

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



**ITEM: 3.13  
(ID # 14781)**

**MEETING DATE:**  
Tuesday, April 27, 2021

**FROM:** FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center Labor and Delivery/Post-Partum Restroom Repairs Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$798,217 - RUHS Enterprise Fund 40050 - 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Riverside University Health System Medical Center Labor and Delivery/Post-Partum Restroom Repairs (RUHS-MC L&D/Post-Partum Restroom Repairs) 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 Sections 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

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**ACTION: Policy, CIP**

  
Rose Salgado, Director of Facilities Management 4/1/2021

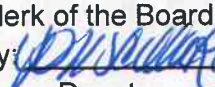
  
Jennifer Cruikshank, Chief Executive Officer - Health System 4/8/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Washington 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:** April 27, 2021  
**xc:** FM, RUHS, Purchasing

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Approve in-principle the RUHS-MC L&D/Post-Partum Restroom Repairs Project located in Moreno Valley, California, which is an emergency declared project; for the refinishing of surfaces and fixtures for the labor and delivery/post-partum restrooms;
4. Approve a preliminary budget in the amount not to exceed \$798,217 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the amount not to exceed \$798,217 for the emergency work, including reimbursement to Facilities Management (FM) for incurred emergency project related expenses;
6. Authorize the Director of Facilities Management, or her designee, to administer all necessary agreements in accordance with applicable Board policies;
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 contracts shall not exceed \$798,217.

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 399,108	\$ 399,109	\$ 798,217	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> RUHS Enterprise Fund 40050 - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2020/21-2021/22	

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

The Riverside University Health System has an emergency need to address the restrooms and showers in the Labor and Delivery and Post-Partum areas at the RUHS Medical Center. Over the life of the restroom and shower materials, normal cleaning and disinfection practices have worn down the protective coatings and finishes leaving exposed areas where disinfection can no longer be obtained.

The Coronavirus 2019 (COVID-19) pandemic has forced the hospital to review its cleaning practices to ensure that the patients served are in a safe and COVID free environment. Due to the current state of the Labor and Delivery and Post-Partum restroom areas, it is necessary that these areas be refinished with properly functioning surfaces, shower inserts and fixtures, to prevent the spread of disease, prior to and after delivery, and ensure mother and infant health. Therefore, FM is requesting the Board to approve the RUHS-MC L&D/Post-Partum Restroom Repairs Project and the preliminary project budget in the amount of \$798,217 to continue moving forward with the completion of the project.

With certainty, there is no possibility that the RUHS-MC L&D/Post-Partum Restroom Repairs Project may have a significant effect on the environment. The Project, as proposed, is limited to interior modifications within the Labor and Delivery and Post-Partum restrooms and showers to provide a cleaner restroom operating environment that can be disinfected which is critical to the operation of the hospital. 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-MC L&D/Post-Partum Restroom Repairs 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 Existing Facilities I 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**

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**Impact on Residents and Businesses**

The RUHS-MC L&D/Post-Partum Restroom Repairs Project will help to ensure the health and safety of mothers and infants prior to and after delivery, thus ensuring the safety of patients and the public by reducing the potential risk of virus spread and/or exposure.

**Additional Fiscal Information**

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

<b>PROJECT BUDGET LINE ITEMS</b>	<b>CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	45,000
Construction Management	2	0
Construction Contract	3	635,652
Offsite Construction	4	0
Project Management	5	25,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	20,000
Project Contingency	8	72,565
Minor Construction	9	0
<b>Preliminary Project Budget</b>		<b>\$798,217</b>

All costs associated with this Board action will be 100% funded through RUHS Enterprise Fund 40050. Expenditures for FY 2020/21 are estimated at \$399,108 and expenditures for FY 2021/22 are estimated at \$399,109.

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Restrm Repairs-In Princ & Proj Budget\_042721.doc

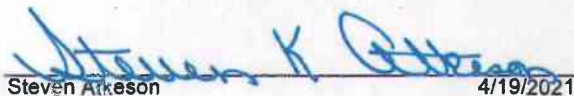
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STATE OF CALIFORNIA



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Suzanna Heckley, Assistant Director of Purchasing and Fleet Service

3/28/2021



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Steven Arkeson

4/19/2021

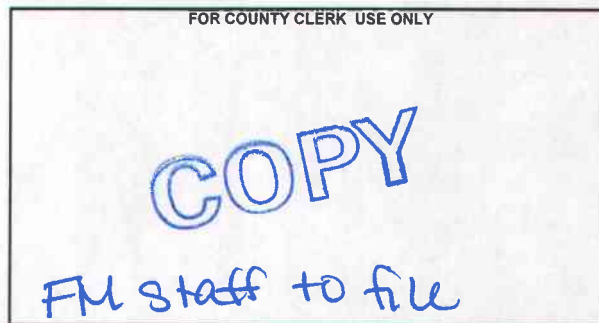


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Gregory L. Priano, Director County Counsel

4/14/2021

**Riverside County**  
**Facilities Management**  
3133 Mission Inn Avenue, Riverside, CA 92507



### NOTICE OF EXEMPTION

March 12, 2021

**Project Name:** Riverside University Health System (RUHS) Medical Center Labor and Delivery/Post-Partum Restroom Repairs Project

**Project Number:** FM08430011215

**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 February 2021, Riverside University Health System requested a project for consideration in declaring an emergency to address various restrooms and showers in the Labor and Delivery and Post-Partum areas at the RUHS Medical Center. Over the life of the restroom and shower materials, normal cleaning and disinfection practices have worn down the protective coatings and finishes leaving exposed areas where disinfection can no longer be obtained.

The Coronavirus 2019 (COVID-19) pandemic has forced the hospital to review its cleaning practices to ensure that the patients served are in a safe and COVID free environment. Due to the current state of the Labor and Delivery and Post-Partum restroom areas, it is necessary that these areas be refinished with properly functioning surfaces, shower inserts and fixtures, to prevent the spread of disease, prior to and after delivery, and ensure mother and infant health. The repairs to the restrooms and showers within the Labor and Delivery and Post-Partum areas at the RUHS Medical Center are 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; and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

**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 repairs to the showers and restrooms at the RUHS Medical Center.

- **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 showers and restrooms of the Labor and Delivery and Post-Partum areas at the RUHS Medical Center. The repairs would include refinished surfaces, shower inserts and fixtures, to prevent the spread of disease. 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 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 repairs to the showers and restrooms at the RUHS Medical Center 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: 3-12-2021

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