

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



ITEM: 3.28
(ID # 10471)

MEETING DATE:
Tuesday, August 25, 2020

FROM: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System OB/GYN Resident and Attending Workroom and Tele-Conference Space Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$339,796 - RUHS Enterprise Fund 40050 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Obstetrics and Gynecology Resident and Attending Workroom and Tele-Conference Space Project (RUHS OB/GYN Resident Workroom and Tele-Conference Space) 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 OB/GYN Resident Workroom and Tele-Conference Space Project located in Moreno Valley; to provide efficient workspace for training of physicians;

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ACTION: Policy, CIP

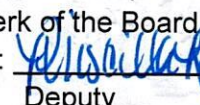

Rose Salgado, Director of Facilities Management 8/10/2020


Jennifer Crnkshani, Chief Executive Officer - Health System 8/11/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: Jeffries
Date: August 25, 2020
xc: FM, RUHS

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 \$339,796 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 not to exceed \$339,796, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management 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 the sum of all contracts shall not exceed \$339,796.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 339,796	\$ 0	\$ 339,796	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

RUHS initiated a project request to create a Resident and Attending Physician Workroom and Tele-Conference Space within the available space in the medical staff offices located in the OB/GYN, Room B2020, at the Moreno Valley hospital. The scope of work for the Project, includes but is not limited to: creating eight additional physician workspaces through the installation of furniture, casework and cubicle upgrades; patching and painting of walls, new flooring and finishes, and the addition of a tele-conference area equipped with audio/video capabilities to connect residents and students to their educational centers through virtual classroom learning, as well as provide the ability to conduct tele-health visits and other virtual business activities. In addition, the Project will create a safe and necessary resident and attending workspace for completion of Electronic Medical Record (EMR) obligations.

FM recommends the Board approve the RUHS OB/GYN Resident Workroom and Tele-Conference Space Project and preliminary project budget in the amount of \$339,796. FM may

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pursue Job Order Contracting or any other procurement and delivery method in accordance with applicable Board policies.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, is limited to the upgrade to create needed resident and attending physician workspace in the medical staff offices located in OB/GYN Room B2020 within the main hospital, as described above. The use of the facility would continue to provide public health services and would not result in a significant increase in capacity or intensity of use but would increase the efficient use of available space within a safe social distancing environment. Therefore, the RUHS OB/GYN Resident Workroom and Tele-Conference Space Project is exempt as the project meets the scope and intent of the Commonsense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The RUHS OB/GYN Resident Workroom and Tele-Conference Space Project will benefit the surrounding community by providing an improved and more efficient workspace for training physicians. Currently clinics must be canceled or closed early to allow for residents and students to travel back to their respective campuses to meet their educational requirements. The educational requirements can be accomplished through tele-conferencing at the Moreno Valley campus without cancellation of clinics and without extended travel time. Attending physicians based at the Moreno Valley campus will now be able to provide training future health care professionals without extended travel time.

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	60,250
Construction Management	2	0
Construction Contract	3	153,164
Offsite Construction	4	0
Project Management	5	7,500
Fixtures, Furnishings, Equipment	6	85,801
Other Soft Costs / Specialty Consultants	7	8,300
Project Contingency	8	16,181
Minor Construction	9	8,600
Preliminary Project Budget		\$ 339,796

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All costs associated with this Board action will be expended in FY 2020/21 and will be 100% funded through RUHS Enterprise Fund 40050.

RS:VC:SP:RM:NS:mg

FM08430008651

10471-14008

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Teresa Summers, Director of Purchasing 8/10/2020


Steven Atkeson 8/16/2020


Gregory V. Priamos, Director County Counsel 8/11/2020



NOTICE OF EXEMPTION

August 4, 2020

Project Name: County of Riverside, Riverside University Health System (RUHS) Hospital Obstetrics and Gynecology Department (OB/GYN) Resident and Attending Workroom and Tele-Conference Space Project, Moreno Valley

Project Number: FM08430008651

Project Location: 26520 Cactus Avenue, west of Nason Street, Moreno Valley, County of Riverside, California; Assessor's Parcel Number (APN): 486-280-037

Description of Project: In June 2017, RUHS initiated a project request to upgrade the medical staff offices located in OB/GYN Room B2020 at the Moreno Valley hospital. The scope of work for the Project includes, but is not limited to, furniture, casework and cubicle upgrades; patching and painting of walls, flooring and finishes, and the addition of a conference area. The upgrade to the OB/GYN Resident and Attending Workroom and Tele-Conference Space at the RUHS main hospital is identified as the proposed project under the California Environmental Quality Act (CEQA). No substantial increase in capacity or expansion of the existing facility will occur. The operation of the OB/GYN Department will not alter the provision of County public services at the hospital and no additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Facilities Man

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1 Existing Facilities Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301).

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by 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 a reasonable possibility of having a significant effect on the environment due to unusual circumstances. 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 renovations to the OB/GYN Department at the RUHS Hospital.

