

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



**ITEM: 3.11
(ID # 19391)**

MEETING DATE:
Tuesday, March 28, 2023

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM -
BEHAVIORAL HEALTH AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC HEALTH

SUBJECT: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM -
BEHAVIORAL HEALTH AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC
HEALTH: Indio Central Plant Chiller Replacement Project - California Environmental Quality Act
Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [\$776,213 - 100%
RUHS Behavioral Health and Public Health Department Budget – General Fund 10000 – State
and Federal Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Indio Central Plant Chiller Replacement (Indio Central Plant 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;

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ACTION:Policy, CIP

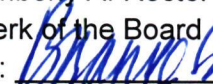

Kim Saruwatari, Director of Public Health 2/2/2023 
Matthew Chang, Director 2/23/2023


Jennifer Cruikshank, Executive Officer - Health System 2/28/2023 
Rose Salgado, Director of Facilities Management 3/1/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 Gutierrez
Nays: None
Absent: None
Date: March 28, 2023
xc: FM, RUHS-BH, RUHS-PH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the Indio Central Plant Chiller Replacement Project located at 47915 Oasis Street, Indio, California; for replacement of the chiller equipment that has reached the end of its life cycle;
4. Approve a preliminary project budget in the not to exceed amount of \$776,213 for the Project;
5. Authorize the use of RUHS Behavioral Health and Public Health Department Budget – General Fund 10000 – State and Federal Funds not to exceed \$776,213, 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 contracts shall not exceed \$776,213.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|-----------------------------|--------------------------|-------------------------------------|---------------------|
| COST | \$ 700,213 | \$ 76,000 | \$ 776,213 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: 100% RUHS Behavioral Health and Public Health Department Budget – General Fund 10000 – State and Federal Funds | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 22/23-23/24 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Central Plant chiller that's located at 47915 Oasis Street in Indio, California, 92201, serves the Behavioral Health Outpatient Clinic, the Behavioral Health In-patient Clinic, and the Indio Health Care Center. The main chiller is inoperable due to a failed compressor and the backup chiller is on-line and currently servicing the three facilities. Since the facilities provide patient care, the central plant chiller is subject to the Department of Healthcare Access and Information (HCAI) regulations that require one functioning chiller and a backup chiller at all

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times. Based on information provided by Facilities Maintenance staff, replacing the compressor is a temporary solution, and will not prevent the breakdown of any other critical component of the chiller. To maintain the three healthcare facilities in safe operable condition and compliance with HCAI, it is recommended that the inoperable chiller be replaced immediately. The scope of work for the Project includes but is not limited to: removal and replacement of the existing chiller with a new 200 ton dual circuit water-cooled chiller; installation of new mechanical piping and electrical modifications; removal and replacement of existing pumps and associated motor starters; and installation of a new code compliant Refrigerant Vapor Alarm (RVA) system.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Indio Central Plant Chiller Replacement Project and the preliminary project budget in the not to exceed amount of \$776,213 to meet project schedule commitments. 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 Indio Central Plant Chiller Replacement Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301, Class 1 - Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption.

(Continued)

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BACKGROUND:

Summary (Continued)

No expansion or change in use would occur with the replacement of the chiller at the Indio Central Plant. 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

Replacement of the chiller equipment at the Indio Central Plant will provide compliance with HCAI regulations and reliable environmental controls to ensure the comfort and safety of County personnel and patients within the Behavioral Health Clinics and Family Care Center.

Additional Fiscal Information

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

| BUDGET LINE ITEMS | BUDGET AMOUNT |
|-----------------------------------|----------------------|
| DESIGN PROFESSIONAL OF RECORD | 74,900 |
| SPECIALTY CONSULTANTS | 500 |
| REGULATORY PERMITTING | 10,500 |
| CONSTRUCTION | 525,453 |
| COUNTY ADMINISTRATION | 94,295 |
| PROJECT CONTINGENCY | 70,565 |
| PRELIMINARY PROJECT BUDGET | \$776,213 |

All costs associated with this Board action will be funded by 100% funded through RUHS Behavioral Health and Public Health Department Budget – General Fund 10000 to be reimbursed by State and Federal Funds. Expenditures for FY 22/23 are estimated at \$700,213; and expenditures for FY 23/24 are estimated at \$76,000.

RS:SP:AR:SC;mg FM08720012399 MT Item #19391
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Suzanna Hockley, Assistant Director of Purchasing and Fleet Service 1/25/2023


Veronica Santillan, Principal Management Analyst 3/17/2023


Ronak Patel, Deputy County Counsel 3/7/2023

Riverside County
Facilities Management
3450 14th St., 2nd Floor, Riverside, CA 92501

FM Staff to
file

NOTICE OF EXEMPTION

June 22, 2022

Project Name: Indio Central Plant Chiller Replacement Project

Project Number: FM08xxxxxxx

Project Location: 47919 Oasis Street, north of Avenue 48, Indio, CA 92201, Assessor's Parcel Number (APN): 614-150-033

Description of Project: The Indio Central Plant chiller serves the Behavioral Health Outpatient Clinic, the Behavioral Health In-Patient Clinic and the Indio Family Care Center. The main chiller is inoperable due to a failed compressor and the backup chiller is on-line and currently servicing the three facilities. Because the facilities provide patient care, the central plant chiller is subject to the Department of Healthcare Access and Information (HCAI) statute that requires one functioning chiller plus a backup at all times. Based on information provided by Facilities Maintenance staff, replacing the compressor is a temporary solution, and will not prevent the breakdown of any other critical component of the chiller. The chiller is 30 years old and well past the replacement date. In order to maintain compliance with HCAI, it is recommended that the chiller be replaced immediately. The Director of Facilities Management has approved an emergency declaration that will prevent a delay from a competitive solicitation for bids which could be detrimental to the patients receiving care at the Behavioral Health Clinics and Family Care Center as the Coachella Valley temperatures rise in the coming months. The scope of work for the Project includes, but is not limited to, removal and replacement with a new 200-ton dual circuit water-cooled chiller; installation of new mechanical piping and electrical modifications; removal and replacement of existing pumps and associated motor starters; and installation of a new code compliant Refrigerant Vapor Alarm (RVA) system. The replacement of the Chiller at the Indio Central Plant 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.

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 replacement of the chiller at the Indio Central Plant.

- **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 a chiller and associated improvements at an existing facility. The new chiller 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 chiller of similar size and capacity. The system is an existing facility that supports the provision of public 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 replacement of the chiller at the Indio Central Plant will not result in any direct or indirect physical environmental impacts. The improvements to connect and operate the chiller would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the public 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: 6-21-2022

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