

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



ITEM: 3.29
(ID # 24605)

MEETING DATE:
Tuesday, April 30, 2024

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System In-Patient Treatment Facility All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms - California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Categorical Exemption, and Section 15061 (b)(3), “Common Sense” Exemption; Declaration of Emergency, Approval of In-Principle and Preliminary Project Budget - District 1. [\$1,500,000 - 100% RUHS Enterprise Fund 40050] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System In-Patient Treatment Facility All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms (RUHS-ITF All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION: 4/5 Vote Required, Policy, CIP


Jennifer Cruikshank, Chief Executive Officer – Health System 4/4/2024


Rose Salgado, Director of Facilities Management 4/8/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: April 30, 2024
xc: FM, RUHS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Find that the RUHS-ITF All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Categorical Exemption, and Section 15061 (b)(3), “Common Sense” Exemption;
3. Find that an emergency, as defined by Section 1102 of the Public Contract Code, existed at the RUHS-ITF located at 9990 County Farm Road in Riverside, California that did not permit a delay resulting from a competitive solicitation for bids, and authorize actions taken by the Director of Facilities Management to order any emergency repairs and enter into and administer all necessary agreements and documents that are necessary to respond to the emergency, pursuant to Riverside County Board of Supervisors Resolution 2003-23;
4. Approve a preliminary project budget in the not to exceed amount of \$1,500,000 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the not to exceed amount of \$1,500,000 for the Project, including reimbursement to Facilities Management (FM) for incurred emergency project related expenses; and
6. Authorize and direct the Director of Facilities Management, or her designee, to return to the Board of Supervisors to ratify and report all emergency actions taken for the RUHS-ITF All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms Project, pursuant to Board Policy B-11 and Chapter 2.5 of the California Public Contract Code Section 22050 et seq.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 500,000	\$ 1,000,000	\$ 1,500,000	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 - 100%			Budget Adjustment:	
			For Fiscal Year: 23/24-24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The RUHS In-Patient Treatment Facility is located at 9990 County Farm Road in Riverside, CA 92506. The restrooms are at the “end of life” and the finish materials are posing safety issues to the patients. An assessment by Facilities Management has determined the facility is not able to

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meet the concerns of the accrediting organizations that evaluate the facility. The scope of work of the Project included but is not limited to: removal and replacement of twenty (20) restrooms, showers, and bathrooms throughout all Wards.

On March 14, 2024, Facilities Management (FM) issued an emergency declaration pursuant to the authority delegated in Resolution 2003-23 by the Board of Supervisors (Board), allowing immediate action to procure contracts to provide emergency work without competitive bidding. Failure to immediately address the safety hazards in the restrooms, showers, and bathrooms of the ITF would pose imminent risk to the health, safety and welfare of persons and property, or to essential public services, in the forms of: infectious disease control issues, non-compliance of regulatory standards, licensing; and accreditation implications related to California Department of Public Health (CDPH), The Joint Commission (TJC), Center for Medicaid and Medicare Services (CMMS); closure of health care areas, inability to provide adequate health care needs, and loss of county services.

Facilities Management (FM) recommends the Board approve the RUHS-ITF All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms Project in the preliminary project budget in the not to exceed amount of \$1,500,000 which will enable FM to complete the Project documentation and ensure the Project meets health safety and regulatory requirements. FM will return to the Board to ratify and establish the project budget associated with the emergency actions and ratify and approve any emergency actions taken which require Board approval pursuant to Board Policy B-11 and Chapter 2.5 of the California Public Contract Code Section 22050 et seq.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The project is limited to repairs to the twenty (20) restrooms, showers, and bathrooms throughout the Ward and would not expand service or increase capacity. Therefore, the 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 Categorical 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-ITF All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms Project will ensure that the affected areas within the Facility are kept hygienically clear of any infectious contamination, thus providing a safe environment for both staff and ITF clients.

Additional Fiscal Information

The costs associated with this Board action will be funded by the RUHS Enterprise Fund 40050. \$500,000 is anticipated to be expended in FY 23/24 and \$1,000,000 will be expended in FY 24/25.

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Attachments:

- B-11 Emergency Declaration for the Project

RS:VB:RM:RB:JH:CC:SC

FM08430013626

MT Item #24605

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Veronica Santillan

Veronica Santillan, Principal Management Analyst

4/23/2024

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel

4/9/2024

Riverside County
Facilities Management
3450 14th Street, Riverside, CA 92501

FM staff to file

NOTICE OF EXEMPTION

March 26, 2024

Project Name: Riverside University Health System Inpatient Treatment Facility (RUHS-ITF) All Wards Emergency Repairs to Restrooms, Showers, and Bathrooms, Riverside

Project Number: FM08430013626

Project Location: 9990 County Farm Road, west of Harrison Street, Riverside, California; Assessor's Parcel Number (APN): 145-120-003

Description of Project: The RUHS In-Patient Treatment Facility is located at 9990 County Farm Road in Riverside, California, 92503. The restrooms are at the "end of life" and the finish materials are posing safety issues to the patients. An assessment by Facilities Management (FM) has determined the facility is not able to meet the concerns of the accrediting organizations that evaluate the facility. The scope of work of the Project included removal and replacement of twenty restrooms, showers, and bathrooms throughout all Wards.

On March 14, 2024, FM issued an emergency declaration pursuant to the authority delegated in Resolution 2003-23 by the Board of Supervisors (Board), allowing immediate action to procure contracts to provide emergency work without competitive bidding. Failure to immediately address the safety hazards in the restrooms, showers, and bathrooms of the ITF would pose imminent risk to the health, safety and welfare of persons and property, or to essential public services, in the forms of: infectious disease control issues, non-compliance of regulatory standards, licensing; and accreditation implications related to California Department of Public Health (CDPH), The Joint Commission (TJC), Center for Medicaid and Medicare Services (CMMS); closure of health care areas, inability to provide adequate health care needs, and loss of county services. The repairs to the Restrooms, Showers, and Bathrooms in all wards of the RUHS-ITF is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

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 Categorical Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5, 18 and 19, Sections 15061 and 15301.

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 repairs of the restrooms, showers, and bathrooms in all wards s at the RUHS ITF.

- **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 and repairs of the existing restrooms, showers, and bathrooms at the RUHS-ITF. The use of the facilities would continue to provide 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 repairs to the restrooms, showers, and bathrooms in all wards of the RUHS-ITF will not result in any direct or indirect physical environmental impacts. The improvements would occur within existing facility, would not alter the footprint and are being completed to create a compliant and safe health facility. The use of the facility for public health services 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: 3-26-2024

Mike Sullivan,
County of Riverside, Facilities Management

TO: Director of Facilities Management
FROM: Angela Simpkins
DATE: March 13, 2024
SUBJECT: RUHS – In Treatment Facility All Wards Emergency Repairs To Restrooms, Showers and Bathrooms

Details of the Emergency: The RUHS – ITF Facility was completed on March 1989 and has been put into service to address the need of the behavioral health patients within the Riverside County. Presently, the Facility with the assistance of Facilities Management Maintenance and Facilities Management Custodial is not able to address the concerns of the accrediting organizations that evaluate the Facility. The issues include but are not limited to the fact that the restrooms are at the “end of life” and the finish materials selected are no longer in stock or pose an issue due to the stress that Patients inflict on the materials. The total number of showers which require immediate attention total twenty (20) showers, bathrooms, and restrooms. Based on the present scope of work the need to remediate the area immediately is imperative to the Facilities day to day operation to provide services to the existing Patients and the Public.

Therefore, with this memorandum, the Director of Facilities Management is declaring this to be an emergency pursuant to County of Riverside Board Policy B-11, Section IV Emergency Action which states in part:

In the case of an emergency (as defined by Public Contract Code Section 1102, “...[which] means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services”)

The procurement of necessary equipment, services, and supplies made under this declaration of emergency shall only be for the purpose of meeting needs created by the emergency situation and shall be subject to the requirements and reporting procedures described in Chapter 2.5 of the California Public Contract Code, commencing with Section 22050. Upon utilization of this authority a report will be made to the Board for ratification of all actions which exceed contractual authority of the Director of Facilities Management or the County Purchasing Agent.

Emergency Declaration Requested by:



Agency Head or Designee

03/14/2024

Date

Emergency Declaration Approved by:



Director of Facilities Management

3/14/2024

Date