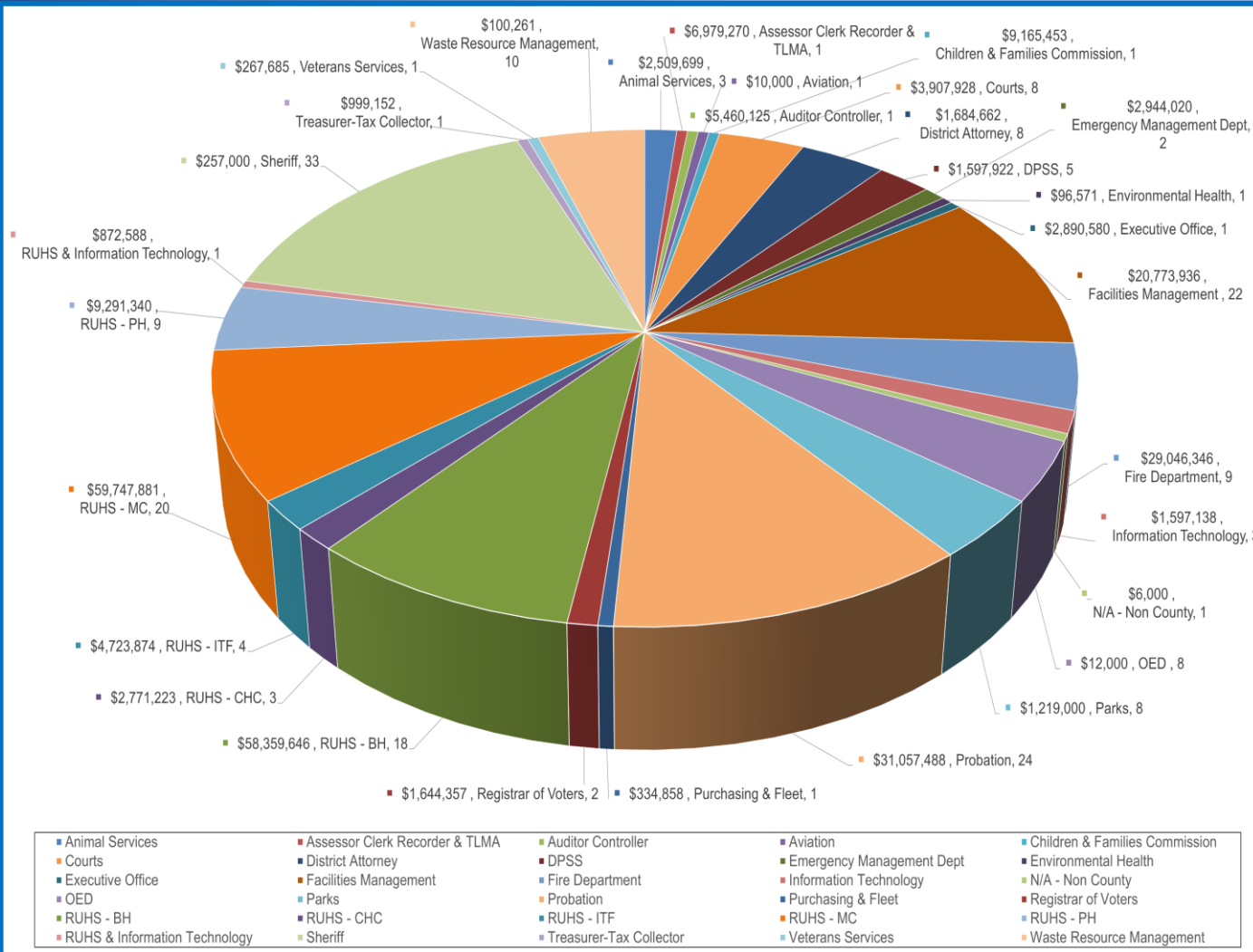
- Private sector landlords looking to lease property
- Buyers and Sellers of real estate
 - County surplus list
 - Affordable housing groups (through CA HCD)
- Private Sector development groups (P3) projects
- Government, Private Sector, and Non-profit tenant inquiries
- Vendors for select custodial and maintenance services

- Other consultant services:
 - Title and Escrow
 - Appraisal Services
 - Architecture, Engineering, and Environmental Services
 - Property Inspection, Life cycle costing, CASP surveys
 - Other property management and vendor services
 - Furniture and other office supply/service vendors
- FM Website – RFP/RFQ section
- FM tri-annual County approved vendor list.
- *Email us! Get on the courtesy notification list.*



Project Management Office

Project Management Office



ACTIVE PROJECTS:

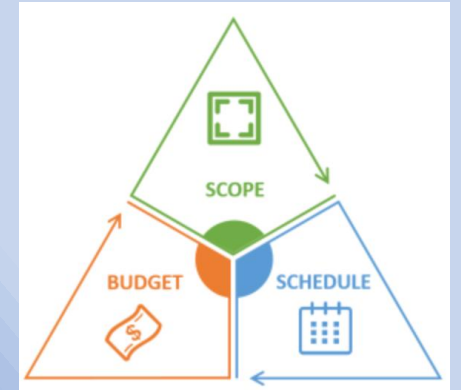
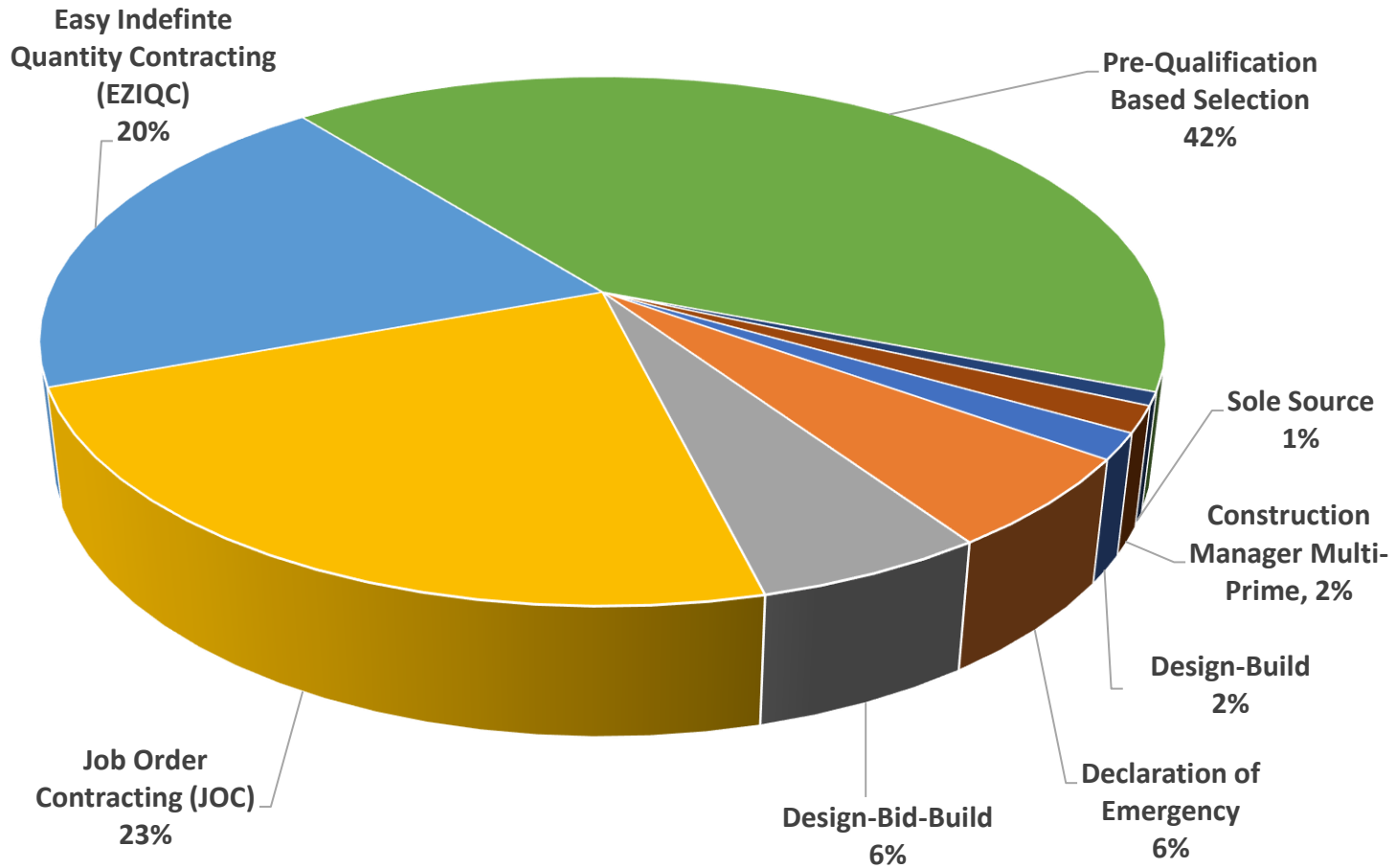
- 210 Approved \$260m
- 64 in Design \$72.9m
- 71 in Construction \$170.2m

PENDING CLOSEOUT:

- 398 Projects \$706m Expended



Project Management Project Delivery Methods



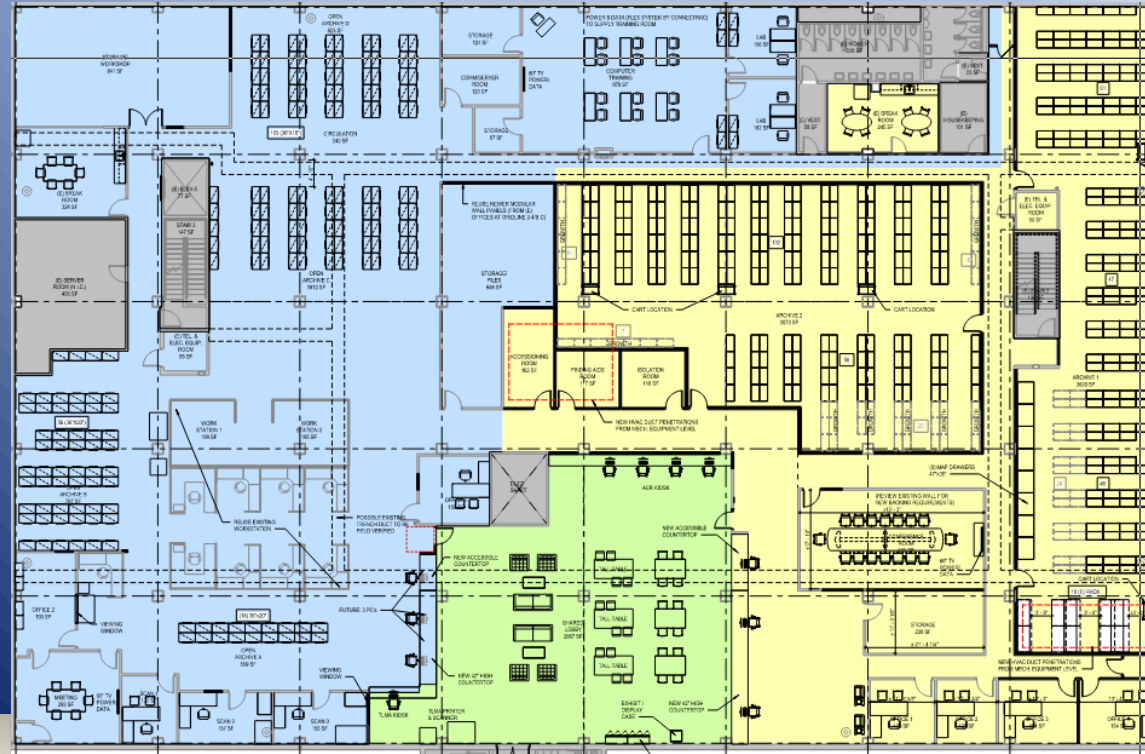


Job Order Contracting Delivery Method (JOC) DA Office and Conference Tenant Improvement





Easy Indefinite Quantity Contracting Delivery Method (EZIQC) Riverside CAC – TLMA & ACR 2nd Floor Tenant Improvements



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Construction Manager Multiple Prime Contractor Project Delivery RUHS Behavioral Health – Arlington Recovery Community, Sobering Center, and Restorative Transformation Center



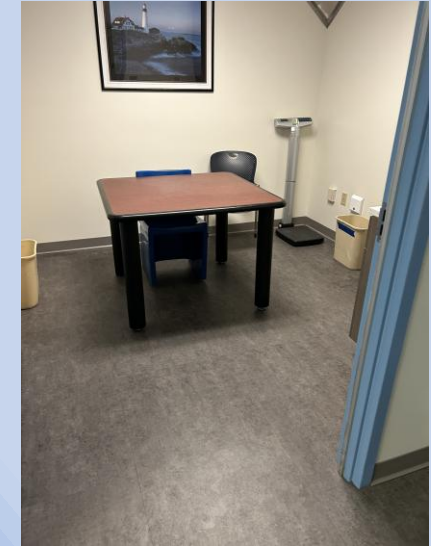


Design Build Project Delivery North Shore Salton Sea Fire Station 41



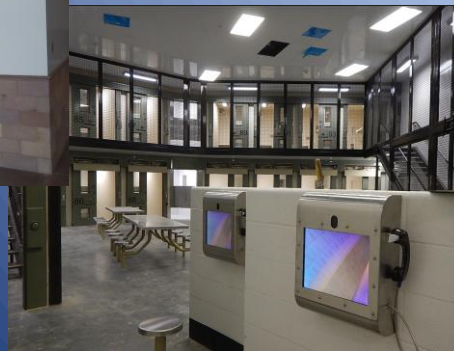


Emergency Declared Restoration Project Delivery Medical Center and Inpatient Treatment Facility





Design Bid Build with Contractor Prequalification Project Delivery John J. Benoit Detention Center





Lake Tamarisk Fire Station #49

Location:

- 43880 Lake Tamarisk Dr., Desert Center

Project Description:

Construction of a new, 9,312 square foot single-story fire station with emergency generator backup. Includes apparatus bays, living quarters, kitchen, dayroom, offices, etc.

Construction Method: Design Bid Build

Groundbreaking: March 6, 2025

Project Budget: \$14,256,66

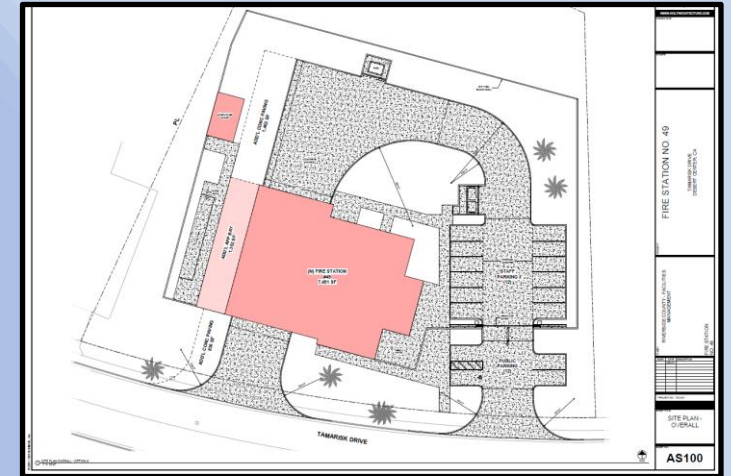
Current Phase: Construction

Construction Schedule:

- January 2025 – March 2026



Rendering of New Fire Station



Layout of New Fire Station



Grading and Demolition



Site Grading



Lakeland Village Child Care Center

Location:

- 16275 Grand Ave., Lake Elsinore

Project Description:

Construction of a new 7,823 SF childcare center. Includes (4) dayrooms for infants and toddlers, offices, kitchen, staff lounge, lobby, restrooms, play yard, etc.

Construction Method: Design Bid Build

Groundbreaking: March 20, 2025

Project Budget: \$9,165,453.00

Current Phase: Construction

Construction Schedule:

- December 2024 – December 2025



Rendering of New Childcare Center



Rendering of the New Childcare Center



Existing Building Demolition



Concrete Foundation Demolition



County Pre-Qualification Opportunities

- **A&E Design Professional Consultants and Construction Related Consulting Firms**
 - Pre-qualified consultants for use on an on-call basis and renews every 3 years
 - Request for Qualifications will open fall 2026 for the July 2027 through June 2030 list
- **Capital Construction Contractors**
 - Specialized Trade Contractors – **advertises in Press Enterprise March 13, 2025**
 - B-General Building Contractors – **advertises in Press Enterprise March 20, 2025**
 - Three Categories: General County Facilities, Hospital Facilities, and Justice/Detention including Seismic Renovation
 - Level I from \$200,000 to \$5,000,000
 - Level II from \$5,000,000 to \$30,000,000
 - Renews annually
- **Project Specific Opportunities are posted year-round**
 - <https://rivcofm.org/RFP-RFQ>
 - <https://purchasing.co.riverside.ca.us/Bids/BiddingOpportunities.aspx>



County Pre-Qualification Opportunities

- **Job Order Contracting**
 - Advertises annually, expires 12 months from date the NTP issued per respective contract
 - 8 B-General Contractors and 9 Trade Contractors (Flooring, Painting, Roofing, HVAC) approved August 27, 2024
 - Each contract has a maximum of up to \$6,000,000
- **Best Value Job Order Contracting**
 - Closed February 26, 2025
 - B-General, Trade Contractors (Electrical, Paving, Flooring, Mechanical, Painting, Roofing) and HAZ Mat Abatement
 - Each contract has a maximum of up to \$4,500,000, may be renewed for 2 annual terms
- **Purchasing**
 - Projects up to \$25,000
 - Projects up to \$200,000
 - <https://purchasing.co.riverside.ca.us/Bids/BiddingOpportunities.aspx>



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THANK YOU