

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



**ITEM: 3.14
(ID # 12013)**

MEETING DATE:

Tuesday, January 26, 2021

FROM: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH:

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: 3125 Myers Street New Roof and HVAC Replacement Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$1,612,706 - Mental Health Services Act Funds (Reprogrammed Project Funds)-84.8%, Facility Renewal Funds-15.2%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System - Behavioral Health (RUHS-BH), 3125 Myers Street New Roof and HVAC Replacement (3125 Myers Street Roof and HVAC) 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 3125 Myers Street Roof and HVAC Project located in Riverside, California; to replace the entire roof and failing HVAC system;

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ACTION: Policy, CIP


Rose Soligado, Director of Facilities Management 1/14/2021


Matthew Chang, Director 1/14/2021

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, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve the reprogramming of remaining project funds in the amount of \$1,367,706, from the previously approved 3125 Myers Street Tenant Improvement Project (March 15, 2016, Item 3-7) for the 3125 Myers Street Roof and HVAC Project;
5. Approve the preliminary project budget in the not to exceed amount of \$1,612,706 for the Project;
6. Authorize use of the Mental Health Services Act Funds and Facility Renewal Funds, including reimbursement to Facilities Management (FM) for incurred project related expenses;
7. 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,
8. 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 \$1,612,706.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 806,353	\$ 806,353	\$ 1,612,706	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Mental Health Services Act Funds-84.8% (Reprogram remaining project funds from 3125 Myers Street TI Project - FM08410000252, Item 3-7 of 3/15/16) and Facility Renewal Funds-15.2%			Budget Adjustment: No	
			For Fiscal Year: 2020/21-2021/22	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

On July 12, 2011, (Item 3.3), the Board of Supervisors (Board) authorized the purchase of the 3125 Myers Street building located on 7.91 acres in Riverside, California to furnish a new Mental Health program site for Riverside University Health System (RUHS) - Behavioral Health Department, Children Services Programs. Initial interior and exterior improvements were completed as part of the acquisition in order for the program to be able to occupy the space.

The Phase II Tenant Improvements Project was approved by the Board on March 15, 2016 (Item 3.7) with a project budget commitment of \$1,720,000 for tenant improvements. An analysis has concluded that the scope should be repurposed to address the higher priority replacement of roofing and select mechanical equipment if the project budget allows.

Facilities Management is requesting the Board to approve the 3125 Myers Street Roof and HVAC Project and the reprogramming of funds from the tenant improvement project in the amount of \$1,367,706 to establish the preliminary project budget for this project in the amount of \$1,612,706. Facilities Management will hire a design firm to provide plans and specifications for the replacement of the roof and select HVAC equipment, and will solicit bids for construction of the project.

With certainty, there is no possibility that the 3125 Myers Street Roof and HVAC Project may have a significant effect on the environment. The Project, as proposed, is limited to the design, procurement, and installation of a new roof for the 3125 Myers Street building. The replacement of mechanical, electrical, and plumbing 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.

(Continued)

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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BACKGROUND:

Summary (Continued)

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 FM staff within five days of Board approval.

Impact on Residents and Businesses

The roof replacement and MEP systems at the 3125 Myers Street Roof and HVAC Project will modernize the building to improve the health and safety of the program clientele and the community.

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	92,000
Construction Management	2	0
Construction Contract	3	1,312,000
Offsite Construction	4	0
Project Management	5	30,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	25,000
Project Contingency	8	153,706
Minor Construction	9	0
Preliminary Project Budget		\$ 1,612,706

(Continued)


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Additional Fiscal Information (Continued)

All costs associated with this Board action will be 84.8% [\$1,367,706] funded through Mental Health Services Act Funds through the reprogramming of remaining funds from the 3125 Myers Street Tenant Improvement Project, approved on March 15, 2016 (Item 3-7); and 15.2% [\$245,000] funded with Facility Renewal Funds. Expenditures for FY 2020/21 are estimated at \$806,353; and expenditures for FY 2021/22 are estimated at \$806,353.

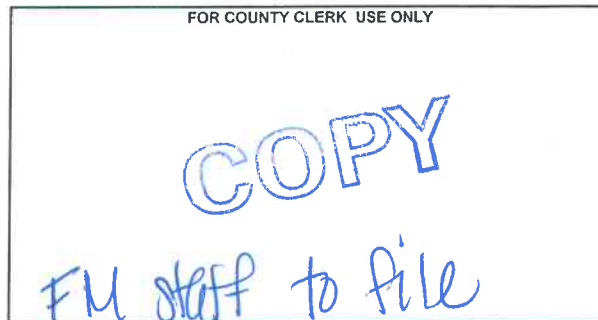
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Teresa Summers, Director of Purchasing 4/10/2020


Steven Atkeson 1/18/2021


Gregory V. Priantos, Director County Counsel 1/14/2021

Riverside County
Facilities Management
3403 10th Street, Riverside, CA 92501



NOTICE OF EXEMPTION

February 27, 2020

Project Name: RUHS Myers Roof and HVAC Replacement, Riverside

Project Number: FM08410010484

Project Location: 3125 Myers Street, west of Van Buren Boulevard, Riverside, APN: 234-270-036

Description of Project: On July 12, 2011 (Item 3.3), the Board of Supervisors authorized the purchase of the 3125 Myers Street building located on 7.91 acres in Riverside, California to furnish a new Mental Health program site for Riverside University Health System Behavioral Health Department (RUHS-BH) Children Services Programs. Initial interior and exterior improvements were completed as part of the acquisition in order for the program to be able to occupy the space. A Phase II Tenant Improvements Project was approved by the Board of Supervisors on March 15, 2016 (Item 3.7) with a project budget commitment of \$1,720,000 for the project scope which included restroom upgrades, new doors, and a new reception area. Also included was an evaluation of the building's roof as well as the mechanical, electrical, plumbing (MEP) systems deficiencies. The analysis concluded that the initial Phase II scope should be superseded by the higher priority need to address the roofing and MEP systems. A new roof and HVAC unit is needed to address the MEP deficiencies. The replacement of the roof and HVAC is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the renovation and provision of behavioral health services.

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; 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 roof and HVAC unit at the Myers RUHS-BH site.

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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 the replacement of equipment at an existing facility. The new roof and HVAC unit would result in the continued provision 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 –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 an existing roof and HVAC, both of similar size and capacity. Both components are part of an existing facility that provides behavioral health services and the replacement would have the same purpose as the existing infrastructure. 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 improvements will not result in any direct or indirect physical environmental impacts. The replacement of the roof and HVAC would occur at an existing building, would not alter the footprint and is being completed to bring the building up to current code requirements and to create a functional workspace. 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: 2/27/20

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