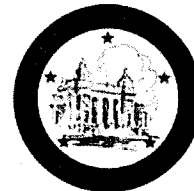


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.14
(ID # 11200)

MEETING DATE:

Tuesday, February 11, 2020


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

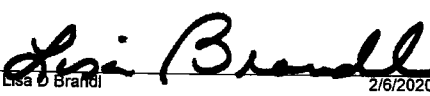
SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Palm Springs Community Health Center Furniture and Equipment Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$187,000 - RUHS Enterprise Fund 40090 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Palm Springs Community Health Center Furniture and Equipment (RUHS Palm Springs CHC Furniture and Equipment) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that 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 Palm Springs CHC Furniture and Equipment Project; for the design of the furniture, medical equipment, and security equipment for the new facility;

ACTION: Policy, CIP


Jennifer Cruikshank, Chief Executive Officer - Health System 1/30/2020


Lisa Brandl 2/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 11, 2020
xc: EDA

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a preliminary project budget in the amount not to exceed of \$187,000 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40090 not to exceed \$187,000, 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 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 the sum of all project contracts shall not exceed \$187,000.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---|---------------------|
| COST | \$ 150,000 | \$ 37,000 | \$ 187,000 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: RUHS Enterprise Fund 40090 – 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2019/20 – 2020/21 | |

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

On May 22, 2018, Item 3.27, the Board of Supervisors (Board) authorized the EDA to locate a suitable medical office space for lease for RUHS in the Palm Springs area. EDA issued a request for proposal and the developer, Boureston Companies, was selected to develop a new 35,000 square foot Community Health Center (CHC) to be constructed on the corner of East Tahquitz Canyon Way and North Sunrise Way in the City of Palm Springs. The interior uses planned for the new CHC consist of a Pharmacy, Laboratory, Imaging, and Behavioral Health; Fast Care Clinics, Women, Infants, and Children (WIC) Program, and Specialty Clinics including building support spaces and administration.

On August 27, 2019, Item 3.13, the Board approved the amended pre-qualified list of architectural, engineering and professional consulting firms to be retained on an as-needed

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STATE OF CALIFORNIA**

basis. Due to their experience and successful completion of similar projects, EDA selected Westgroup Designs and Roloff International for the design and selection of the furniture and medical equipment and Triad Consulting for the security design of the Project.

EDA recommends the Board approve the RUHS Palm Springs CHC Furniture and Equipment Project and preliminary project budget in the amount not to exceed of \$187,000. Upon completion, EDA will return to the Board for approval of the furniture, medical equipment, and security equipment budget and approval to proceed with procurement.

With certainty, there is no possibility that the RUHS Palm Springs CHC Furniture and Equipment Project may have a significant effect on the environment. The Project, as proposed, is limited to the design, procurement, and installation of furniture for the RUHS Palm Springs CHC. The construction and operation of the RUHS Palm Springs CHC was found to be categorically exempt under Section 15332, Infill Development of the State CEQA Guidelines by the City of Palm Springs on October 24, 2019. The installation of furniture and equipment into a previously approved facility would not alter the use of the facility, would not require any expansion of service or facilities, and would not result in an increase in capacity or intensity of use beyond what was previously found to be exempt. 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. It will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include unusual circumstances which could have a potential significant effect on the environment. It 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. Therefore, the Project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301. A Notice of Exemption will be filed by EDA staff within five days of Board approval.

Impact on Residents and Businesses

The new Palm Springs CHC will allow RUHS to deliver a wider array of health care related services to both residents and the community; elevating the standard of health care delivery for the County of Riverside in the Palm Springs area for the benefit of all.

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Additional Fiscal Information


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

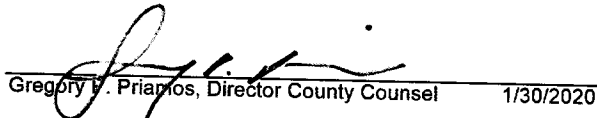
| PROJECT BUDGET LINE ITEMS | CATEGORY | PROJECT BUDGET AMOUNT |
|-----------------------------------|-----------------|------------------------------|
| Specialty Consultants | 1 | 0 |
| Equipment and Furniture Design | 1a | 96,000 |
| Security Equipment Design | 1b | 12,000 |
| Other Consultants | 1c | 42,000 |
| Project Management | 2 | 30,000 |
| Furniture and Equipment | 3 | 0 |
| Medical Equipment | 3a | 0 |
| Security Equipment | 3b | 0 |
| Furniture and Signage | 3c | 0 |
| Other Soft Costs / RCIT | 4 | 7,000 |
| Project Contingency | 5 | 0 |
| Minor Construction for anchorage | 6 | 0 |
| Preliminary Project Budget | | \$187,000 |

All costs associated with this Board action will be 100% funded through RUHS Enterprise Fund 40090. Expenditures for FY 2019/20 are estimated at \$150,000; expenditures for FY 2020/21 are estimated at \$37,000. EDA will return to the Board with preliminary project budget line items for the furniture and medical equipment, security, furniture and signage and minor construction costs for anchorage.

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 Teresa Summers, Director of Purchasing 1/14/2020


 Steven Atkeson 1/30/2020


 Gregory P. Priamos, Director County Counsel 1/30/2020