

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



ITEM: 3.34  
(ID # 25647)

MEETING DATE:  
Tuesday, August 27, 2024

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center Air Handler Unit 11 Coil Replacement Emergency Project - 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 5. [\$150,000 - 100% RUHS Enterprise Fund 40050] (4/5 Vote Required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Riverside University Health System Medical Center Air Handler Unit 11 Replacement Emergency (RUHS-MC AHU 11 Coil Replacement) 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

8/9/2024

  
Rose Salgado, Director of Facilities Management

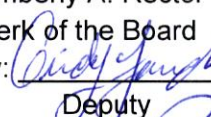
8/9/2024

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**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: August 27, 2024  
xc: FM, RUHS-MC

Kimberly A. Rector  
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:

2. Find that the RUHS-MC AHU 11 Coil Replacement 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 Medical Center facility located at 26520 Cactus Avenue in Moreno Valley, California, 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 \$150,000 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the not to exceed amount of \$150,000 for the Project, including reimbursement to Facilities Management (FM) for incurred emergency project related expenses;
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-MC AHU 11 Replacement Project, pursuant to Board Policy B-11 and Chapter 2.5 of the California Public Contract Code Section 22050 et seq.; and
7. Authorize the Purchasing Agent to a) 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 the Project, and b) issue Purchase Orders for the sum of all project contracts and/or work orders which shall not exceed the approved project budget of \$150,000.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 150,000	\$ 0	\$ 150,000	
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> RUHS Enterprise Fund 40050 - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25	

**C.E.O. RECOMMENDATION:** Approve

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

**BACKGROUND:**

**Summary**

The RUHS Medical Center Facility is located at 26520 Cactus Avenue in Moreno Valley, California, 92555. The facility is unable to maintain adequate cooling and ventilation in the patient rooms in the extreme summer heat due to a blockage in the air handler coil. Title 22 regulation requires hospitals to maintain temperatures of at least 30 degrees less than the outside temperature. Immediate replacement of the coil is needed to comply with the regulations and to mitigate a complete mechanical failure.

On July 17, 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 replacement of the air handler coil poses a clear and imminent danger to the health and safety of the patients.

Facilities Management (FM) recommends the Board approve the RUHS-MC AHU 11 Coil Replacement Project in the preliminary project budget in the not to exceed amount of \$150,000 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 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 replacement of the coil for an existing air handler unit. 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-MC AHU 11 Coil Replacement Project will ensure the safety of hospital personnel, patients, visitors; and further fulfill the County's mission and commitment to health and safety.



FM staff to file

**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, Riverside, CA 92501

## NOTICE OF EXEMPTION

July 29, 2024

**Project Name:** Riverside University Health System Medical Center (RUHS-MC) Air Handler Unit 11 Coil Replacement

**Project Number:** FM08430013862

**Project Location:** 26520 Cactus Avenue, west of Nason Street, Moreno Valley, County of Riverside, California; Assessor's Parcel Number (APN): 486-280-037

**Description of Project:** The RUHS-MC is located at 26520 Cactus Avenue in Moreno Valley, California, 92555. The facility is unable to maintain adequate cooling and ventilation in the patient rooms in the extreme summer heat due to a blockage in the air handler coil. Title 22 regulation requires hospitals to maintain temperatures of at least 30 degrees less than the outside temperature. Immediate replacement of the coil is needed to comply with the regulations and to mitigate a complete mechanical failure.

On July 17, 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 replacement of the air handler coil poses a clear and imminent danger to the health and safety of the patients. The Air Handler Unit 11 coil replacement at the RUHS-MC 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 to the Air Handler at the RUHS MC.



**To:** Director of Facilities Management

**From:** Angela Simpkins

**Date:** July 17, 2024

**Subject:** Emergency Air Handler #11 Coil Replacement

Riverside University Health System – Medical Center is unable to maintain adequate cooling and ventilation in the extreme summer heat due to air handler failure. Air handler #11 at the main RUHS Medical Center campus is emergently failing and unable to maintain adequate cooling requirements for the patient rooms it serves. Title 22 regulation requires hospitals to maintain appropriate temperatures for each season. In extreme heat it requires hospitals to maintain temperatures at least of 30 degrees less than the outside temperature, which this air handler cannot maintain. Replacement of the air handler coils are urgently needed to maintain required temperatures. The current air handler coil is completely blocked and prevents the required airflow from moving through the unit to be cooled. This failure to cool forces warm air into the patient rooms. Immediate replacement of the coil is needed to mitigate a complete mechanical failure.

The emergency will not permit a delay resulting from a competitive solicitation for bids and be detrimental to the interests of the County because the coil will be able to be replaced expeditiously. The ability to quickly replace the non-repairable coil is necessary to be able to provide the required environment for patient care.

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:

*Angela Simpkins*

Agency Head or Designee

7/17/2024

Date

Emergency Declaration Approved by:

\_\_\_\_\_  
Director of Facilities Management

\_\_\_\_\_  
Date