

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



**ITEM: 3.16
(ID # 17094)**

MEETING DATE:

Tuesday, October 19, 2021

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Arlington Campus Inpatient Treatment Facility Fire Alarm System Improvements Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$134,700, 100% RUHS Enterprise Fund 40050]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Arlington Campus Inpatient Treatment Facility Fire Alarm System Improvements (RUHS-ITF Fire Alarm System Improvements) 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;

Continued on Page 2

ACTION:Policy, CIP

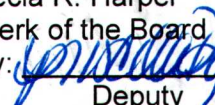

Rose Salgado, Director of Facilities Management 10/5/2021


Jennifer Cruikshank, Chief Executive Officer – Health System 10/6/2021

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: October 19, 2021
xc: FM, RUHS

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-ITF Fire Alarm System Improvements Project located at 9990 County Farm Road in Riverside, California; to improve the existing fire alarm system in compliance with the Office of Statewide Health Planning and Development (OSHPD) regulations;
4. Approve a preliminary project budget in the amount not to exceed of \$134,700 for the Project;
5. Authorize use of RUHS Enterprise Fund 40050 in the amount not to exceed \$134,700, 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 \$134,700.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 134,700	\$ 0	\$ 134,700	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2021/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The existing fire alarm system at the RUHS Arlington Campus In-Patient Treatment Facility located at 9990 County Farm Road in Riverside, California has exceeded its useful lifecycle causing difficulties to maintain it. Through an assessment it was determined the scope of work for its replacement to include replacement of the fire alarm control panel, remote fire alarm annunciator panels, smoke detector in a select number of restrooms and break room; connect

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all existing fire alarm components and devices, including smoke detectors, chime/strobes, pull stations, and adding one new smoke detector. The project's construction contracts were let through purchase orders issued by County Purchasing.

During construction in preparation for a regulatory licensing survey, and through the contractor's discovery of incompatibility issues, the scope increased to include 41 additional smoke detectors, new remote annunciators, installation of manual pull stations, auxiliary panel power supply for the added devices, and panel monitoring of additional duct smoke detectors to comply with current OSHPD code requirements. As a result of the scope revision and revised budget, the project now requires Board of Supervisors (Board) approval as a Capital Project in compliance with Board Policy No. B-11.

Facilities Management recommends the Board approve the RUHS-ITF Fire Alarm System Improvements Project and the preliminary project budget in the not to exceed amount of \$134,700 to expedite delivery of the project to meet project schedule commitments.

With certainty, there is no possibility that the RUHS-ITF Fire Alarm System Improvements Project may have a significant effect on the environment. The Project, as proposed, is limited to replacement of existing fire alarm system components within the ITF. 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 Fire Alarm System Improvements 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.

Impact on Residents and Businesses

The RUHS-ITF Fire Alarm System Improvements Project will ensure the continuous use of the facility and ensure compliance with OSHPD guidelines. There will be no impact to residents and local businesses.

Additional Fiscal Information

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

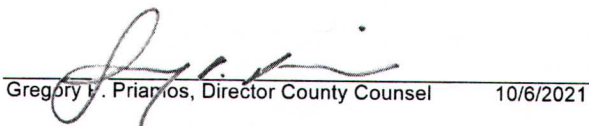
BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD/ PLANNING	10,600
SPECIALTY CONSULTANTS	27,200
REGULATORY PERMITTING	0
CONSTRUCTION	76,600
COUNTY ADMINISTRATION	17,300
REAL ESTATE	0
PROJECT CONTINGENCY	3,000
PRELIMINARY PROJECT BUDGET	\$ 134,700

All costs associated with this Board action will be 100% funded by RUHS Enterprise Fund 40050 and will be expended in FY 2021/22.

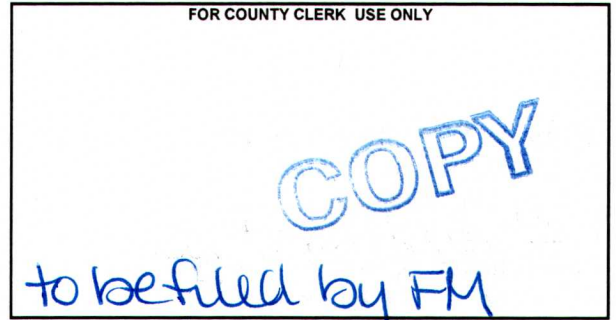
RS:SP:JA:SC:mg FM05430009835 MT Item #17084
 G:\Project Management Office\FORM 11'S\FORM 11's_In Process\17094_D4 - 009835 - RUHS ITF Fire Alarm System Improv Proj -
 Approval In-Princ & Prelim ProjBdgt_101921.doc


 Tina Grande, Director of Purchasing and Fleet Services 9/30/2021


 Meghan Hahn, Senior Management Analyst 10/11/2021


 Gregory L. Priamos, Director County Counsel 10/6/2021

Riverside County
Facilities Management
3133 Mission Inn Ave., Riverside, CA 92507



NOTICE OF EXEMPTION

August 30, 2021

Project Name: Riverside University Health System (RUHS) Arlington Campus Inpatient Treatment Facility (ITF) Fire Alarm System Improvements Project

Project Number: FM05430009835

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

Description of Project: RUHS requested an assessment of the existing fire alarm system at the RUHS Arlington Campus In-Patient Treatment Facility located at 9990 County Farm Road in Riverside, California. Facilities Management (FM) conducted the assessment and developed recommendations for improvements to the system to meet current code requirements and technology parameters. The assessment included the building's smoke detectors, fire alarm control panel, remote fire alarm annunciator panels, and other existing fire alarm components throughout the facility.

The scope of work for the Project includes, but is not limited to, the replacement of the fire alarm control panel, remote fire alarm annunciator panels, and placement of smoke detectors in restrooms and break room; and connection of all fire alarm components and other existing devices (chime/strobes, pull stations, etc.) to the new fire alarm control panel.

In preparation for the licensing survey, OSHPD requires additional work of replacing all existing smoke detectors throughout the facility to bring the facility into compliance. The improvements to the fire alarm system at the RUHS ITF is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the improvements to the fire alarm system.

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.

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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 improvements to the fire alarm system at RUHS ITF.

- **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 improvements to a fire alarm system at an existing facility. The fire alarm system 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 fire alarm system of similar size and capacity. The system is an existing facility that supports the provision of 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 improvements to the fire alarm system would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the RUHS ITF. 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: 8-30-2021

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