

Riverside County
Facilities Management
 3450 14th Street, Riverside, CA 92501

NOTICE OF EXEMPTION

July 10, 2025

Project Name: Approval the Water Conditioning and Treatment Service Agreement with Aqua-Serv for Riverside County Facilities

Project Number: MT28385

Project Locations: Multiple Sites Countywide (See attached table)

Water Treatment Building Locations and Service Levels					
Bldg. #	Bldg. Name	Address	Note:	Site Visits	Service
BA0176	Larry D. Smith Correctional	1627 S. Hargrave St, Banning, CA 92220	FULL SERVICE Cooling Tower (2), Hot water (1), Chilled water (1)	4 Times a month	Yes-Central
CR0403	County Administrative Center	505 S. Buena Vista Ave. Corona, CA 92282	Hot water (1), CH (1)	Quarterly	Yes-Western
HM602	County Administrative Center Bldg-B	880 N. State St., Hemet, CA 92543	Hot Water (1), CH (1)	Quarterly	Yes-Central
IN701	Indio TES Tank	82-675 Hwy 111 Indio, CA 92201	Chilled water (1) , Thermal Expansion System (1)	Quarterly	Yes-Eastern
IN0782	Sheriff/Jail	84-675 Hwy 111 Indio, CA 92201	Hot water (1), CH (1) Cooling Towers (3)	Twice a Month	Yes-Eastern
IN708	Desert Community Mental Health Center	82485 Miles Ave., Indio, CA 92201	Hot water (1), Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Eastern
IN717	Health Clinic	47923 Oasis St. Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN718	CHA Mental Health Inpatient	47915 Oasis St., Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN719	CHA Mental Health Outpatient	47825 Oasis St. Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN720	Central Plant/FM	47919 Oasis St. Indio, CA 92201	Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Eastern
IN735	Monroe Park	44199 Monroe St., Indio, CA 92201	Cooling Tower (2), Hot Water (1)	4 Times a Month	Yes-Eastern
MU1307	Southwest Justice Center	30755 Auld Rd., Murrieta, CA 92563	Cooling Tower (3), Hot Water (1), Chilled Water (1), Thermal Expansion System (1)	4 Times a Month	Yes-Central
MV1204	Sheriff's MV3403	16791 Davis Ave., Moreno Valley, CA 92518	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Central
MV1206	Star Hotel	16958 Bundy Ave. Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
MV1208	CalFire Admin Bldg	16888 Bundy Ave. Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
MV1209	CalFire Dorms	16902 Bundy Ave., Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
PG1101	County Admin Center-Palm Springs	3255 E Tahquitz Canyon Way, Palm Springs, CA 92262	Hot water (1), Chilled Water (1) Cooling Towers (2)	4 Times a Month	Yes-Central
PD2207	Sheriff's Station HQ	73705 Gerald Ford Dr., Palm Desert, CA 92211	Hot Water (1), Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Central
PR0808	Sheriff/Coroner	800 S Redlands Ave., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central

PR0829	Mead Valley Library	21580 Oakwood St., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central
PR0831	Mead Valley Community Center	21091 Rider St., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central
RV901	Historic Courthouse	4050 Main St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV904	Criminal Justice Bldg.	4095 Lemon St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV905	County Administration Center	4080 Lemon St., Riverside, CA 92501	Cooling Tower (3), Chilled Water (3), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV906	TLMA	3525 14 TH St., Riverside, CA 92501	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Northwestern
RV908	Communications/911 Call Center	7195 Alessandro Blvd., Riverside, CA 92506	Cooling Tower (1), Hot Water (2) Chilled Water (3)	4 Times a Month	Yes-Northwestern
RV914	Robert Presley Detention Center	4000 Orange St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV917	DPSS Client Services	10281 Kidd St., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV919	Mental Health Treatment Facility	9990 County Farm Rd., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV920	Mental Health Admin	4095 County Circle Dr., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV921	DPSS Admin	4060 County Circle Dr., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV922	Public Health Administration	4065 County Circle Dr., Riverside, CA 92503	Hot Water (1)	4 Times a Month	Yes-Central
RV924	County Farm Central Plant	4090 County Circle Dr., Riverside, CA 92503	Thermal Expansion System (1), Cooling Tower (1)	4 Times a Month	Yes-Western
RV927	Riverside Neighborhood Health Clinic	7140 Indiana Ave., riverside, CA 92507	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Western
RV1087	YTEC	10000 County Farm Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1),	Monthly	Yes-Western
RV944	Law Library	3535 10 th St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Northwestern
RV958	Purchasing Fleet Services	2980 Washington St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Northwestern
RV967	Reynolds Rd/DPSS	3950 Reynolds Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1), Cooling Tower (1)	4 Times a Month	Yes-Western
RV971	Juvenile Probation	9889 County Farm Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Western
RV990	Probation	3021 Franklin Ave., Riverside, CA 92507	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	REMODEL
RV996	Public Defender Bldg.	4075 Main St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Monthly	Yes-Northwestern
RV1001	Bankruptcy Court	3420 12 th St., Riverside, CA 92501	Hot Water (1)	Quarterly	Yes-Northwestern
RV1003	U.S. District Court	3470 12 th St., Riverside, CA 92501	Hot Water (1)	Quarterly	Yes-Northwestern
RV1005	CAC Annex	4080 Lemon St., Riverside, CA 92501	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1017	Public Defender	4090 Lemon St., Riverside, CA 92501	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1044	Riverside Centre Bldg.	3403 10 th St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1058	Law Building	3960 Orange St., Riverside, CA 92501	Cooling Tower (10), Hot Water (1)	4 Times a Month	Yes-Northwestern
JV5908	Sheriff Investigation Bureau	1500 Catellano Rd., Riverside, CA 92509	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
JV5916	Animal Shelter	6851 Van Buren Blvd., Riverside, CA 92503	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Western
SJ1412	Animal Shelter	581 S. Grand Ave. San Jacinto, CA 92582	Cooling Tower (2), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Central
TM1501	County Administration Center -A	41002 County Center Dr., Temecula, CA 92591	Hot Water (1)	Quarterly	Yes-Central
TM1502	County Administration Center -B	41002 County Center Dr., Temecula, CA 92591	Hot Water (1)	Quarterly	Yes-Central
TM1503	County Administration Center -C	41002 County Center Dr., Temecula, CA 92591	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Central
MV1212	Riverside University Health System (RUHS)	26520 Cactus Ave., Moreno Valley, CA 92555	Thermal Expansion System (1), Cooling Tower (1), Hot Water (1), Chilled Water (1), Steam (1)	Monthly	

MV1212	RUHS-Education Bldg.	26520 Cactus Ave., Moreno Valley, CA 92555	Report on Thermal Energy Storage	Monthly	
TR5309	Thermal Sheriff's Station	86655 Airport Blvd., Thermal, CA 92274	Chilled Water (1)	Monthly	Yes-Eastern
JV5913	Louis Rubidoux Library	5840 Mission Blvd., Riverside, CA 92509	Hot Loop (1)	Quarterly	Yes-Northwestern
RV1082	Rustin Mental Health Facility	2085 Rustin Ave., Riverside, CA 92507	Hot Loop (1)	Quarterly	Yes-Northwestern
RV0558	Riverside Data Center (RC3)	1960 Chicago Ave., Bldg F., Riverside, CA 92507	Cooling Tower (2), Condensed Loop (1)	Weekly	Yes-Northwestern
RV1066	Gateway Bldg.	2724 Gateway Dr., Riverside, CA 92507	Cooling Tower (1), Condensed Loop (1)	Weekly	Yes-Northwestern
IN0781	Indio Law Bldg.	82-995 Hwy 111 Indio, CA 92201	Hot Loop (1), Cooling Towers (3)	Twice A Month	New to list
BA0101	Mid County DA Office	135 N. Alessandro Banning, CA 92221	Hot Loop (1)	Quarterly	Yes-Central
TP4502	Animal Shelter	72050 Petland Pl., Thousand Palms, CA	Hot Loop (1)	Quarterly	Yes-Eastern
BE1622	Harmony Haven	14700 Manzanita Prk. Rd., Beaumont, CA 92223	Chilled Water (1), Heating Loop (1)	Quarterly	New on list Yes-Central

Description of Project: On March 12, 2025, the Riverside County Purchasing Department (Purchasing) advertised the Request for Quote FMARC-00326 (RFQ) for the selection of a qualified firm to provide water conditioning and treatment services for building open and closed-loop systems, cooling towers, boilers, evaporative condensers, shell and tube condensers for various County facilities throughout the County of Riverside. Three firms responded to the RFQ and a selection committee was established to review each firm's qualifications. After reviewing the submitted qualifications, Aqua-Serv Engineers, Inc was selected as the most responsive and responsible firm for a not to exceed amount of \$300,000 annually, including a 10% annual contingency. The additional contingency, if needed, is to allow the addition of new sites, one-time services, and annual CPI price increases as needed, making a total aggregate Agreement of \$1,500,000 with up to \$150,000 in additional compensation. The scope of services includes: maintenance of the current equipment to identify future replacement of all designated critical systems' chemical-controlled equipment with energy efficient, modern, web-based remote monitored controlled equipment via cellular modem, and assistance in mapping out a plan for replacements. The approval of the Water Conditioning and Treatment Services Professional Services Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The County sites will continue to provide public services and will not result in an 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 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 provision of water conditioning and treatment services at County facilities.

