

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



ITEM: 3.14
(ID # 18019)

MEETING DATE:

Tuesday, March 22, 2022

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center Angiography Suite Renovation Project - California Environmental Quality Act Exempt, Approval of In-Principle, Preliminary Design Development Budget, and Approval of the Second Amendment to the Professional Services Agreement with HMC Architects, District 5. [\$438,862, 100% RUHS Enterprise Fund 40050]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Medical Center Angiography Suite Renovation (RUHS-MC Angiography Suite) 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 Jennifer Crutshaw, District 5 Supervisor - Health System
2/24/2022 3/24/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: March 22, 2022
xc: FM, RUHS

Kecia R. Harper
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the RUHS-MC Angiography Suite Project located in Moreno Valley, California; for the replacement of the existing Angiography unit within the Radiology Department;
4. Approve a preliminary design development budget in the not to exceed amount of \$438,862 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the not to exceed amount of \$438,862 for the preliminary design work, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Approve the Second Amendment to Professional Services Agreement between the County of Riverside (County) and HMC Architects (HMC) of Ontario, California, in the amount not to exceed \$124,980, for the RUHS-MC Angiography Suite Project and authorize the Chairman of the Board to execute the Amendment on behalf of the County;
7. Authorize the Director of Facilities Management, or her designee, to administer the Second Amendment with HMC in accordance with applicable Board policies;
8. 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 approved design development budget; and
9. 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 project contracts shall not exceed \$438,862.

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the RUHS-MC Angiography Suite Project located in Moreno Valley, California; for the replacement of the existing Angiography unit within the Radiology Department;
4. Approve a preliminary design development budget in the not to exceed amount of \$438,862 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the not to exceed amount of \$438,862 for the preliminary design work, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Approve the Second Amendment to Professional Services Agreement between the County of Riverside (County) and HMC Architects (HMC) of Ontario, California, in the amount not to exceed \$124,980, for the RUHS-MC Angiography Suite Project and authorize the Chairman of the Board to execute the Amendment on behalf of the County;
7. Authorize the Director of Facilities Management, or her designee, to administer the Second Amendment with HMC in accordance with applicable Board policies;
8. 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 approved design development budget; and
9. 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 project contracts shall not exceed \$438,862.

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 400,000	\$ 38,862	\$ 438,862	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 - 100%			Budget Adjustment: No	
			For Fiscal Year: 2021/22-2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The RUHS Medical Center located at 26520 Cactus Avenue in Moreno Valley, California, requires the replacement of its aging angiography equipment to accommodate increasing demands for angiography procedures and to bring the existing unit up to current regulatory standards. The new equipment will provide for a range of procedures including vascular, neuro, and interventional to meet the current and future demands of the facility. The scope of work for the Project includes but is not limited to: modifications to the existing angiography and control rooms to accommodate the new angiography equipment; and relocation of the MRI holding area and connection between the MRI Suite and Angiography Suite from a common restricted corridor.

On June 29, 2021, Item 3.16, the Board of Supervisors (Board) approved the pre-qualified list of architectural and engineering design firms to be retained on an as-needed basis. Due to their related experience, Facilities Management (FM) selected HMC of Ontario, California, from the pre-qualified list to design the replacement of the angiography equipment within the existing room. A Purchase Order (P.O.) in the amount of \$93,350 was issued to HMC for architectural and engineering services. During the design process, an addendum was issued to move the procedure holding area to an adjacent vacant space for an aggregate services fee of \$6,600 for a revised P.O. amount of \$99,950. A Second Amendment is recommended for approval to create an angiography suite so that the hospital could do interventional angiography procedures in lieu of simply performing diagnostics in the not-to-exceed amount of \$124,980 for a revised contract value of \$224,930.

(Continued)

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

BACKGROUND:

Summary (Continued)

Facilities Management recommends the Board approve the RUHS-MC Angiography Suite Project, the preliminary design development budget in the not to exceed amount of \$438,862 and the Second Amendment to the Professional Services Agreement with HMC in the amount of \$124,980 to complete the project design. FM will return to the Board upon completion of the design phase and regulatory plan review process for approval of a project budget and 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 Angiography Suite Project may have a significant effect on the environment. The Project, as proposed, is limited to interior modifications within the Angiography and MRI rooms within the Radiology Department which is integral to patient care at 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 Angiography Suite 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 Angiography Suite Project will allow the hospital to perform angiography procedures more efficiently and effectively in order to keep up with patient demands and ensure the hospital remains in compliance with current code requirements. There will be no negative impact to nearby residents or businesses.

Additional Fiscal Information

(Commences on Page 6)

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

Additional Fiscal Information

The approximate allocation of the preliminary design development budget is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	280,905
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	49,000
CONSTRUCTION	0
CONSTRUCTION PRE-INVESTIGATION FOR AS BUILT	54,511
COUNTY ADMINISTRATION	33,548
PROJECT CONTINGENCY	20,898
PRELIMINARY DESIGN DEVELOPMENT BUDGET	\$ 438,862

All costs associated with this Board action are 100% funded through RUHS Enterprise Fund 40050. Expenditures for FY 2021/22 are estimated at \$400,000 and expenditures for FY 2022/23 are estimated at \$38,862.


Attachment:

- Second Amendment to the Professional Services Agreement with HMC Architects

RS:SP:RB:NS:SC:TV:to FM08430009117 MT Item #18019
G:\Project Management Office\FORM 11'S\Form 11's_In Process\18019_D8 - 009117 - RUHS-MC Angiography Suite Renov -
Prelim ProjBdgt & Second Amend for HMC Arch_032222.doc


Suzanna Heckley, Assistant Director of Purchasing and Fleet Service 2/14/2022


Meghan Hahn, Senior Management Analyst 3/10/2022


Gregory P. Priamos, Director County Counsel 3/2/2022

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SECOND AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
BY AND BETWEEN THE COUNTY OF RIVERSIDE AND
HMC GROUP, DBA HMC ARCHITECTS FOR THE
ANGIOGRAPHY EQUIPMENT REPLACEMENT PROJECT
FM08430009117

THIS SECOND AMENDMENT is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("COUNTY"), and **HMC GROUP, DBA HMC ARCHITECTS**, a California corporation (herein referred to as "CONSULTANT"), regarding the Agreement for Professional Services first entered on December 20, 2020.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and providing that all other sections not amended remain in full force and effect, the parties hereto agree to amend the Agreement as follows:

I. I. Section 1. SCOPE OF SERVICES shall be amended in the first paragraph to read as follows:
"CONSULTANT shall provide architectural and engineering design as outlined and specified in Exhibit "A" and the attached Exhibit "A-1", consisting of one (1) page(s), and the attached in Exhibit "A-2" consisting of five (5) pages incorporated herein.

I. II. Section 3. COMPENSATION, Subsection 3.1 shall be amended to read as follows:
"The COUNTY shall pay the CONSULTANT for services performed in accordance with the Scope of Services set forth in Exhibit "A" and the attached Exhibit "A-1", consisting of two (2) pages and incorporated herein. The total amount of the original Agreement and Exhibit "A": was Ninety Three Thousand Three Hundred Fifty Dollars (\$93,350). The additional compensation paid to the CONSULTANT under this agreement for services under Exhibit "A-

MAR 22 2022 3.14

1” shall not exceed the sum of **Six Thousand Six Hundred Dollars (\$6,600)**, for a new not-to-exceed total of **Ninety Nine Thousand Nine Hundred Fifty Dollars (\$99,950)**, also The additional compensation paid to the CONSULTANT under this agreement for services under Exhibit “A-2” consisting of five (5) pages and incorporated herein. The total amount shall not exceed the sum of **One hundred Twenty Four Thousand Nine Hundred Eighty Dollars (\$124,980)**, for a new not-to-exceed total of **Two Hundred Eighty Thousand Nine Hundred Thirty Dollars (\$224,930)**, including reimbursable expenses, unless a written amendment to the Agreement is executed by both parties prior to performance of additional services”


[REMAINDER OF PAGE LEFT BLANK]

1 IN WITNESS HEREOF, the parties hereto have caused their duly authorized representatives to execute
2 this Second Amendment.

3
4 "COUNTY"
5 COUNTY OF RIVERSIDE

CONSULTANT:
HMC GROUP, DBA HMC ARCHITECTS

6
7 By: 
8 Chair **JEFF HEWITT**

By: 
Mitch Carp, SVP of Studio Operations

9 Board of Supervisors


Address: **3596 CONCOURS ST**
ONTARIO CA 91764

10
11 ATTEST:
12 KECIA R. HARPER
13 Clerk of the Board

14 By: 
15 Deputy

16
17 (SEAL)

18
19
20
21 APPROVED AS TO FORM:
22 GREGORY P. PRIAMOS
23 County Counsel

24 By: 
25 **K. Bell Valdez**
26 Deputy County Counsel