

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



ITEM: 3.12  
(ID # 17548)

**MEETING DATE:**

Tuesday, January 11, 2022

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


**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center Laboratory Chromatography Refrigerators Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$319,785 - 100% RUHS Enterprise Fund 40050]


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

1. Approve the Riverside University Health System Medical Center Laboratory Chromatography Refrigerators Replacement (RUHS-MC Lab Refrigerators 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 Sections 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 12/28/2021

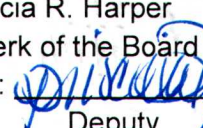
  
Jennifer Cruikshank, Chief Executive Officer - Health System 12/29/2021

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**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: January 11, 2022  
xc: FM, RUHS

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:

3. Approve in-principle the RUHS-MC Lab Refrigerators Replacement Project located in Moreno Valley, California; for the replacement of the two end-of-life chromatography refrigerators located in the Medical Center laboratory;
4. Approve a preliminary project budget in the not to exceed amount of \$319,785 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the amount not to exceed \$319,785, 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
7. Authorize the Purchasing Agent to execute pre-qualified consultant service agreement 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 \$319,785.

<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>	\$ 319,785	\$ 0	\$ 319,785	\$ 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> 2021/22	

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

**BACKGROUND:**

**Summary**

The two existing chromatography refrigerators located within the RUHS Medical Center's laboratory have reached the end of their life cycle. The refrigerators have door issues which cause leakage and temperature instability for the reagents and specimens that are stored in the laboratory. Constant repairs are needed to maintain proper temperature and prevent infection control issues, therefore the refrigerators need to be replaced.

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The scope of work for the Project includes but is not limited to: removal and replacement of the two existing chromatography refrigerators; relocation of a Siemens analyzer and three centrifuges; and remodeling of the existing casework and floor drain within the laboratory.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-MC Lab Refrigerators Replacement Project and the preliminary project budget in the not to exceed amount of \$319,785. FM will pursue the most cost-effective project delivery method and award in accordance with applicable Board policies.

With certainty, there is no possibility that the RUHS-MC Lab Refrigerators Replacement Project may have a significant effect on the environment. The Project, as proposed, is limited to the replacement of two chromatography refrigerators at the hospital laboratory. 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 Lab Refrigerators Replacement 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**

The RUHS-MC Lab Refrigerators Replacement Project will properly maintain the temperature of stored reagents and specimens to prevent infection control issues, thus ensuring higher level of patient care.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
DESIGN PROFESSIONAL OF RECORD	50,950
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	20,534
CONSTRUCTION	206,100
COUNTY ADMINISTRATION	13,130
REAL ESTATE	0
PROJECT CONTINGENCY	29,071
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$319,785</b>

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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RS:SP:RB:NS:SC;mg

FM05430011057

MT Item #17548

G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\17548\_D5 - 011057 - RUHS Lab Refrigerators Replacement Proj  
- In-Princ & Prelim Proj Bdgt\_011122.doc



Suzanna Hockley, Assistant Director of Purchasing and Fleet Service

12/27/2021



Meghan Hahn, Senior Management Analyst

1/3/2022



Gregory V. Priarios, Director County Counsel

12/30/2021

FOR COUNTY CLERK USE ONLY

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

**NOTICE OF EXEMPTION**

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.  
1-18-22 Date  Initial

November 2, 2021

**Project Name:** Riverside University Health System Medical Center (RUHS MC) Laboratory Refrigerator Replacement Project

**Project Number:** FM05430011057

**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:** The two chromatography refrigerators located within the Medical Center's Laboratory have reached the end of their life cycle. The existing refrigerators have door issues which causes leakage and temperature instability for the reagents and specimens that are stored. As a result, constant repairs are needed to maintain proper temperature and prevent infection control issues.

The scope of work will include, but is not limited to, replacement of two existing chromatography refrigerators, relocation of a Siemens analyzer and three centrifuges, and remodeling of the existing casework and floor drain. The installation and operation of the two chromatography refrigerators and associated equipment at the RUHS MC is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated.

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

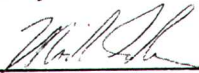
JAN 11 2022 B.12

**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 two replacement chromatography refrigerators and associated equipment at the RUHS MC.

- **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 existing equipment to improve operations at the RUHS MC. The two replacement chromatography refrigerators and associated equipment 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 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 two chromatography refrigerators and associated equipment will not result in any direct or indirect physical environmental impacts. The installation of the replacement equipment at the existing hospital facility would not alter the footprint and is being completed to increase the operational efficiency of the RUHS MC. 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: 11-2-2021

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

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

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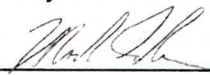
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