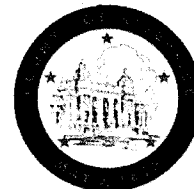


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.16
(ID # 8432)

MEETING DATE:

Tuesday, August 6, 2019

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY
HEALTH SYSTEM:

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY
HEALTH SYSTEM: Riverside University Health System Inpatient Treatment
Facility Anti-Ligature Upgrade/Compliance Project - California Environmental
Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget,
District 1. [\$1,683,880 – RUHS Enterprise Fund 40050 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Inpatient Treatment Facility Anti-Ligature Upgrade/Compliance (RUHS-ITF Anti-Ligature Compliance) Project, for inclusion in the Capital Improvement Program (CIP);
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 Exemption and Section 15061(b)(3) "Common Sense" Exemption;
3. Approve in-principle, the RUHS-ITF Anti-Ligature Compliance Project located at 9990 County Farm Road in Riverside; to bring the ceiling finishes and other facility components into compliance with current regulations;

(Continued on Page 2)

ACTION: CIP, Policy

Robert Field, Assistant County Executive Officer/ECD

7/8/2019

Jennifer Cruikshank, Chief Executive Officer - Health System

7/11/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: August 6, 2019
xc: EDA

Kecia R. Harper
Clerk of the Board

By:

Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve the preliminary project budget in the amount not to exceed of \$1,683,880 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050, in the amount not to exceed of \$1,683,880, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
6. Delegate project management authority for the Project to the Assistant County Executive Officer/ECD in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the Project, and are within the approved project budget; and
7. Authorize the Purchasing Agent to 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 this project, and for the sum of all project contracts not to exceed \$1,683,880.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------------|---------------------|
| COST | \$ 1,683,880 | \$ 0 | \$ 1,683,880 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: RUHS Enterprise Fund 40050 - 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2019/20 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On November 11, 2018, the Joint Commission performed an unannounced inspection of the RUHS Inpatient Treatment Facility (ITF) located at 9990 County Farm Road in Riverside. The Joint Commission issued a Final Report on November 19, 2018 and identified numerous facility components and systems as non-compliant with current anti-ligature regulations. The items identified for correction are located in various patient occupied areas including day rooms, shower rooms, restrooms, and in-take areas. The building systems and fixtures that must be upgraded or replaced include, but are not limited to: ceilings, shower heads & valves, soap dispensers, toilets, sinks, and faucets.

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STATE OF CALIFORNIA**

The Joint Commission notified RUHS to comply with the sited patient safety requirements within sixty calendar days. However, the parallel requirement that plans be submitted for approval, and a permit be issued by the Office of Statewide Health Planning and Development (OSHPD), hinder meeting the deadline. In response, RUHS and EDA personnel have taken actions to procure design services and develop construction cost estimates to meet OSHPD and Public Works requirements. Regular monthly reports are being submitted to the Joint Commission to keep them apprised of progress. Joint Commission is aware of the OSHPD requirements and have accepted all monthly reports issued thus far.

EDA recommends the Board approve the RUHS-ITF Anti-Ligature Upgrade Compliance Project and the preliminary project budget, not to exceed \$1,683,880. EDA will procure the most cost effective and efficient project delivery method and award in accordance with applicable Board policies. EDA will return to the Board for approval of a final project budget after completion of OSHPD approved plans and associated final construction cost estimate.

Pursuant to CEQA, the RUHS-ITF Anti-Ligature Compliance Project was reviewed and determined to be categorically exempt under CEQA Guidelines Section 15301 Class 1 Existing Facilities Exemption, and Section 15601 (b)(3), General Rule or "Common Sense" Exemption. The Project will include interior renovations to the existing building systems and fixtures, including ceilings, shower valves, soap dispensers, toilets, sinks, and faucets to meet safety requirements, and would not result in an expansion or change in use. The improvements to the facility would not alter the function of the facility; would not increase the capacity of the site; and would provide enhanced medical and behavioral health services, consistent with the existing use of the site. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails the improvements of the existing ceiling within an existing building. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The Project will ensure patient safety and will bring the facility into compliance with current requirements.

Additional Fiscal Information

The approximate allocation of the preliminary project budget is as follows:

| PROJECT BUDGET LINE ITEMS | CATEGORY | PROJECT BUDGET AMOUNT |
|---------------------------|----------|-----------------------|
| Architectural Design | 1 | 97,380 |
| Construction Management | 2 | 0 |
| Construction Contract | 3 | 1,300,000 |

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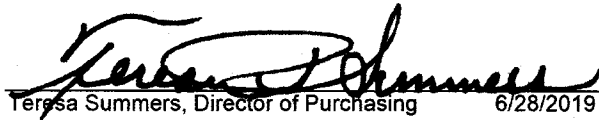
| | | |
|--|---|---------------------|
| Construction Inspection | 4 | 60,210 |
| Project Management | 5 | 46,800 |
| Fixtures, Furnishings, Equipment | 6 | 0 |
| Other Soft Costs / Specialty Consultants | 7 | 26,410 |
| Project Contingency | 8 | 153,080 |
| Minor Construction | 9 | 0 |
| Preliminary Project Budget | | \$ 1,683,880 |

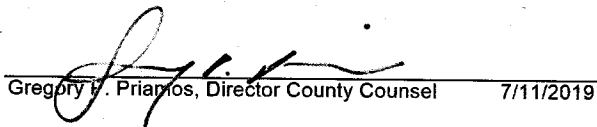
Additional Fiscal Information (Continued)

All costs associated with this Board action will be 100% funded through RUHS Enterprise Fund 40050 and will be expended in FY 2019/20.

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Princ & Proj Budget_080619.doc


Rahini Dasika, Principal Management Analyst 7/29/2019


Teresa Summers, Director of Purchasing 6/28/2019


Gregory L. Priamos, Director County Counsel 7/11/2019