

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



ITEM: 3.27  
(ID # 25954)

**MEETING DATE:**

Tuesday, December 03, 2024

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

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System (CPC) Campus Professional Center Emergency Inventory and Cleanup Emergency Project - California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 Existing Facilities, and 15061 (b)(3) Common Sense Exemption; Approval of Emergency Declaration, Preliminary Project Budget; District 5. [\$370,000, 100% RUHS Pass-Thru Fund 30100 (to be reimbursed by County Insurance)](4/5 Vote Required)

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

1. Approve the Riverside University Health System Campus Professional Center Emergency Contents Inventory and Cleanup (RUHS-CPC Inventory and Cleanup) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the RUHS-CPC Emergency Contents and Inventory and Cleanup Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15301 Class 1- Existing Facilities Categorical Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on page 2

**ACTION:**4/5 Vote Required, Policy, CIP


  
Rose Salgado, Director of Facilities Management 10/23/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez 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: December 3, 2024  
xc: FM, RUHS

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:

3. Find that an emergency, as defined by Section 1102 of the Public Contract Code, existed at the RUHS-CPC that did not permit a delay resulting from a competitive solicitation for bids, and Ratify and Approve the actions taken by the Director of Facilities Management that were necessary to respond to the emergency;
4. Approve a preliminary project budget in the not to exceed amount of \$370,000 for the Project;
5. Authorize the use of RUHS Pass-Thru Fund 30100 to be reimbursed by County insurance in the not to exceed amount of \$370,000 for the project, including reimbursement to Facilities Management (FM) for the incurred emergency project related expenses (a portion of which will be reimbursed by insurance);
6. Authorize the Director of Facilities Management, or her designee, to administer all necessary agreements in accordance with applicable Board policies;
7. Delegate project management authority for the Project to the Director of Facilities Management, or 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
8. Authorize the Purchasing Department to a) execute 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.

<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>	\$ 370,000	\$ 0	\$ 370,000	
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> RUHS Pass-Thru Fund 30100 - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25	

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

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**BACKGROUND:**

**Summary**

On August 27, 2024, and during the night, a vehicle struck a fire hydrant on Hospital Drive, the road leading to the main County hospital complex in Moreno Valley. The resulting release of water flooded the surrounding area including the Campus Professional Center (CPC) located at 14375 Nason Street in Moreno Valley. The CPC is an office facility that is leased by the County for use primarily by Riverside University Health System (RUHS). By the time the water had been shut-off to the facility, water had accumulated around the perimeter of the building and seeped into the CPC affecting two office suites.

As part of the restoration and insurance process, RUHS and Occupational Health, the affected occupants, immediately began inventorying and removing damaged furniture and contents. This building is a leased facility, and the landlord is responsible for the building and the physical improvements, and the County is responsible for its furniture and contents.

On August 28, 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. The affected suites were closed and the landlord immediately engaged a remediation company to begin the work of restoring the building.

Facilities Management (FM) recommends the Board approve the RUHS-CPC Emergency Contents Inventory and Cleanup Project (Project) in the preliminary project budget in the not to exceed amount of \$370,000 which will enable FM to complete the Project cleanup, documentation, inventorying, and restoration. It will also 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 Inventorying and removing/replacement of the cubicles and furniture. 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 Existing Facilities Exemption identified in Section 15301. A Notice of Exemption will be filed by FM Staff with the County Clerk and State Clearinghouse within five days of Board approval.



FM staff to file

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

## NOTICE OF EXEMPTION

November 26, 2024

**Project Name:** Riverside University Health System Campus Professional Center (RUHS-CPC Emergency Inventory and Cleanup Project)

**Project Number:** FM0417200461

**Project Location:** 14375 Nason Street, north of Cactus Avenue, Moreno Valley, California; Assessor's Parcel Number (APN): 486-280-028

**Description of Project:** On August 27, 2024, and during the night, a vehicle struck a fire hydrant on Hospital Drive, the road leading to the main County hospital complex in Moreno Valley. The resulting release of water flooded the surrounding area including the Campus Professional Center (CPC) located at 14375 Nason Street in Moreno Valley. The CPC is an office facility that is leased by the County for use primarily by Riverside University Health System (RUHS). By the time the water had been shut-off to the facility, water had accumulated around the perimeter of the building and seeped into the CPC affecting two office suites.

As part of the restoration and insurance process, RUHS and Occupational Health, the affected occupants, immediately began inventorying and removing damaged furniture and contents. This building is a leased facility, and the landlord is responsible for the building and the physical improvements, and the County is responsible for its furniture and contents. The remediation of the water damage 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 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 emergency repairs and clean-up of the affected rooms at the RUHS-CPC.





Rose Salgado  
Director of Facilities Management

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**To:** Director of Facilities Management

**From:** Jonathan Duey (on behalf of Angela Simpkins, RUHS)

**Date:** August 28, 2024

**Subject:** Emergency Contents Inventory and Cleanup – 14375 Nason Street, Moreno Valley (Campus Professional Center)

In the early morning hours of August 27, 2024 a vehicle struck a fire hydrant on Hospital Drive, the road leading to the main County hospital complex in Moreno Valley. The resulting torrent of unrestrained water inundated the surrounding area including the above-mentioned address which is downslope from the hydrant. The water was eventually shut off by the water district and flooding in the building Suites 100 and 101 was discovered the next morning once staff reported for work.

Management subsequently closed the affected suites (RUHS IT and HR Occupational Health) and the landlord immediately engaged a remediation company to begin the work of restoring the building. This building is a leased facility, where the landlord is responsible for the building and the physical improvements, and the County is responsible for its furniture and contents.

As part of the restoration and insurance process, RUHS and Occupational Health must immediately begin the process of inventorying and removing damaged furniture and contents (including cubicle panels) because the landlord's contractor needs to gain access to adjacent walls and floor for the restoration. The attached estimate from Belfor Property Restoration includes the necessary services to inventory and remove the County contents and is in the approximate range of \$75,000-\$125,000.

The emergency will not permit a delay in resulting from a competitive solicitation for bids and be detrimental to the interests of the County because not performing this work will delay the landlord from completing their restoration work. It is in the County's interest to expedite this work in order to bring staff and operations back to normal in the suite as soon as possible.

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

**Facilities Management**  
3450 14<sup>th</sup> Street, Suite 200  
Riverside CA 92501  
Main Line: 951.955.3345 Fax: 951.955.4828  
Facilities Emergency 24-Hour Line: 951.955.4850

Project Management Office  
Maintenance & Custodial  
Real Estate & Parking  
Energy Efficiency  
Administration

Success means exceeding our customer's expectations.

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 of the County Purchasing Agent.

Emergency Declaration Requested by:



Jonathan Duey, Deputy Director of Facilities Management-Real Estate

8/28/2024

Date

Emergency Declaration Approved by:

**Rose Salgado**

Digitally signed by Rose Salgado  
DN: cn=Rose Salgado, o=Riverside  
County, ou=Facilities Management,  
email=RMSalgado@rivco.org, c=US  
Date: 2024.08.28 21:34:58 -07'00'

Rose Salgado, Director of Facilities Management

Date

FORM APPROVED COUNTY COUNSEL

BY:  10/28/24  
BRADEN J. HOLLY / DATE