

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.13
(MT 23663)

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Facility Management and Riverside University Health System- Behavioral Health regarding Riverside University Health System - Behavioral Health Adult Residential Facility at Franklin - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Sections 15061(b)(3) Common Sense and 15301 Class 1 Existing Facilities Exemption, and Award and Approval of Design-Build Agreement with Swinerton Builders, District 1, is continued to Tuesday, December 12, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 5, 2023, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 5, 2023
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Cindy J. Rector Deputy

AGENDA NO.
3.13

xc: FM, RUHS-BH, COB

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



ITEM: 3.13
(ID # 23663)

MEETING DATE:

Tuesday, December 05, 2023

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

SUBJECT: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEMS
- BEHAVIORAL HEALTH: Riverside University Health System - Behavioral Health Adult
Residential Facility at Franklin - California Environmental Quality Act Exempt Pursuant to State
CEQA Guidelines Sections 15061(b)(3) Common Sense and 15301 Class 1 Existing Facilities
Exemption, and Award and Approval of Design-Build Agreement with Swinerton Builders,
District 1. [\$33,000,000 - 100% RUHS Behavioral Health General Fund 10000 (100% State
Funds) Previously approved budget]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Riverside University Health System – Behavioral Health Adult Residential
Facility at Franklin (RUHS-BH Adult Residential Facility) Project is exempt from the
California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines,
Section 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 11/27/2023


Matthew Chang, Director 11/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve two Addenda to the Request for Qualifications and Proposals issued prior October 24, 2023;
3. Waive any irregularities in the proposal submitted by Swinerton Builders (Swinerton) of Los Angeles, California, and find that Swinerton is the responsive and responsible proposer that submitted the best value proposal for design and construction of the RUHS-BH Adult Residential Facility Project at Franklin;
4. Award the design-build agreement between the County of Riverside (County) and Swinerton, for design and construction services, in the amount of \$33,000,000 for the Project;
5. Authorize the Chairman of the Board (Chair) to execute the design-build contract on behalf of the County; and
6. Authorize the Director of Facilities Management, or her designee, to administer all necessary agreements in accordance with applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 23,000,000	\$ 10,000,000	\$ 33,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% RUHS Behavioral Health General Fund 10000 (100% State Funds) (Previously approved budget)			Budget Adjustment:	No
			For Fiscal Year:	23/24-24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 3, 2023, Item 3.25, the Board of Supervisors (Board) approved in principle and a preliminary project budget in the amount of \$38,622,627 for an 81-bed Adult Residential Facility (ARF), located at 3021 Franklin Avenue in Riverside, California 92507. An ARF is an augmented board and care facility providing 24-hour care and intensive support services in a homelike setting for adults with behavioral health disabilities, who are being transitioned from a higher level of care who require special care and intensive support needs.

The project consists of renovating the existing two story, tilt up building with wood framed roof and floor structure, with a ground floor of approximately 21,060 SF and 19,790 SF second story constructed in approximately 1970. The project will include, but is not limited to, renovations to

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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accommodate single and double occupancy rooms, a nurse station, medication room, exam rooms, consultation room, office space, commercial kitchen and dining area, restrooms and showers, laundry facility, group rooms, recreational space, living room space and outdoor space, upgrading and/or replacement of electrical switchboard, panels, lighting, structural bracing, fire sprinklers/alarm, roofing, parking lot, HVAC system, plumbing and sewage, replacement, lighting, and general tenant improvements including Title 24 and ADA upgrades throughout.

On October 4, 2023, Facilities Management (FM) advertised a Request for Qualifications to design-build the RUHS-BH Adult Residential Facility at Franklin project. The County received six (6) statement of qualifications and a short list of three firms were chosen for interviews held on November 7, 2023. The County interviewed Penta Building Group, Snyder-Langston, and Swinerton Builders. Swinerton Builders was determined to be the most qualified respondent.

Facilities Management recommends the Board approve Addenda 1 and 2; award and approve the Design-Build Agreement with Swinerton in the amount of \$33,000,000 to allow Swinerton to immediately initiate the design and pre-construction services.

With certainty, there is no possibility that this action (the Project) may have a significant effect on the environment. The project, as proposed, provides alterations to the interior of an existing building in support of the 81-bed adult residential facility and ancillary spaces. 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 of the facility. Therefore, the project is exempt under CEQA as the project meets the scope and intent of the Common-Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301 (Existing Facilities). 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 81-bed ARF at Franklin will provide Riverside County residents with the means to provide these critically needed services to some of the county's most vulnerable populations.

Additional Fiscal Information

The Board previously approved the preliminary project budget in the amount of \$38,622,627 on October 3, 2023, Item 3.25 and is funded through 100% RUHS Behavioral Health General Fund 10000; 100% State Funds. Expenditures for FY 23/24 are estimated at \$23,000,000; FY 24/25 are estimated at \$10,000,000.

Attachment:

- Design-Build Construction Contract with Swinerton Builders
- Addenda 1 and 2

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RS:VB:RM:JH:SC:TV

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Veronica Santillan
Veronica Santillan, Principal Management Analyst 11/29/2023

Aaron Gettis
Aaron Gettis, Deputy County Counsel 11/29/2023