

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



ITEM: 3.13
(ID # 14089)

MEETING DATE:

Tuesday, January 26, 2021

FROM: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Inpatient Treatment Facility Restroom Walls Replacement Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$120,670 – RUHS Enterprise Fund 40050 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Inpatient Treatment Facility Restroom Walls Replacement (RUHS-ITF Restroom Walls Replacement) 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, Section 15302, Class 2 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle, the RUHS-ITF Restroom Walls Replacement Project located at 9990 County Farm Road in Riverside, California; for demolition and replacement of the restroom walls in Units B7, C9, and ET12;

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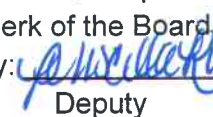
ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 12/31/2020 
Jennifer Crutshank, Chief Executive Officer – Health System 1/5/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, 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: January 26, 2021
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 not to exceed amount of \$120,670 for the Project;
5. Authorize use of RUHS Enterprise Fund 40050 not to exceed \$120,670, 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 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 \$120,670.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 120,670	\$ 0	\$ 120,670	\$ 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

There is a need to seek alternative wall coverings for the restrooms in several units at the Inpatient Treatment Facility (ITF) at 9990 County Farm Road in Riverside, California, to ensure compliance with infectious control standards. Through a market search of products and their pricing, both RUHS-ITF and Facilities Management's (FM) Maintenance staff have elected to utilize the Stranlok System as the basis for design to address the infectious control issues at the restrooms. The Stranlok System's monolithic film eliminates grout lines, anchor points, seams and all problem areas prone to insect and microorganism infiltration.

The scope of work for the Project includes but is not limited to: the demolition of the existing interior tiled restroom walls and floors within Units B7, C9 and ET12. At the completion of this portion of work, the applied product will be tested to ensure it meets the desired expectations and then make recommendations for the remainder of the restrooms at the facility.

FM recommends the Board of Supervisors (Board) approve the RUHS-ITF Restroom Walls Replacement Project and preliminary project budget in the not to exceed amount of \$120,670.

With certainty, there is no possibility that the RUHS-ITF Restroom Walls Replacement Project may have a significant effect on the environment. The Project, as proposed, is limited to interior modifications within the ITF to provide replacement wall coverings to facilitate a cleaner restroom environment. The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the RUHS-ITF Restroom Walls Replacement Project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3), Class 1 Existing Facilities I Exemption identified in Section 15301, and Class 2 Replacement or Reconstruction Exemption identified in Section 15302. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

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Impact on Residents and Businesses

The RUHS-ITF Restroom Walls Replacement Project will ensure the continuous use of the proposed units and ensure compliance with infectious control guidelines. There will be no impact to residents and local businesses.

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	24,000
Construction Management	2	0
Construction Contract	3	45,000
Offsite Construction	4	0
Project Management	5	20,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	15,700
Project Contingency	8	10,970
Minor Construction/RCIT	9	5,000
Preliminary Project Budget		\$ 120,670


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

RS:VC:SP:RM:CC;mg

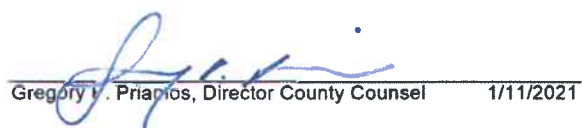
FM05430010239

MT #14089

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Steven Atkeson

1/18/2021


Gregory L. Priamos, Director County Counsel

1/11/2021

**Riverside County
Facilities Management**

3133 Mission Inn Avenue, Riverside, CA 92507

FOR COUNTY CLERK USE ONLY

*COPY
to be filed by FM*

NOTICE OF EXEMPTION

December 4, 2020

Project Name: Riverside University Health System (RUHS) Inpatient Treatment Center (ITF) Restroom Walls Replacement Project

Project Number: FM05430010239

Project Location: 9990 County Farm Road, west of Harrison Street, Riverside, Assessor's Parcel Number (APN): 145-120-003

Description of Project: RUHS requested Facilities Management to assist in seeking an alternative wall covering for the restrooms located within several units at the ITF to ensure compliance with Infectious Control. Consequently, RUHS ITF and Facilities Management's (FM) Maintenance Division elected to utilize the Stranlok System in order to assist in infectious control of the restrooms. The Stranlok System's monolithic film will eliminate grout lines, anchor points, seams and all problem areas prone to insect and microorganism infiltration. The scope of work for the project includes but is not limited to: the demolition and replacement of the restroom walls within Units B7, C9 and ET12. The replacement of the wall coverings within the ITF is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

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; Section 15302 Replacement or Reconstruction Exemption, and 15061(b)(3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15302.

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 replacement of the wall coverings in the restrooms of the RUHS ITF.

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- **Section 15301 (b)—Existing Facilities:** This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to interior modifications within the restrooms of the RUHS ITF, including the replacement of wall coverings to provide a safer and cleaner environment within the medical facility. The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15302 (c) –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of wall coverings within the restrooms at the RUHS ITF. The existing restroom walls are part of an existing facility and the replacement wall coverings will have the same purpose and capacity. The new wall coverings would be limited to the continued operation of the facility and would not increase the capacity of the existing facility. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed replacement of the wall coverings in the restrooms of the RUHS ITF will not result in any direct or indirect physical environmental impacts. The tenant improvements would occur within an existing building, would not alter the footprint and are being completed to create a more sterile environment consistent with the needs of a medical facility. The use of the facility would remain unchanged. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: 12-4-2020

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management