

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



**ITEM: 3.8
(ID # 18183)**

MEETING DATE:

Tuesday, September 13, 2022

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:
Riverside University Health System - Community Health Centers - Riverside Neighborhood Health Clinic Chiller Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [Total Cost \$331,370, 100% Community Health Centers Enterprise Fund 40090]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System - Community Health Centers - Riverside Neighborhood Health Clinic Chiller Replacement (RUHS-CHC Riverside NHC Chiller 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, Section 15302 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy, CIP


Jennifer Crulkshank, Chief Executive Officer - Health System

8/19/2022

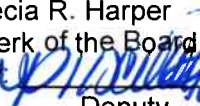

Rose Salgado, Director of Facilities Management

8/19/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries 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: September 13, 2022
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-CHC Riverside NHC Chiller Replacement Project located at 7140 Indiana Avenue, in Riverside, California; for replacement of the chiller equipment that has reached the end of its life cycle;
4. Approve a preliminary project budget in the amount not to exceed of \$331,370 for the Project;
5. Authorize the use of Community Health Centers Enterprise Fund 40090 in the amount not to exceed \$331,370, 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, or her designee, 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
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 \$331,370.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 331,370	\$ 0	\$ 331,370	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Community Health Centers Enterprise Fund 40090			Budget Adjustment: No	
			For Fiscal Year: 2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The existing chiller equipment operating at the Riverside Neighborhood Health Clinic has reached the end of its life cycle and is no longer reliable due to temperature fluctuations that require constant manual reset. During the upcoming warmer months, this issue will create an uncomfortable and unsafe environment for County personnel and patrons of the facility. The scope of work for the Project includes but is not limited to: removal and replacement of the existing 60 ton air chiller; installation of new mechanical piping and electrical modifications; and

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removal and replacement of existing pumps and associated motor starters. A temporary unit will be setup to assist with keeping the building in service during construction and installation of the new chiller.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-CHC Riverside NHC Chiller Replacement Project and the preliminary project budget in the not to exceed amount of \$331,370. FM will procure the most cost-effective project delivery method and award in accordance with applicable Board policies to expedite delivery of the Project.

Pursuant to CEQA, the RUHS-CHC Riverside NHC Chiller Replacement Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. No expansion or change in use would occur with the replacement of the chiller at the RUHS-CHC. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails the replacement of equipment at an existing facility. No direct or indirect impacts would occur. 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

Replacement of the chiller equipment at the Riverside Neighborhood Health Clinic will provide reliable environmental controls and ensure the comfort and safety of County personnel and patrons within the facility.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	26,510
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	1,739
CONSTRUCTION	249,819
COUNTY ADMINISTRATION	23,177
PROJECT CONTINGENCY	30,125
PRELIMINARY PROJECT BUDGET	\$ 331,370

All costs associated with this Board action will be 100% funded by Community Health Centers Enterprise Fund 40090 and will be expended in FY 2022/23.

RS:SP:JA:JH:SC;mg FM08430011814 MT Item #18183
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Meghan Hahn, Senior Management Analyst 9/2/2022


Kristine Bell-Valdez, Supervising Deputy County Counsel 8/24/2022

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

COPY
to be filed by FM staff

NOTICE OF EXEMPTION

April 22, 2022

Project Name: Riverside University Health System Community Health Center (RUHS-CHC) Chiller Replacement Project

Project Number: FM08430011814

Project Location: 7140 Indiana Avenue, west of Washington Street, Riverside, CA 92504, Assessor's Parcel Number (APN): 230-320-088

Description of Project: The existing chiller equipment operating at the Riverside Neighborhood Health Clinic has reached the end of its life cycle and is no longer reliable due to temperature fluctuations that require constant manual reset. During the upcoming warmer months, this issue will create an uncomfortable and unsafe environment for County personnel and patrons of the facility. The scope of work for the Project includes but is not limited to: removal and replacement of the existing 60 ton air chiller; installation of new mechanical piping and electrical modifications; and removal and replacement of existing pumps and associated motor starters. A temporary unit will be setup to assist with keeping the building in service during construction and installation of the new chiller.

The replacement of the Chiller at the RUHS-CHC is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the replacement chiller.

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.

