



**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDICAL CENTER GOVERNING BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 15.2
(ID # 26539)

MEETING DATE:
Tuesday, December 03, 2024

FROM : RUHS-MEDICAL CENTER

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDICAL CENTER: Approval of a Facilities Management Building Exemption to allow RUHS to oversee facility management activities including project management, custodial and building maintenance at RUHS Medical Center including Arlington Campus (Arlington Suites 1-6); All Districts. [Total Cost \$0 - 100% Hospital Enterprise Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Facilities Management Building Exemption Form to allow RUHS-MC to oversee facility management activities including project management, custodial and building maintenance at RUHS Medical Center including Arlington Campus (Arlington Suites 1-6).

ACTION:Policy


Jennifer Cruikshank, Chief Executive Officer – Health System

11/13/2024


Rose Salgado, Director of Facilities Management

11/14/2024

MINUTES OF THE GOVERNING BOARD

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: RUHS, FM

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH
SYSTEM MEDICAL CENTER GOVERNING BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% RUHS Approved Budget			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 8, 2022, the Board authorized the exception option to Facilities Management and related Board Policies to allow consideration for departments that demonstrate the ability and capacity to oversee their own facilities management activities, including custodial, maintenance, project management, and real estate services.

Riverside University Health System (RUHS) is comprised of five distinctive departments Behavioral Health, Public, Health, Correctional Health, Medical Center, and the Community Health Centers, all of which support the health and wellbeing of Riverside County residents. The RUHS Facilities Design and Development Department (FDD) has expertise in project management and is currently responsible for oversight of construction and maintenance projects. Current FDD project management includes but is not limited to, the development of project design and scope, allocation of resources, day to day construction site management, HCAI requirements, building inspection coordination, project budget and timeline. The RUHS' depth of knowledge with project management, contracting, budget, regulatory requirements, and complex property management, makes RUHS uniquely equipped to successfully transition to self-reliance.

As a result of the Agency's wealth of resources listed above, RUHS Medical Center has submitted the Building Official Exemption Form to the Executive Office and requests approval from the Board for Departmental Exemption in the Areas of project management, maintenance and custodial services for the Medical Center including Arlington Campus (Suites 1-6).

On January 1, 2025, with 60-day transition period RUHS will assume project management of all existing FM managed projects at both campuses, as well as maintenance and custodial services for the Arlington Campus (Suites 1-6). RUHS plans to utilize existing FDD staff for project management. Maintenance and custodial staff for the Medical Center: Arlington Campus will be absorbed from County Facilities Management Maintenance and Environmental Services, maintaining the current number of positions.

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SYSTEM MEDICAL CENTER GOVERNING BOARD OF DIRECTORS
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Impact on Residents and Businesses

This exemption, that would allow RUHS-MC to oversee RUHS Medical Center facility management activities, creates time savings by reducing delays due to resource availability, and cost savings by minimizing administrative layers and associated administrative costs for project management, maintenance, custodial. It will allow RUHS-MC flexibility to strategically plan, align departments to optimize resources and ensure the activities contribute to RUHS and County of Riverside's long-term mission. Funding that was previously allocated for FM services can be reallocated towards expanding health care, behavioral health, and public health services throughout the County, such as establishing additional intermittent Community Health Centers.

Additional Fiscal Information

There are sufficient appropriations in the Department's FY24/25 budget. No additional County funds are required.

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- ATTACHMENT A. **Facilities Management Building Exemption Form**
ATTACHMENT B. **RUHS Medical Center Site Locations**


Jacqueline Ruiz, Principal Analyst

11/25/2024


Gregg Gu, Chief of Deputy County Counsel

11/13/2024

Riverside University Health System Medical Center Sites	
Site	Address
Medical Center	26520 Cactus Avenue, Moreno Valley, CA 92555
Arlington Campus	9990 County Farm Road Suites 1-6, Riverside, CA 92503



FACILITIES MANAGEMENT SERVICE EXEMPTION FORM

This questionnaire has been designed to assist County of Riverside departments in providing information necessary in the processing of departmental exemption requests.

Departments receiving exemption approval must follow all applicable government codes and existing county guidelines. Exempt departments will be responsible for all department facilities operations including, but not limited to, staffing and oversight of the following selected activities: maintenance, custodial, project management, and real estate.

Riverside University Health System

Department/Agency

Exemption Requested:

Custodial (One Site) Maintenance (One Site) Project Mgmt Real Estate

Exemption Term:

One-time Project On-going

Funding Source:

Budgeted CIP NCC Other: _____

- Detailed justification for the requested exemption. If one-time request, state expected cost, timeframe, and type of project**

Riverside University Health System (RUHS) is comprised of five distinctive departments (Behavioral Health, Public, Health, Correctional Health, Medical Center, and the Community Health Centers), all of which support the health and wellbeing of Riverside County residents.

Riverside University Health System Medical Center (RUHS-MC) is seeking exemption from the requirement to utilize County Facilities Management for purposes of project management, maintenance and custodial for Medical Center including Arlington Campus (9990 County Farm Rd, Suites 1-6, Riverside, CA).

RUHS-MC is requesting this exemption to be approved by the County Executive Office.

The RUHS' depth of knowledge with project management, contracting, budget, regulatory requirements, and complex property management, makes RUHS uniquely equipped to successfully transition to self-reliance.

The RUHS Facilities Design and Development Department (FDD) has expertise in project management and is currently responsible for oversight of construction and maintenance projects. Current FDD project management includes but is not limited to, the development of project design and scope, allocation of resources, day to day construction site management, HCAI requirements, building inspection coordination, project budget and timeline. FDD currently works with FM Project Managers co-managing projects which often results in duplicative efforts.

RUHS' sole management of current and future projects will result in streamlined processes, expedited projects, and significant cost savings, ensure project deliverables meet quality standards, and ensure compliance with regulatory requirements.

RUHS is requesting exemption for maintenance and custodial services for the Medical Center - Arlington Campus (9990 County Farm Rd, Suites 1-6). The Environmental Services and Plant Operations Departments at the Medical Center - Moreno Valley Campus will absorb the custodial and Maintenance needs for the Medical Center - Arlington Campus, ensuring consistent standardized training and practices for the entire licensed entity.

As a result, RUHS would like to request an ongoing Departmental Exemption in the Areas of Project Management to allow RUHS to perform these services on future RUHS projects. Having dedicated staff will result in expedited services and a reduction in operational costs in the areas of Project Management. Should this exemption request be approved by the BOS, RUHS would evaluate the stage of completion of each project, and work with County FM on determining which project is appropriate to transition to RUHS or will remain with FM for completion. Projects will be evaluated at the time when the exemption is approved.

The Department that is part of the exemption request is listed below:

RUHS Department	Department ID
Medical Center	4300100000

2.

Explain the financial and operational impacts or benefits to the County if the exemption is granted. What value will this exemption add county-wide?

Granting the exemption will have positive financial, operational impacts and benefits and will allow cost savings associated with minimizing administrative layers, reallocation of funds to priority areas, maximizing efficiency of financial resources and budgets. It will allow RUHS flexibility to strategically plan, align departments to optimize resources and ensure the activities contribute to RUHS and County of Riverside's long-term mission. Funding that was previously allocated for FM services can be reallocated towards expanding health care, behavioral health, and public health services throughout the County. The value added county-wide would be the substantial potential savings to the department if exemption is approved. This would allow RUHS to invest those funds towards the mission to improve health and well-being of our patients and community and the vision to lead the transformation of

health and inspire wellness through an integrated delivery network to bring hope and healing to those we serve.

3. **Explain the financial and operational impacts to the ISF department (Facilities Management) if the exemption is granted.**

RUHS coordinated with Facilities Management for this proposal and RUHS understands that we are a significant contributor to FM's overall budget. It is RUHS' intention to have a smooth, strategic transition of project management to minimize disruption to FM. We anticipate that new opportunities at RUHS will be filled by the transition of current County FM employees, particularly those with project management expertise related to health system needs.

4. **State how the services will be provided and your staff capacity/experience to perform or oversee this work.**

Current RUHS staff will use their respective project management experience detailed in the justification section to provide the project management needs. RUHS will perform facilities management in accordance with Board Policy H-27 "Designated Building Officials for County Buildings". RUHS would work with FM and the Executive office to amend and revise Board Policies B-11 "Award of Public Works Contracts Pertaining to County Facilities", B-22 "Capital Improvement Program" and H-7 "Selection of Architectural, Engineering and Appraisals Services".

5. **Provide a proposed timeline and transition plan for the absorption of facilities operations.**

RUHS-MC including Arlington Campus Suites 1-6 is ready to transition project management, maintenance and custodial.

Beginning January 1, 2025, with 60-day transition period.

Project Management for Existing Projects:

In Phase One, RUHS will assume project management of all existing FM managed projects for the Medical Center including the Arlington Campus. In this phase, no new positions will be added as the RUHS Facilities Department will manage all the projects.

Maintenance, Environmental Services and Landscaping:

RUHS will assume responsibility for Maintenance, Environmental Services (EVS), and Landscaping at the Medical Center-Arlington Campus. FM maintenance and EVS staff who support the Medical Center-Arlington Campus will be absorbed into RUHS and RUHS will maintain the current number of positions. FM maintenance and EVS staff will be managed, trained, and function the same as the Medical Center staff. Specialty trades and/or specialty teams can be utilized and shared between the Medical Center and Arlington Campus for efficiency and cost savings.

6. **Provide your continuing education plan for facilities operation staff. Explain how maintenance of the facility will be done (staffing, third-party etc.), and how your department will assure that the facility is properly maintained and operated in accordance with County and industry guidelines.**

The continuing education plan for facilities operation staff will ensure we are compliant with all OSHA guidelines ensuring a safe working environment for patients and staff, building code requirements, Life Safety Code & Health Care Facilities Code Requirements in compliance with National Fire Protection Association 101 Life Safety Code and NFPA 99 Health Care Facilities Code (HCFC). Our current Plant Operations and Environmental Services Team offer training to their staff to ensure they have the necessary skills, resources, and knowledge to maintain our facilities. For services provided by third-party vendors we will ensure the same standards and education plan is offered as it would for our staffing. The teams' trainings cover topics such as infection control, regulatory compliance, equipment operation, safety procedures and effective communication skills ensuring the facilities are properly maintained and operated in accordance with County and industry guidelines.

7. **Submit examples of relevant public works projects that your Department has delivered in the last 3 years which would demonstrate your ability to perform this work. Include listing of each project, total cost, and total timeframe.**

Over the past three years RUHS-MC have delivered relevant public work projects which demonstrates our ability to perform this work.

Projects solely managed by RUHS:

Vendor	Project Description	Cost	Timeline
FairPrice Enterprises, Inc.	NICU Flooring Replacement	\$ 58,370.53	2/5/2021
FairPrice Enterprises, Inc.	OB Surgical Hall And Storage Flooring	\$ 54,396.95	2/8/2021
Mike's Custom Flooring	Internal Medicine Lobby	\$ 26,608.57	3/1/2021
Mike's Custom Flooring	Inpatient Admitting Flooring	\$ 9,187.39	3/1/2021
RHA Landscape Architects	RUHS Walking Path	\$ 3,550.00	3/3/2021
GMBI	RUHS MSC 3rd Floor	\$ 76,115.56	3/16/2021
GMBI	RUHS MSC Pediatric Dept.	\$ 7,473.28	3/16/2021
GMBI	RUHS MSC Women's Health Clinic RM 3168	\$ 3,389.52	3/16/2021
Sisson Design Group	Space Design Services for	\$ 4,850.00	3/29/2021
R.F. MacDonald Co	2 heat exchangers in the	\$ 46,858.00	3/30/2021
R.F. MacDonald Co	Retube Hot Pass on Boiler	\$ 30,445.00	4/1/2021
DC Electronics Two, Inc	Code Blue Integration	\$ 53,296.59	4/6/2021
Fire Door Solutions	Life Safety Inspection-Fire	\$ 6,532.50	4/8/2021
Prevent Life Safety Services Inc.	Fire Damper Inspection	\$ 123,000.00	4/12/2021
Berg Electric Corp.	Navicare Nurse Call MSC	\$ 22,570.00	5/11/2021
Siemens Industry, Inc	Amendment	\$ 40,170.00	5/12/2021
Mike's Custom Flooring	Gift Shop flooring	\$ 9,916.62	5/17/2021

Shaw Industries Inc.	Radiology Suite Flooring	\$ 34,838.98	5/20/2021
Shaw Industries Inc.	Install LVT in Anesthesia	\$ 6,198.23	5/20/2021
All Door Tech	Newborn Nursery Door	\$ 14,461.46	6/3/2021
All Door Tech	Detention Door	\$ 4,991.75	6/3/2021
Siemens Industry, Inc	Differential Pressure Monitors (ISO Rooms)	\$ 18,655.62	6/4/2021
Mike's Custom Flooring	Refloor of A0019 Offices	\$ 11,991.00	6/7/2021
Access Electric Supply	Replacement breaker for	\$ 1,222.96	6/17/2021
Shaw Industries Inc.	F2024 Flooring Installation	\$ 6,008.33	6/21/2021
R.F. MacDonald Co	Bell & Gosset Heat	\$ 84,550.00	6/29/2021
ACCO Engineered Systems, Inc	Repair Chiller Number 1	\$ 79,922.00	7/1/2021
Prevent Life Safety Services Inc.	Fire Damper Repairs- All 5	\$ 80,312.00	7/15/2021
GI Endurant LLC	Maintenance and Repair	\$ 819,000.00	7/29/2021
Mike's Custom Flooring	Case Management Flooring	\$ 23,678.28	8/24/2021
Shaw Industries Inc.	Replace Patient Advocate	\$ 10,907.52	8/24/2021
All Door Tech	MSC Bridge Doors	\$ 8,564.92	8/24/2021
Shaw Industries Inc.	Flooring Replacement for	\$ 6,264.08	8/24/2021
Redaptive, INC	Building F AHU Replacement Maintenance, Replacement and	\$ 24,559,119.00	10/5/2021
R.F. MacDonald Co	Re-Tube Hot Pass Boiler	\$ 43,855.00	10/15/2021
Belfor USA Group Inc	Water Damage	\$ 7,073.77	10/26/2021
Mike's Custom Flooring	Detention Pharmacy Flooring	\$ 31,691.14	11/2/2021
Shaw Industries Inc.	OR Office Flooring	\$ 22,796.39	11/2/2021
All Door Tech	F1140 Fire Rated Door	\$ 6,247.42	12/3/2021
All Door Tech	F1133 Fire Rated Door	\$ 5,981.94	12/3/2021
OTIS Elevator Company	OTIS Elevator Service	\$ 38,779.47	1/18/2022
ACCO Engineered Systems, Inc	Purchase & Install 1 Sump	\$ 20,947.00	2/2/2022
Hobart Group LLC	Dish Machine Installation	\$ 27,407.00	2/18/2022

24 Hour Express Services, Inc	Boiler Room Sewer Line	\$ 15,062.00	4/1/2022
Siemens Industry, Inc	AHU 5 panel replacement	\$ 30,300.00	4/22/2022
R.F. MacDonald Co	Replace 2 Steam Traps	\$ 23,160.00	4/22/2022
All Door Tech	Replace door operators in	\$ 8,352.00	4/22/2022
R.F. MacDonald Co	Re-roll Hot Pass on Boiler	\$ 6,160.00	5/27/2022
Roseland Painting	DCU Patient Room	\$ 23,789.00	6/7/2022
24 Hour Express Services, Inc	Cooper Pipe	\$ 45,871.00	6/17/2022
All Door Tech	DCU Cut & Splice Door	\$ 14,107.80	6/17/2022
OTIS Elevator Company	Request to Pay OTIS Proposal# EEE220627124107 for Repair of P5	\$ 7,500.00	7/5/2022
Belfor USA Group Inc	Bathroom 3508 Mold Remediation Invoice	\$ 13,475.89	7/14/2022
Sundown Window Tint, Inc.	Window tinting and	\$ 16,358.28	8/3/2022
Sudweeks Construction Inc	Information Desk Refresh	\$ 39,425.00	8/9/2022
Stanley Healthcare DBA AeroScout LLC	HUGS Infant Protection	\$ 1,191,351.04	8/10/2022
OTIS Elevator Company	P5 Elevator Drive	\$ 59,188.79	8/10/2022
Belfor USA Group Inc	Women's Health Center Mold Remediation	\$ 24,865.97	8/25/2022
Belfor USA Group Inc	Sewage Reconstruction	\$ 17,780.89	8/25/2022
R.F. MacDonald Co	Safety valve repair	\$ 22,430.00	8/31/2022
Arizona Instrumenttion & Components,	Medical gas vaccum	\$ 43,999.37	9/7/2022
Sudweeks Construction Inc	Waterproofing -Northeast Courtyard	\$ 59,999.00	9/29/2022
Belfor USA Group Inc	Repair ceiling and mold remediation in the magnolia room	\$ 16,854.03	10/4/2022
Sudweeks Construction Inc	Courtyard Acid Washing-	\$ 59,999.00	10/11/2022
Sudweeks Construction Inc	Employee Recognition	\$ 8,500.00	10/28/2022

Sudweeks Construction Inc	Courtyard Epoxy Coating	\$ 25,000.00	11/15/2022
Belfor USA Group Inc	Door Sign Patch and	\$ 14,326.16	11/16/2022
DC Electronics Two, Inc	RUHS MC Repair Exterior Cameras and Code Blue Devices	\$ 43,451.45	11/28/2022
R.F. MacDonald Co	RF MacDonald Co- Maintenance and	\$ 450,000.00	12/1/2022
ACCO Engineered Systems, Inc	Acco Engineered Systems Inc - Maintenance and Repair	\$ 275,000.00	12/1/2022
24 Hour Express Services, Inc	24 Hour Express- PSA	\$ 150,000.00	12/1/2022
Certified Medical Sales	Certified Medical Sales-	\$ 75,000.00	12/1/2022
Endurant Energy	Cogen Control System	\$ 108,541.28	12/7/2022
Inpro	Stairwell Graphics	\$ 14,783.50	12/7/2022
Fire Door Solutions	Fire Door Repairs	\$ 6,430.86	12/21/2022
ACCO Engineered Systems, Inc	CH1 Motor Rebuild -	\$ 187,739.00	1/17/2023
Shaw Industries Inc.	ED trailer flooring	\$ 8,604.50	2/15/2023
Sudweeks Construction Inc	OR Electrical Outlet	\$ 19,000.00	3/16/2023
Belfor USA Group Inc	Cafeteria/Kitchen Deep Clean (INVOICE 1729423	\$ 48,608.10	3/27/2023
ACCO Engineered Systems, Inc	Replacement AHU Motor	\$ 16,929.00	4/11/2023
All Door Tech	Replace Hollow Metal	\$ 40,093.05	4/27/2023
US Foods	Kitchen Sink and Disposal (quote reference #	\$ 99,890.18	5/1/2023
Siemens Industry, Inc	Repair Fire Sprinkler System Deficiencies	\$ 14,557.56	6/8/2023
Duthie Electric Service	Generator Quartely and Annual Scheduled Preventative Maintenance and Repair	\$ 150,000.00	6/21/2023
FairPrice Enterprises, Inc.	Kitchen Epoxy flooring	\$ 7,200.00	8/16/2023
Sundown Window Tint, Inc.	Purchase & Installatlon of Roller Shades & Tinting	\$ 32,218.72	8/30/2023

Sundown Window Tint, Inc.	Purchase & Installation of Roller Shades & Tinting	\$ 27,242.96	8/30/2023
Sundown Window Tint, Inc.	Purchase & Installation of Roller Shades & Tinting	\$13,527.25	8/30/2023
Sundown Window Tint, Inc.	Purchase & Installation of	\$6,624.00	8/30/2023
Pacific Systems Interiors	RUHS Alinity Brackets	\$40,293.00	9/12/2023
ES Combustion & Controls, Inc., dba E & S Boiler Service	PSA for Boiler Services	\$500,000.00	12/26/2023
Tri-County Painting	P-Tube Station Painting	\$18,800.00	2/9/2024
Sundown Window Tint, Inc.	Window tinting and Roller Shade Project	\$44,697.00	2/21/2024
Tri-County Painting	Painting of OR Rooms	\$14,500.00	2/29/2024
FairPrice Enterprises, Inc.	L&D Vinyl Install	\$53,586.00	4/4/2023
OTIS Elevator Company	Maintenance, Repair and Modernization Contract	\$5,600,000.00	4/22/2024
GMBI	Epidemiology – Ste. 209/211	\$ 231,141.00	6/30/2023
Roseland Painting	Epidemiology – Ste. 209/211	\$ 9,976.00	7/2/2023
GMBI	IT Offices	\$ 111,435.00	7/10/2023
GMBI	Fiscal – Ste. 403	\$ 620,819.00	7/17/2023
GMBI	Disease Control – Ste. 219	\$ 460,878.00	8/14/2023
Sundown Window Tint,	Disease Control – Ste. 219	\$ 11,982.00	9/6/2023
Sundown Window Tint, Inc.	IT Offices	\$ 2,457.00	9/6/2023
GMBI	Procurement – Ste. 403	\$ 424,915.00	10/4/2023
GMBI	PH Admin – Ste. 302	\$171,311.00	11/14/2023
Sundown Window Tint, Inc.	Fiscal/Procurement – Ste. 403	\$ 18,515.00	12/1/2023
GMBI	Injury Prevention Svcs – Ste. 207	\$ 517,348.00	2/26/2024

Norix	Harrison bed replacement	\$ 43,554.57	7/18/2023
MagVenture	TMS	\$ 82,415.80	7/19/2023
GMBI	Suite 5 furniture	\$118,391.30	6/29/2023
GMBI	New building 2055 N. Perris	\$ 105,009.00	1/7/2023
GMBI	Banning Adults and Children's lobby furniture	\$ 52,345.00	11/1/2023
GMBI	Moreno Valley Children's chairs	\$ 36,443.00	12/1/2023
GMBI	OFFICE REMODEL	\$ 63,413.64	3/6/2024
GMBI	DESIGN SYSTEMS FURNITURE	\$ 531,544.84	8/24/2023
GMBI	DESIGN SYSTEMS FURNITURE	\$235,054.41	4/14/2023
GMBI	DESIGN SYSTEMS FURNITURE	\$215,891.58	11/30/2022

8. Attach existing and proposed org charts for staff performing facilities operations.

Please see attached.

9. Will your department agree to continue paying the yearly share of county-wide services to the ISF department (Facilities Management), such as vacant space?

RUHS Medical Center will agree to the continuing payment of the Agency's reasonable annual share of county-wide vacant space to Facilities Management. The FY 23/24 cost for RUHS Medical Center for county-wide vacant space is \$78,952.



Department Head or Designee Signature

Chief Executive Officer

Title

Date

Completed requests should be forwarded to the Executive Office Analyst for the department. Exemptions approved by the Executive Office must be submitted to the Board of Supervisors for final approval.

Executive Office Comments:

- Approve
- Approve with Condition(s)
- Disapprove

Executive Office Analyst

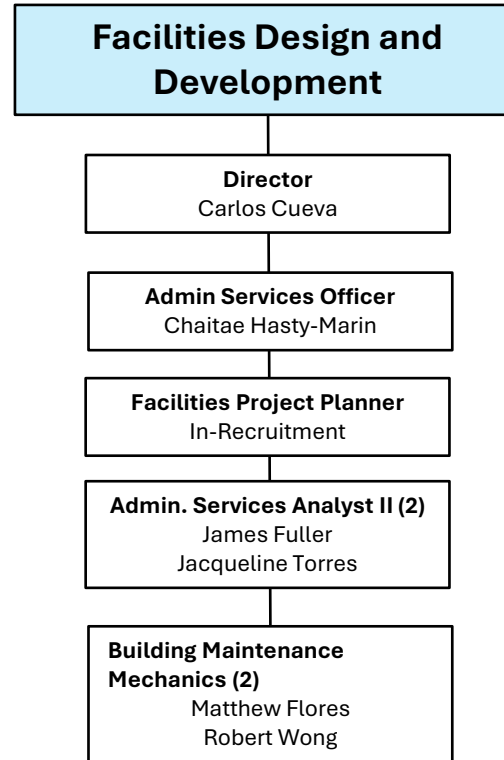
Date

- Approve
- Approve with Condition(s)
- Disapprove

CEO or Designee

Date

Existing Organization Chart



Proposed Organization Chart

Proposed Arlington Campus
Environmental Services
Transfer of 25 FTEs from FM

