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Advocates for Human Potential, Inc.
CA Infrastructure

BHCIP Round 4: Children and Youth

Deadline: 8/31/2022

Ventura County Behavioral Health Ventura County Wellness Center

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\$ 6,431,032.00 Requested

\$ 601,525 Match Amount

Submitted: 8/31/2022 2:20:53 PM (Pacific)

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UEI HG2JKZYYTUT3

SAM Expires

Application Questions [top](#)

Applicant and Site Information

1. What type of entity is the lead applicant? If selecting Nonprofit Corporation, provide evidence of nonprofit status.

- ☐ City
- ☒ County
- ☐ Tribal Entity
- ☐ Nonprofit Corporation
- ☐ For-Profit Corporation

2. If applicable, what type of entity is the co-applicant? If selecting Nonprofit Corporation, provide evidence of nonprofit status.

- ☐ County
- ☐ City
- ☐ Tribal Entity
- ☐ Nonprofit Corporation
- ☐ For-Profit Corporation
- ☒ Not applicable

Pre-Application Consultation

3. PAC Survey: Have you submitted a pre-application consultation survey for Round 4: Children and Youth? The

survey is necessary to schedule the pre-application consultation, which is a required activity.

The pre-application survey is necessary to schedule the pre-application consultation. (Attachment A: Pre-Application Consultation Process). The deadline to submit a pre-application consultation survey and request a PAC is 8/10/22.

410518 PAC Code

Schweigman Last name of PAC Implementation Specialist

410,518.00 **TOTAL**

Project Information

4. Facility Category

Please select the type category of the facility according to requirements of eligible projects outlined in the RFA in Section 3.3: Eligible Facilities. Applicants should discuss project types during the pre-application consultation.

- ☒ Outpatient services
- ☐ Residential clinical program

5. Facility Type

See eligible facilities as outlined in Section 3.3: Eligible Facilities. Select all facility type(s) for which funding is being sought in this application.

- ☐ Adolescent Residential Treatment Facilities for Youth with Substance Use Disorder (SUD)
- ☐ Children's Crisis Residential Program (CCRP)
- ☐ Community Mental Health Clinic (outpatient)
- ☐ Community Treatment Facility (CTF)
- ☒ Community Wellness/Youth Prevention Center
- ☐ Crisis Stabilization Unit (CSU)
- ☐ Outpatient Treatment for SUD
- ☐ Partial Hospitalization Program
- ☐ Perinatal Residential SUD Facilities
- ☐ Psychiatric Acute Care Hospital
- ☐ Psychiatric Health Facility (PHF)
- ☐ School-Linked Health Center
- ☐ Short-Term Residential Therapeutic Programs (STRTPs)

6. State Priorities

Identify each of the State Priorities your project is targeting (RFA Section 1.1) and describe how the project will meet these priorities. Check all that apply:

- ☒ Invest in behavioral health and community care options that advance racial equity
- ☒ Seek geographic equity of behavioral health and community care options
- ☒ Address urgent gaps in the care continuum for people with behavioral health conditions, including seniors, adults with disabilities, and children and youth
- ☐ Increase options across the life span that serve as an alternative to incarceration, hospitalization, homelessness, and institutionalization
- ☒ Meet the needs of vulnerable populations with the greatest barriers to access, including people experiencing homelessness and justice involvement
- ☒ Ensure care can be provided in the least restrictive settings to support community integration, choice, and autonomy
- ☒ Leverage county and Medi-Cal investments to support ongoing sustainability
- ☐ Leverage the historic state investments in housing and homelessness

7. Describe State Priorities

Please describe how your project meets the priorities you have selected above (limit 500 words).

1. Invests in behavioral health and community care options that advance racial equity: The Ventura County Wellness Center (VCWC) will be located in a community where there is a lack of prevention/early intervention services and the residents are 75% Hispanic. Most of the city of Oxnard's residents are Spanish-speaking immigrants. The expansion of services in this community will help to advance racial equity.

2. Seeks geographic equity of behavioral health and community care options: Where residents live has a direct impact on the ability to access health, safety, and opportunity. South Oxnard is an urban area, but transportation, cultural, and other

barriers means that those residents often do not or cannot access needed prevention and early intervention services to address behavioral health issue before them become severe. Geographically locating the wellness center in the heart of South Oxnard targets the area where these services are needed the most countywide.

3. Addresses urgent gaps in the care continuum for people with behavioral health conditions, including seniors, adults with disabilities, and children and youth: A comprehensive analysis established the need for a wellness center to serve youth and families in South Oxnard. This analysis involved a review of the statewide and local needs assessments; input from County leaders, community-based organization representatives, local businesses, and youth and youth-serving agencies; inventory and mapping of the County's behavioral health services; implementation plans for the Ventura County Wellness System; and evaluation of best practices and program option.

4. Meets the needs of vulnerable populations with the greatest barriers to access, including people experiencing homelessness and justice involvement: The VCWC will be located adjacent to the Family Justice Center (FJC), and the two centers will have reciprocal referral agreements to better serve the populations that require the services of both programs. The FJC clients are victims of domestic violence, crime, human trafficking, and other traumatic events and are often justice-involved youth. Many of the FJC's clients are the most at-risk in the County, including foster and homeless youth. The VCWC will facilitate access to behavioral health services for these youth.

5. Ensures care can be provided in the least restrictive settings to support community integration, choice, and autonomy: The community-based wellness center model is designed to advance Ventura County Behavioral Health's (VCBH) "no wrong door" policy to provide direct access to behavioral health care. Implementation of comprehensive screening utilizing best practices/Mental Health Services Act (MHSA) tools will ensure that onsite professional behavioral health staff including Clinicians will be able to determine the appropriate and least restrictive level of care. Staff will refer and link youth and families with needed VCBH and/or community-based mental health and substance use services and provide follow-up services.

6. Leverages county and Medi-Cal investments to support ongoing sustainability: The Business Plan Proforma (F3) lists projected revenue from Medi-Cal reimbursements of 19% of revenue, MHSA funds of 51% of revenue, County investments of 25% of revenue, Realignment 4% of revenue, and Other support of 1% of revenue in Years 1-5.

8. Geographic Service Area

What is the geographic service area (including cities/counties) for the proposed project? Also include the physical address of the project site.

Ventura County, located in Southern California, is California's 26th largest county in size and the 13th largest in population, and includes ten cities, 13 census-designated places, and 15 other unincorporated communities. The incorporated cities include (by population) Oxnard (209,877), Thousand Oaks (127,690), Simi Valley (125,851), Ventura (111,128), Camarillo (69,127), Moorpark (36,576), Santa Paula (30,011), Port Hueneme (22,173), Fillmore (15,809), and Ojai (7,496). The proposed project site address is 2900 Saviers Road, Oxnard, California 93033. Although the service area is the entire County, the location of the project site was chosen to specifically serve an area in the city of Oxnard with limited behavioral health prevention and early intervention services and many highly at-risk youth and families in primarily Hispanic and low-income neighborhoods. The County's land mass covers 2,208 geographically diverse square miles that includes coastal regions, agricultural valleys/fields, and remote mountainous portions of the Santa Monica National Recreation Area/Park and Las Padres National Forest. Ventura County is situated 60 miles northwest of the city of Los Angeles. The service area spans a large, dispersed region with urban cores at its eastern and western borders that are separated by large expanses of farmland and prominent geological features such as U.S. Highway 101's steep Conejo grade. Smaller communities are scattered along the county's coastline and within its more isolated rural/semi-rural inner valley regions. Five freeways traverse the length of the county: U.S. Highway 101 and Pacific Coast Highway 1 north and south and U.S. Highway 118 and California State Routes 23 and 126 east and west. Distances between communities and the limitations of the county's disjointed public transportation systems are major barriers to accessing behavioral health services for people who do not own vehicles. Workers must drive an average of 27.8 miles one-way to get to work.

9. Medi-Cal Beneficiaries

Does the proposed project make a commitment to serve Medi-Cal beneficiaries?

- ☒ Yes
☐ No

10. For-profit Experience: If the applicant is a for-profit organization that does not have prior behavioral health experience, they must collaborate with a nonprofit organization, tribal entity, city, or county, with the requirement that the partner organization has related prior experience, reflected in the successful development, ownership, or operation of a relevant project for the target population.

- ☐ A) Memorandum of understanding (MOU) or other agreement with the nonprofit organization, tribal entity, city, or county to confirm the for-profit organization's role in the project, including that they are working on behalf of the service provider
☐ B) Narrative description of related prior experience, describing the successful development, ownership, or operation of a

comparable size and type of project for individuals who qualify as members of the target population (see #11).

☒ C) Not Applicable

11. If you selected “B) Related prior experience,” above, please describe that experience.

Enter N/A if not applicable. Limit 400 Words.

N/A

12. Services Payors

Describe how the behavioral health services to be delivered at this project site will be paid for and sustained once project construction is complete (limit 200 words).

The MHSA will be the main source of funding for the Ventura County Wellness Center once it is operational. It is estimated that 51% of the cost will be covered by the MHSA funds (other local category). In addition to MHSA, Mental Health Medi-Cal Administrative Activities (MHMAA) will be leveraged to help cover the cost of outreach activities and Medi-Cal eligible services will be claimed, such as the services of the Clinician in assessing, diagnosing, and treating mental illness and determining the appropriate level of care for referral to VCBH. It is estimated that the Federal Financial Participation (FFP) portion of these activities will cover close to 19% of the cost of the VCWC. In addition, 25% of the revenue will be provided by County investment into the VCWC, and 4% through Realignment funding, subject to anticipated Board of Supervisors' approval. There is also potential for subleases from partnering agencies that could bring in a small amount (1%) of revenue each year. The Proforma in the Business Plan (F3) demonstrates that the County has planned for the long-term sustainability of this important program through both significant Medi-Cal and County investments.

13. Percentages of Funds by Payors

Please include percentages of funds by payor, as described in question 12. Totals should equal 100%. For other, please reference "other" as described in question 12. 50% should be entered as '50' with no percentage or decimals.

<input type="text" value="0"/>	Insurance: Private health
<input type="text" value="19"/>	Insurance: Medi-Cal
<input type="text" value="0"/>	Grant
<input type="text" value="25"/>	Funding from County
<input type="text" value="0"/>	Private Pay
<input type="text" value="56"/>	Other
<input type="text" value="100.00"/>	TOTAL

Target Population/Diversity

14. Expanding Capacity: Describe how the proposed project will expand community capacity for serving children and youth ages 25 and younger, including pregnant/postpartum women and their children and transition-age youth, along with their families.

In addition, please describe the applicant's experience working with this population (limit 500 words).

The VENTURA COUNTY WELLNESS CENTER CAPITAL INFRASTRUCTURE PROJECT proposed by the County of Ventura/VCBH will expand community capacity by providing funding for the purchase and rehabilitation of an existing building that will be used to open a community-based wellness center. The center's program will serve high-risk children, youth, and TAY 0-24 years of age and their families throughout Ventura County and will target the at-risk community surrounding the center's location in the city of Oxnard. Ventura County currently does not have a community-based youth wellness center. The county operates 20 school-based centers and one TAY center for young adults ages 18-24 diagnosed with mental illness. This restricts access for many who do not attend the schools with on-campus centers, are no longer in school, are pre-school aged, or need access to services at times/days outside of school hours. The Ventura County service area population is 839,598 (estimated 2022), comprised of residents who are 44.1% Hispanic, 43.6% white, 8.0% Asian, 3.8% two or more races, 2.4% black, 1.9% American Indian/Alaska Native, and 0.3% Native Hawaiian/Pacific Islander. In contrast, the largest Oxnard racial/ethnicity percentages among its 209,877 residents are 75.1% Hispanic, 13.6% White, and 6.6% Asian. The attached Business Plan/Proforma demonstrates that it is anticipated that the VCWC Program will expand existing capacity and increase the number of persons served by the expansion by serving 224 children and youth ages 0-17, 76 TAY ages 18-24, and 90 family members annually through a comprehensive wellness program that includes: outreach and engagement, peer support, prevention and early intervention services, behavioral health screening and assessment, coordinated service planning with community-based organizational partners, monitoring and transitioning into levels of care, and access and linkage to VCBH/community mental health, health care, and integrated services. This represents an expansion of Youth & Family Division youth/TAY by 5.1% and by 13.6% among residents living in the five zip codes surrounding the proposed site. The VCWC project aligns with the statewide assessment, Assessing the Continuum of Care for Behavioral Health Services in California, by directly addressing an identified major need/gap: Prevention and early intervention are critical for children and

youth, especially those who are at high risk.

VCBH has extensive experience providing these comprehensive behavioral health services for children, youth, TAY, and families with 620 behavioral health staff (176 in the Youth & Family Division). Professional staff provide comprehensive services that promote wellness through a whole-person care approach where clients and families are empowered by appropriate, accessible, timely, culturally sensitive, and collaborative behavioral health services. Total VCBH fiscal year 2021-2022 data demonstrate that 5,872 children, youth, and TAY were served through 27,706 visits in Ventura County, with 2,214 served through 11,147 visits from residents in the five neighboring zip codes. This represents 40.2% of the VCBH visits with only 25.0% of the population.

15. Licensing and Certifications

List any behavioral health licensing, certifications, and/or accreditations required at the state and/or local level to operate the existing program. Include licensing and certification numbers and named holders as applicable.

VCBH has enacted a policy that staff must follow to ensure that all VCBH facilities and contract provider facilities that provide services to Medi-Cal eligible clients comply with all relevant state and federal laws, regulations, and guidelines pertaining to the certification and licensure of service sites. Completing all necessary and official requirements of state and federal regulations are needed for reimbursement of services provided to Medi-Cal eligible clients. California Department of Health Care Services (DHCS) administers the publicly financed health insurance. The VCBH Quality Management Department has responsibility for ensuring that all facilities are certified prior to operating and that the certification of existing facilities is current. When opening a new facility or program, the VCBH Division Manager is to contact the Quality Manager in writing three months prior to the opening of a new VCBH or contract provider facility/program. The Quality Manager coordinates with the facility/program (in this case, through the Youth & Family Division) and any other relevant VCBH administrative units such as contracts, fiscal, and billing to obtain the necessary information for certification including, but not limited to: 1) the appropriate name and address to be associated with the facility/program; 2) the legal entity number; 3) specific types of services that will be provided; 4) the relationship between the facilities/program and other legal entities, facilities, and programs; and 5) securing the National Provider Number (NPI). The VCBH billing unit obtains the NPI for county-operated programs. The VCBH quality manager then obtains a Medi-Cal billing number for the facility/program and provides the Transmittal form to VCBH billing and fiscal units. The completed and signed documents from DHCS indicating that a program has been certified is provided to the billing and fiscal units to officially initiate billing through Medi-Cal.

VCBH currently operates 14 County-owned and 34 community-based organization owned DHCS certified clinics/programs. The existing building is not a health care facility or a clinic, so it does not have current licensing and certification numbers or named holders. The facility will be operated by VCBH (not a contract provider) and certified through DHCS in alignment with the VCBH policies and procedures to ensure that the VCWC's outpatient clinical services (intervention services such as screening, counseling, education, etc.) is in compliance with all applicable state and federal laws prior to opening. There will be no medical services provided that will require licensing. The County of Ventura attests that it will meet all federal, state, and local laws pertaining to the execution and implementation of the VCWC project and its subsequent program operations.

16. Family Services: Will the proposed infrastructure project include family-based clinical or supportive services to the target population?

Please indicate whether the project will provide family-based services for each target population by writing YES or NO in the spaces provided.

<input type="checkbox"/>	YES	Children (birth–18 years)
<input type="checkbox"/>	YES	Transition-Age Youth (18–25 years)
<input type="checkbox"/>	NO	Perinatal (pregnant/postpartum women and their children)
<input type="text" value="0.00"/>	TOTAL	

17. Family Services: Description

Describe any of the family-based clinical or supportive services being offered. Limit 500 words.

The VCWC will be designed to be a safe space to address the behavioral health of youth/families who experience street crime, domestic violence, homelessness, foster care, and other life challenges. Services will be based on trauma-informed and evidenced-based practices. The model is designed to integrate and leverage services from multiple funding sources and organizations. Through both on-site programming and CBO partnerships, youth/families will receive coordinated behavioral health and supportive services to maximize positive outcomes. Services will include:

1. **ENGAGEMENT:** Staff will engage the youth/families with the initial conversations about strengths, needs, and culture, and will set the tone for team interactions.

2. **PEER SUPPORT:** One-to-one support from a Wellness Peer will help to address immediate needs, de-escalate crises, establish an understanding relationship, offer individualized advocacy, provide support during recovery, and facilitate support groups.

3. **MENTAL HEALTH INTERVENTION:** Mental health interventions involving the onset of mental health issues or crises will be

managed by trained staff using a motivational framework. Intervention activities include screening, assessment, plan development, counseling, treatment, education, referrals, and follow up.

4. **SCREENING AND ASSESSMENT:** Through CalMHSA and First 5 screening protocols, the center will utilize standard clinical documentation and evidence-based screening tools to understand needs and risk.

5. **COORDINATED SERVICE PLAN:** The plan will be developed in collaboration with the youth/family and partnering providers to detail information derived from the screening and assessment process to identify specific needed behavioral health services and supports.

6. **ACCESS AND LINKAGE TO MENTAL HEALTH SERVICES:** For youth with mental health needs that are assessed as moderate to severe, the staff will establish case management linkages to VCBH to ensure access to ongoing and sustained treatment and support services.

7. **ACCESS AND LINKAGE TO COMMUNITY-BASED SERVICES:** Based on screening, assessments, and plan development, staff will link youth with community resources. Field staff from partnering agencies will provide onsite services utilizing office and client interaction space available for these representatives.

First 5 will establish a Neighborhoods for Learning site in the VCWC to provide children ages 0-5/parents with onsite Parent and Child Together classes, early literacy support, parental stress management resources, developmental screenings, maternal depression screenings, and social needs screenings.

The FJC will provide complementary holistic services focused on the whole person/referrals needed by victims of crime and violence. FJC will occupy two floors of the four-floor building. FJC is a collaboration of more than 40 county, city, and CBO partners.

8. **MONITORING AND TRANSITION SERVICES:** Staff will work together to ensure that the plan supports access to needed services, monitor the youth's and family's progress, and make individualized adaptations as they transition into longer term supports.

9. **OUTREACH—CONNECTING TO AND ENGAGING THE COMMUNITY:** Marketing to inform the community, youth, and families about services and to identify youth in need will be accomplished through a multi-prong approach utilizing staff, partnering organizations, schools, community events, mental health fairs, and communication/social media.

18. Diversity, Equity and Inclusion

Describe how the project will advance racial equity & meet the needs of individuals from diverse backgrounds. Applicants must affirm they will not exclude certain populations, such as those who are justice involved or in foster care. Limit 500 words

The project will advance racial equity by focusing on health equity that will allow persons from all races and backgrounds the opportunity to live healthier lives, no matter who they are, where they live, or their financial circumstances. By addressing the Social Determinants of Health and improving these conditions, youth and families have better opportunities to achieve their full potential and improve their quality of life. Recognizing that the root causes of health disparities must be addressed in order to achieve lasting change, the VCBH Office of Health Equity was established to promote health and well-being for the most vulnerable community members. The VCBH Cultural Competency Plan outlines policies, practices, and procedures that are to be incorporated into VCBH programs to improve the recognition, value, and inclusion of racial, ethnic, cultural, and linguistic diversity within the system.

The new VCWC staff will be trained in how to implement these ideals effectively within the center's program. The VCWC program and partnering community-based organizations will focus on leveraging the healing value of the traditional cultural connections and will emphasize that the center services will be culturally sensitive by providing bilingual behavioral health staff and peers. Direct outreach by the center staff and community-based organizational partners will be provided to migrant, foster, and homeless families who will be invited to targeted educational events at the VCWC. Information, community resources, and linkages to mental health services will be provided to parents through culturally/linguistically appropriate program stigma reduction marketing, parent informational meetings, and other outreach activities.

The VCBH affirms that the program will not exclude certain populations; in fact, due to the purposeful adjacency to the FJC in the same building, the program will target justice-involved youth and families, foster youth, and victims of domestic violence, sexual assault, child abuse, and both labor and sex trafficking. The VCWC will provide needed services for underserved victims in Oxnard and the surrounding unincorporated areas who are migrants, Mixteco, farmworkers, and monolingual Spanish-speaking residents. These populations do not trust or voluntarily contact law enforcement or access behavioral health services, are afraid of deportation, and face significant language, cultural, economic, and transportation barriers in accessing needed behavioral health, prevention, early intervention, crisis, and support services. VCWC services include navigation, transportation, and translation with community linkages. The VCWC will meet the needs of the County's most vulnerable youth and families precisely when they most urgently require VCBH and community-based partner coordinated services.

The VCWC project directly addresses a major need/gap identified by the BHCIP Youth Forum and in the statewide needs

assessment, Assessing the Continuum of Care for Behavioral Health Services in California: Behavioral health services should be designed and delivered in a way that advances equity and addresses disparities in access to care based on race, ethnicity, and other factors. The location of the proposed center, program design, staffing plan, and hours of operation was specifically selected to impact current disparities in Ventura County and advance equity and inclusion in access to behavioral health services countywide.

Project Development Requirements

19. Project Readiness

Has the proposed project met the minimum threshold for project readiness (as outlined in RFA Section 3.2)?

☒ Yes

☐ No

20. Development Phase

Which phase of development describes the current status of the project (see RFA Section 3.2)? Select only one.

☒ Phase 1: Planning and pre-development

☐ Phase 2: Design development

☐ Phase 3: Shovel ready

☐ Final Phase: Construction

21. Development Phase Description

Describe the phase selected above and how your project fits within this phase below. (Limit 400 words)

After comprehensive needs assessments/analysis and coordinating a BHCIP Youth Forum involving focus groups and surveys, and project readiness status, the VCWC Capital Infrastructure Project has progressed to Phase I Planning and Pre-Development. VCBH has achieved Project Readiness status by enclosing in this application:

1. A sustainable business plan with proforma five-year projections of future objectives and strategies for achieving them.
2. A conceptual site plan demonstrating the developmental potential of the property.
3. Stakeholder support as demonstrated by letters of support from internal boards of directors and professional/community partners.
4. A demonstration of County and Medi-Cal investments to support ongoing sustainability of the behavioral health program, as shown in the business plan's proforma (Section F3).
5. An identified match amount totaling \$601,525 as shown in Form 2.
6. An initial budget—one for each phase (Form 2) and a total budget for acquisition and construction, as shown in the Business Plan Section E2.

Planning and pre-development work thus far has achieved the following:

1. The development team has been established, with the exception of a General Contractor/Construction Manager and Development Management Firm. These positions are expected to be contracted no later than 12/23/22. The bid development for these two positions is in process and will be initiated once the building purchase has been secured. Current development team members, as shown in Form 3, include the Principal Applicant, Legal Representative (in-house County counsel), Owner's Representative, Principal Architect, Senior Architect, and Civil Engineer (RRM Design Group—contracted).
2. The Basis of Design will include architectural and engineering narratives, and is anticipated to be completed by 10/31/22.
3. Property-specific Site Investigation Report and due diligence: The owner of the building will not permit County consultants to conduct a Phase I environmental study. However, VCBH was provided a Phase I Environment Site Assessment and Seismic Risk Assessment performed in 2018, and a Limited Asbestos Survey conducted in 2021, all of which are attached. The Site Investigation Report is included in the project budget, which will be conducted once the County has control over the property.
4. Budget with cost estimates based on site plan/drawings completed, as shown in the Business Plan Section E2 and Form 2.

Phase 2 site control will be established soon after grant award with a purchase and sale agreement.

22. Project Construction Type: Enter the square footage associated to the project type, as it applies to your proposed project. Multiple selections allowed.

Separate out the square footage for each type that applies; values should equal total project square footage. Enter values as numbers only; e.g., 1,354 sqf should be entered as "1354"

0 1. New ground-up construction (e.g., a new facility or new setting being built)

0 2. Addition to an existing structure (e.g., constructing a new wing, new floor)

0	3. Rehabilitation of an existing facility that expands service capacity at current site
11048	4. Acquisition and adaptive reuse of an existing property (e.g., repurposing a grocery store)
0	5. Acquisition of existing facility/building, ready for turnkey operations (no renovation needed)
11048	TOTAL Square Footage
22,096.00	TOTAL

23. Describe Project Construction Type: Based on above selection(s) please clearly describe not only the construction type, but what services will be offered as a result of that construction.

Refer to Application Instructions for Question 23, located at the top of this page. Limit 400 words.

The project construction type is acquisition and adaptive reuse of an existing property. The existing building is a four-story, 22,160 square foot structure that was previously used as a Citibank operation. The property is located at 2900 Saviers Road, Oxnard, California. This application is being submitted to acquire funding (\$6,431,032) to purchase approximately half the property based on square footage use allocation, and to renovate the second and third floors of the four-story building, for a total project cost of \$7,032,557. The construction will include: demolition of the internal surfaces; rehabilitation/replacement of major mechanical systems; installation of new walls, flooring and ceilings; and application of professional design elements. The proposed budget in the Business Plan (E2) and Form 2 demonstrates that the proposed costs are reasonable for the construction and facility type.

The two floors of the planned project rehabilitation will house the VCWC, a prevention and early intervention focused program designed to integrate the services of countywide agencies to serve the behavioral health and support service needs of children, youth, and TAY, and their families. The services that will be provided include: 1) initial youth/family engagement; 2) peer support (peer counseling, crises de-escalation, relationship building, advocacy, and support groups); 3) mental health intervention/early intervention (screening, assessment, plan development, counseling, connections to needed services, and follow up); 4) screening and assessment using CalMHSA and First 5 screening protocols; 5) coordinated service plan development in collaboration with the youth, family, and partnering service providers; 6) access and linkage to VCBH/community mental health services; 7) access and linkage to community-based services; 8) monitoring and transition services; and 9) outreach to connect to and engage the community and target population.

The first and fourth floors of the building purchase and renovation will be funded by the County of Ventura to operate the Ventura County FJC, a program operated by the Ventura County District Attorney's Office, except the reception area/lobby shared space that will be split between the programs. The FJC services seek to reduce trauma, eliminate repeat victimization, mitigate future risks, and make a lasting, positive difference in the lives of crime victims. The Oxnard Police Department will also occupy an office on the FJC floors to support law enforcement of reported crimes. The VCWC will work collaboratively to address the behavioral health prevention/early intervention needs of traumatized crime victims referred by the FJC.

24. Previous Applications

Has the applicant applied for previous BHCIP Rounds 1 through 3, including the Joint RFA and any Community Care Expansion (CCE) funding?

- ☐ Round 1: Crisis Care Mobile Units (CCMU)
- ☒ Round 2: County and Tribal Planning
- ☐ Round 3: Launch Ready
- ☐ CCE: Capital Expansion
- ☐ CCE: Pre-Development
- ☐ No

25. Previous Awards: Has the applicant received an award or notice of award for any of the above funding rounds?

Enter project title, award date, & describe how funds requested for Round 4 will be used for the separate and distinct purpose of further expansion of behavioral health services for the target population (limit 400 words).

VCBH has participated in multiple infrastructure projects to augment the continuum of care for Ventura County residents. VCBH applied for and was approved for BHCIP Rounds 1 and 2 projects.

In Round 1, VCBH launched the Crisis Care Mobile Unit Program that implemented a Transitional-Age Youth Rapid Response Team, awarded on November 20, 2021. A Behavioral Health Clinician, Community Services Coordinator, and Peer Specialist respond to mental health emergencies to meet the unique needs of TAY throughout Ventura County. The project's staff: 1) receive calls and triage for appropriate level of response based on clinical need; 2) provide crisis assessment; 3) conduct post-crisis contacts; and 4) provide community-based education.

In Round 2, VCBH initiated the planning and development phase for the East Ventura County Adult Crisis Stabilization Unit

(CSU), awarded on January 4, 2022. The 23-hour crisis stabilization unit will offer an alternative to emergency department and psychiatric hospitalization admission and will provide a safe environment, relieve crisis symptoms, provide observation, determine level of care, and deflect from unnecessary higher levels of care. This important project will address an urgent need by establishing a CSU in a geographic region of the County where none currently exists.

The Round 4 VCWC represents a separate and distinct purpose to further expand the behavioral health service continuum for Ventura County residents. Although the Round 1 project serves TAY, the same target population, the project is: 1) crisis focused, 2) provides mobile services anywhere in the county where the crisis is occurring, and 3) is a short-term response, followed by immediate/rapid transition into ongoing services.

Conversely, the proposed Round 4 project: 1) is wellness, prevention, and early intervention focused; 2) provides services at the wellness center; and 3) provides ongoing support, gradual transition into ongoing services, and follow up. The VCWC will provide crisis intervention services as needed, but the focus is on prevention and early intervention before behavioral health conditions reach a severe crisis point.

The Round 2 project vision is for the opening of a 20,000 square foot property designed to provide up to 20 chairs and will be acquired through a lease or purchase option. This project's target population is adults using a 23-Hour Crisis Stabilization licensed care service model, as opposed to Round 4's youth, TAY, and family target population and coordinated behavioral health and support service model.

26. Match Requirements: Please identify the source(s) and amounts of funds or real property contributions fulfilling the match requirement (see RFA Section 3.4). If identifying a real property contribution, please provide a certified appraisal and a bank loan document.

The match values listed here should align with the match values listed in Form 2: Budget Template.

The \$601,525 project match (10.68% of total costs on Form 2) will come from American Rescue Plan Act (ARPA) funding. The ARPA includes \$164.3 million under its State and Local Fiscal Recovery Fund (SLFRF) for the County of Ventura. According to the County of Ventura Recovery Plan Performance Report, the County's intended uses of SLFRF funds are to strategically address the pandemic's numerous health, social, and economic impacts, and to prioritize the region's most vulnerable communities to ensure equitable growth and recovery in future years. The County will continue its philosophy of focusing on programmatic investments that benefit historically marginalized and disenfranchised communities. The goal for pandemic recovery through APRA investment is to achieve equitable relief by eliminating disparities so diverse populations also benefit from positive transformational change from County policies and the way residents are served. Health outcome data, particularly by race, geography, and income level show significant pandemic-related disparities across several groups, especially related to mental health. The behavioral health continuum of care in the County is lacking sufficient mental health prevention and early intervention services, particularly for this underserved diverse population. Investment in the VCWC, therefore, is in alignment with the intended uses of APRA/SLFRF. The Ventura County Board of Supervisors is expected to approve this allocation for this important project.

27. Permits and Approvals

List all approvals and permits that will be required to complete the project, and describe your strategy for obtaining them (limit 500 words).

According to the Ventura County General Services Agency, the permits that will be required include:

- Ventura County Building & Safety Building Permit
- Ventura County Air Pollution Control District Occupancy Permit
- City of Oxnard Fire Department Fire Sprinkler Permit
- City of Oxnard Fire Department Fire Alarm Permit
- City of Oxnard Construction/Demolition Waste Management Permit

The Building and Safety Permit will be submitted once all other permits are approved, with the expected approval date no later than July 31, 2023. Various design items are being considered that also may require specialized permits if these items are part of the final design and will include:

- Ventura County Grading Permit, if the repaving or redesign of the parking lot is in the final design
- City of Oxnard Encroachment Permit, if the driveway entrances from the street to the parking lot are changed
- Southern California Edison Approval, if it is determined that the project needs a new upgraded power service

As is the policy and practice for Ventura County capital projects, the Engineering Services Department of the Public Works Agency will take the lead for the permitting efforts to ensure that the timeline remains on track and delays are not encountered because of overdue permit date projections. The department staff will liaison with the Ventura County Resource Management Agency, which ensures that new and remodel construction adheres to state and local laws for building, electrical, mechanical, and plumbing codes. The permit processing requirements that will be provided to Resource Management, Building and Safety Division will include (as applicable/required): planning/zoning approval; fire prevention report; flood hazard information; a geological report; topography and surface drainage report; construction plan review;

architect/engineer license review; plumbing, mechanical, electric plans and details; state energy conservation designs; structural calculations/details; and other documentation as requested.

In terms of the California Environmental Quality Act requirements, a categorical exemption will be requested and is expected to be approved by the Ventura County Board of Supervisors because of the extent, purpose, and use of the remodel/renovation. The proposed project is not located in a hazardous or critical environmental resource area, there will be no significantly adverse cumulative impacts, and there are no unusual circumstances present. There will be no extensive rehabilitation requiring facility adaptations to operate a licensed facility.

On May 24, 2022, the Ventura County Interagency Leadership Committee conducted a presentation to the Board of Supervisors about a vision of transformation of the Ventura County Youth Wellness System as part of the Family First Prevention Services Act. The implementation of community-based wellness centers that are operated by an integrated model involving countywide community-based organizations was applauded by the Board. The final approval for the purchase and remodel/renovation of the building must be made by the Board to: designate the \$601,525 match funding from the County's allocated American Rescue Plan Act funding, and to fund the FJC portion of the building's purchase and renovation. Funding for these purposes have been earmarked by the County Executive Office.

28. Outpatient Capacity: Provide existing and expanded capacity below, by indicating how many individuals from the target population are currently served at the facility discussed in this proposal. Provide first existing capacity followed by expanded capacity.

If no outpatient services are provided, enter 0. If New Construction, Enter 0. Enter numerical values only. Calculate slots on an annual basis. If 6,133 people patients are services annually, enter as '6133'

<input type="text" value="0"/>	Existing: Children (birth–18 years)
<input type="text" value="0"/>	Existing: Transition-Age Youth (18–25 years)
<input type="text" value="0"/>	Existing: Perinatal (pregnant/postpartum women and their children)
<input type="text" value="0"/>	Existing: Family Services
<input type="text" value="0"/>	Existing: Total
<input type="text" value="224"/>	Expansion: Children (birth–18 years)
<input type="text" value="76"/>	Expansion: Transition-Age Youth (18–25 years)
<input type="text" value="0"/>	Expansion: Perinatal (pregnant/postpartum women and their children)
<input type="text" value="90"/>	Expansion: Family Services
<input type="text" value="390"/>	Expansion: Total
<input type="text" value="780.00"/>	TOTAL

29. Outpatient Expanded Capacity by Project Type: Using the numbers provided above for Expansion, enter the proposed expanded capacity by construction type.

The expanded total number of unique individuals served on an annual basis above your current outpatient capacity is the total value. Do not include current capacity. Enter numerical values only. Do not enter ranges.

<input type="text" value="0"/>	Ground-Up Construction: Children (birth–18 years)
<input type="text" value="0"/>	Ground-Up Construction: Transition-Age Youth (18–25 years)
<input type="text" value="0"/>	Ground-Up Construction: Perinatal (pregnant/postpartum women and their children)
<input type="text" value="0"/>	Ground-Up Construction: Family Services
<input type="text" value="0"/>	Total Expanded Capacity Ground-Up Construction
<input type="text" value="224"/>	Rehab/Addition: Children (birth–18 years)
<input type="text" value="76"/>	Rehab/Addition: Transition-Age Youth (18–25 years)
<input type="text" value="0"/>	Rehab/Addition: Perinatal (pregnant/postpartum women and their children)
<input type="text" value="90"/>	Rehab/Addition: Family Services
<input type="text" value="390"/>	Total Expanded Capacity Rehab:
<input type="text" value="780.00"/>	TOTAL

30. Residential Capacity: Provide existing and expanded residential capacity below, by providing number of beds in use at the proposed project site (EXISTING) and then proposed number of new beds (EXPANSION)

Provide physical number of beds only, not annual capacity. If no residential services are currently provided, enter 0. If Ground-Up Construction, Enter 0. Enter numerical values only. Do not enter ranges or any other values.

<input type="text"/>	Existing: Children (birth–18 years)
<input type="text"/>	Existing: Transition-Age Youth (18–25 years)
<input type="text"/>	Existing: Perinatal (pregnant/postpartum women and their children)
<input type="text"/>	Existing: Family Services
<input type="text"/>	Existing: Total
<input type="text"/>	Expansion: Children (birth–18 years)
<input type="text"/>	Expansion: Transition-Age Youth (18–25 years)
<input type="text"/>	Expansion: Family Services
<input type="text"/>	Expansion: Total
<input type="text" value="0.00"/>	TOTAL

31. Expanded Residential Capacity by Project Type: Using the numbers provided above for Expansion, enter the proposed expanded capacity by construction type.

The expanded number of physical beds proposed is the total value. Do not include current capacity. Enter numerical values only. Do not enter ranges.

<input type="text"/>	Ground-Up Construction: Children (birth–18 years)
<input type="text"/>	Ground-Up Construction: Transition-Age Youth (18–25 years)
<input type="text"/>	Ground-Up Construction: Perinatal (pregnant/postpartum women and their children)
<input type="text"/>	Ground-Up Construction: Family Services
<input type="text"/>	Total Expanded Capacity Ground-Up Construction
<input type="text"/>	Rehab/Addition: Children (birth–18 years)
<input type="text"/>	Rehab/Addition: Transition-Age Youth (18–25 years)
<input type="text"/>	Rehab/Addition: Perinatal (pregnant/postpartum women and their children)
<input type="text"/>	Rehab/Addition: Family Services
<input type="text"/>	Total Expanded Capacity Rehab:
<input type="text" value="0.00"/>	TOTAL

32. Narrative Description: Refer to Application Instructions, Question 32, at the top of this page.

Provide a detailed narrative description of the proposed project's construction and design. If copying from a word document, please remove any special formatting or characters before pasting into the space below. Limit 1500 words.

The Ventura County Wellness Center Capital Infrastructure Project will enable the County to purchase and renovate an office building that is located at 2900 Saviers Road, Oxnard California, on a 1.05-acre parcel. The existing building, most currently operated as a Citibank, was built in 1975. The steel-frame and concrete building is a four-story, 22,160 square-foot structure that is currently vacant and available for purchase. The attached "As-Built Survey" and "Existing Floor Layouts" show the images and drawings of the building under its current condition.

PRELIMINARY PLANS/DRAWINGS

The VCWC will occupy the second and third floors encompassing 10,542 square feet of dedicated space, and 1,012 of shared space on the first floor (totaling 11,048 square feet of project space), of the total 22,160 square feet available in the building. The attached "Conceptual Drawings" illustrate the preliminary design plans to convert the existing building into a functional wellness center.

Once the building is in County site control, the timeline activities will be launched to start the construction phase process. "White boxing" services will prepare the shell for the design elements by removing unwanted interior structures, patching up drywall, providing the space with a coat of base paint, and preparing the floors to install new flooring. Contracted specialists will test and rehabilitate/replace utilities and systems in accordance with the construction plans and design drawings, such as the HVAC systems, ceilings, lighting/switches, electrical outlets, restrooms, floors, and sheetrock walls. Once the major mechanical systems, plumbing, and electrical work has been completed, the general contractor will install walls, ceilings, flooring, built-in features, cubicles, expanding walls, etc. Interior design details, such as paint, furniture, and artwork, will transform the existing building into a welcoming youth and family VCWC.

ROUGH ORDER OF MAGNITUDE (ROM)

No construction plan is yet in place because of the costs associated with developing that plan when the property is not currently County controlled. Once funding is in place, the County will make an offer to acquire the property, at an expected cost of \$4 million plus acquisition expenses, after which a general contractor will be hired and construction plans developed.

Of this total, \$1,999,129 will be requested through BHCIP funding based on VCWC square footage use allocation. The attached ROM demonstrates that the expected cost of the VCWC portion of the building acquisition and rehabilitation cost is \$7 million with a range from \$5.25 million to \$12.25 million, a range expected at -25% to +\$75 of the estimate. The ROM was developed by RRM Design, and architecture firm. The ROM aligns with expected costs of project development as shown in Form 2 and the Business Plan Project Budget Section E2.

SITE AMENITIES

The Senior Architect will design the center to have a calming and welcoming feel through artistic influences with an age-appropriate youthful touch in each of the designated age-group areas. The design will focus on an effective use of space to enable positive group activities as well as privacy when needed.

The 4,734 square-foot SECOND FLOOR building plan will be the VCWC's primary youth and family activity and service area. The entrance from the elevators will include large reception area. The reception area will also have an open support area where staff will help families who come to the facility in crisis or with immediate issues that must be addressed.

On one side of the floor will be the main activity area for youth ages 12-24. A large open multi-purpose room with a folding wall to divide the room will allow for the functionality of multiple activities at the same time. The multi-purpose room will be used for cooperative play, engagement and social skills activities, fitness/yoga, cultural activities, and parent workshops. The TAY area will include a breakroom-style kitchen (sink, refrigerator, microwave, counters, drawers, and seating area) and a game room, divided by a half-wall. Video screens and comfortable couches/chairs will allow TAY to play video games and watch movies/educational workshop presentations. Adjacent to the TAY area will be a room dedicated to middle-school aged students' activities.

The other side of the floor will be a large enclosed living room-type setting to enable Neighborhoods for Learning/First 5 program operations and pre-K through elementary-aged youth and families to engage in youth center activities. The area for young children will offer a welcoming environment equipped with age-appropriate activity centers designed to strengthen parent/child relationships and bonding, support children's early learning, provide social connections for parents, and enable access to community services. The elementary area will include an age-appropriate game/activity section and a library area. A homework/tutoring room will be outfitted with iPads, computers, monitors, printers, and Internet access to allow youth to have adequate resources to support their academic performance.

The 5,808 square-foot THIRD FLOOR building plan will be separated by a central hallway coming from the elevators. One half will be a staff-only area to allow staff privacy to document and discuss client cases. The staff-only area will have three enclosed offices, a large office to house a cubical area, a break room, and a conference room. The large office space for cubicles will support on-site VCBH staff and allow field-based staff from partnering agencies to have a desk and equipment that will allow them to support youth and families. The other half of the third floor will be a consultation area, with five consultation rooms in which VCBH and field staff from partnering agencies can have private meetings with youth and families. The consultation area will also incorporate a large group therapy/training room for groups involving outside agencies, parent workshops/education, and support groups.

On both floors, the restrooms will be remodeled to meet current needs. At minimum, each floor will have an all-gender restroom and a family restroom with changing tables and appropriate-sized toilets and sinks for small children. The project is also expected to support sustainable energy use by the installation of solar panels on the roof as part of the electrical system rehabilitation.

The FIRST FLOOR will contain a 1,012 square-foot reception area, lobby, and restrooms that will be shared space between the VCWC and FJC. The Oxnard Police Department's community-based policing efforts will occupy 922 square feet.

SITE MITIGATION REQUIREMENTS

Due to the age of the building and length of vacancy, several major systems will need to be replaced or renovated to enable the building to open for proposed operations. The projected costs (Form 2/Business Plan Section E2) are for those renovations that benefit the two tenants with costs split based on allocated use between the two, and/or are specific to the floors in which the VCWC will operate.

During site inspections, there was no sprinkler system observed, indicating it will need to be refurbished to align with the current building codes. A trades group inspection noted some current conditions that have to be addressed to complete the proposed architectural concept design. Plumbing conditions indicate the capping off of first floor restrooms, the possibility of cracked cast iron pipes, and the need for a new, larger water heater. The water service is currently out of code. Some of the electrical system is not energized and the main panels are undersized. The elevators are in working order, but need an inspection. The HVAC needs to be replaced.

Based upon the 2018 Phase I Environmental Site Assessment, it was asserted that asbestos-containing material is present based on analytic results and lead-based paint may be present based on the date of construction. However, the painted surfaces were in overall good condition. Mitigation plans may be needed if plans include demolition of materials that contains asbestos and/or lead-based paint. The assessment also reported the indication of water infiltration in the form of stained ceiling panels in several locations on the fourth floor. It is unknown if the cause of the water infiltration has been addressed. If

not, there is a potential for needed roof repairs/improvements and/or repair of unaddressed plumbing problems.

DEMOLITION/OFF-SITE IMPROVEMENTS

All demolition will be interior and will involve the removal of ceilings, walls, and flooring in need of replacement as part of the construction project. Depending on the final determination if the buildings major mechanical structures need to be repaired, replaced, or left in the current state, removal of these structures could be a major element of demolition, which could include rooftop mechanical units, fan systems, generators, switchgear, pumps, and more. Once the systems rehabilitation work is completed, new drywall will be installed and the contractor will provide "white box" services to establish a base to install the design elements. The removal of the information (technology rooms and data centers) will align with national, state, and local regulations concerning demolition and disposal based on what is discovered onsite. Demolition will also require the removal of large commercial office furnishings such as work stations and built-in units.

There is no anticipated removal of structural elements such as slabs, walls, beams, and columns. Additional improvements currently on the site include asphalt-paved driveways/parking areas, concrete sidewalks, and landscaping. Anticipated improvements during the rehabilitation include enhanced lighting, directional signage, and security cameras.

33. If applicable to your phase, please upload the following documents:

Limit file size to 20MB for each file. Label files as follows: Form Name_Project Title_Date. An example would be: Form 8_Sunny Acres Rehab_060122 or Drawings_Sunny Acres Rehab_060122.

- ☒ Form 8: Schematic Design Checklist
- ☒ Drawings: preliminary site plans, design drawings, or construction drawings for the proposed project— these may include schematic designs, architectural drawings, construction blueprints, other renderings
- ☒ Resumes: Resumes of the development team that developed the design/construction plans
- ☒ Contracts: A copy of all executed contracts for hire related to your project's development team (lawyer, construction manager, development manager, architect, consultants, contractor, etc.)

34. Timeline for Incomplete Documents

If you do not have one or more of the requested documents available, please share your timeline for completing them in the box below (limit 500 words).

Uploaded documents described in question 33 include:

- Form 8: Schematic Design Checklist
- Drawings: Conceptual Design, As Built Design, Existing Floor Drawings
- Resumes: Principal Applicant, Legal Representative (in-house County counsel), Owner's Representative, Architect (RRM Design Group—contracted), Civil Engineer, and Structural Engineer (RRM Design Group—Contracted)
- Contracts: RRM Design Group. Note that the following development team staff are County employees and do not have a contractual relationship, but instead an employment relationship with the County: Principal Applicant, Legal Representative, Owner's Representative, Civil Engineer.

Incomplete documents:

- Drawings: Schematic Designs – 12/23/2022
- Drawings: Architectural Drawings – 2/10/2023
- Drawings: Construction Blueprints – 3/30/2023
- Resumes: Construction Manager, Development Management, General Contractor – 2/1/2023
- Contracts: Construction Manager, Development Manager, General Contractor – 3/13/23

The County is currently in project Phase I, and site control has not yet been achieved. Once funding has been secured, the County will submit an offer for the property and expedite site control. Once site control is achieved, then it will be appropriate to launch the timeline plan and start the design drawings and hire the remaining members of the development team. The County will amend the contract with the design firm to include a full schematic, architectural drawings, etc. County staff will prepare Request for Proposals through the County bid process to hire the development team. The VCBH and County CEO's office will work with the General Services Agency to ensure that all construction and rehabilitation work progresses in a systematic manner to avoid project delays or cost overruns.

Note that also uploaded into the "Drawings" section of the Documents Tab are four documents that are required by the RFA with no designated upload button:

- Business Plan/Proforma: RFA page 10, bullets 1 and 4 documentation is required to demonstrate project readiness.
- Attachment A: RFA Page 21.
- Pre-Application Survey: RFA Page 21 instructs to include a link to the survey, but the link is password protected, so the survey itself is attached.

Community Support and Youth Involvement

35. Letters of Support and Community Engagement: Complete and Upload Form 7: Community and Youth Engagement Tracking, as well as one of more of the following(see RFA Section 3.1 Eligibility Requirements):

Label all letters of support as follows: LOS_Project Title_Agency or Role of Author. An example would be: LOS_Sunny Acres Rehab_Kern County BH Department. Abbreviations are fine.

- ☒ County board of supervisors, county behavioral health director, or county executive
- ☐ City council
- ☐ Tribal council (i.e., tribal council resolution)
- ☒ Community stakeholders and/or other community-based organizations
- ☒ Elected or appointed officials

36. If applicable, upload a letter of support from (see RFA Section 3.1: Eligibility Requirements):

See file naming convention examples for question 35. See Application Instructions for Question 36 at the top of this page.

- ☒ The applicant's CEO and/or board
- ☒ School district or county office of education (Required for School-Linked Health Centers)
- ☒ The county behavioral health agency or, if a tribal facility, the tribal board

37. Please list the Name, Title and Affiliation of all authors of letters of support included with this application. If you have requested letters of support and they are still being written, please provide details below and the expected date that letter will be provided.

The following letters have been attached to this application:

Sevet Johnson, CEO, County of Ventura
Loretta Denering, Deputy Director, Ventura County Behavioral Health
Matt LeVere, Supervisor District 1, Ventura County Board of Supervisors
Marlen Barragan, TAY, United Parents Respite Worker
Julian Reyes, Eduardo Marquez, Eileen Sanjuan, Nitzanit Hernandez, 4 Youth Forum Participants
Melissa Livingston, Member, Ventura County Interagency Leadership Committee
Petra Puls, Executive Director, First 5 Ventura County
Erik Nasarenko, District Attorney, Ventura County Family Justice Center
Mark Varela, Chief Probation Officer, Ventura County Probation Agency
Melissa Livingston, Director, Ventura County Human Services Agency
Cesar Morales, Superintendent of Schools, VC Office of Education
Jason Benites, Chief of Police, Oxnard Police Department
Melissa Hannah, Executive Director, United Parents
Josh Ramirez, Business Owner
Kevin Clerici, Executive Director, VC BHAB

38. Funding Request by Project Type

As indicated in applicant response to Question 22, provide the total grant amount requested, not including match, by project construction type. Enter numerical values only. Enter 0 if type does not apply.

<input type="text"/>	0	New ground-up construction (e.g., a new facility or new setting being built)
<input type="text"/>	0	Addition to an existing structure (e.g., constructing a new wing, new floor)
<input type="text"/>	0	Rehabilitation of an existing facility that expands service capacity at current site
<input type="text" value="6431032"/>		Acquisition and adaptive reuse of an existing property (e.g., repurposing a grocery store)
<input type="text"/>	0	Acquisition of existing facility/building, ready for turnkey operations (no renovation needed)
<input type="text" value="6,431,032.00"/>	TOTAL	

Project Summary

Address Line 1	
Address Line 2	
Street	2900 Saviers Rd.
City	Oxnard
State	California
ZIP	93033
County	Ventura County
Parcel/APN #	
Congressional District(s)	26th

Medi-Cal Information

Target Population	Current percentage of Medi-Cal Beneficiaries served	Projected percentage of additional Medi-Cal beneficiaries to be served
Children (Birth – 18 years)	85	85
Transition-age youth (18 – 25 years)	86	86
Perinatal (Pregnant/postpartum women and their children)	100	0
Family Services	89	89

Documents [top](#)

Documents Requested *

Form 2: Budget Template
[download template](#)

Form 3: Development Team Information
[download template](#)

Form 4: Design, Acquisition, and Construction Milestone Schedule
[download template](#)

Form 5: Applicant's Certification of Prevailing Wage
[download template](#)

Form 6: Applicant's Certification of Funding Terms
[download template](#)

Form 7: Community and Youth Engagement Tracking
[download template](#)

Site plans, design drawings, construction drawings or architectural drawings

Resumes of the development team that developed the design/construction plans

A copy of all executed contracts for hire related to

Required? Attached Documents *



[Form 2: Project Budget](#)



[Form 3: Development Team](#)



[Form 4: Milestone Schedule](#)



[Form 5: Prevailing Wage](#)



[Form 6: Funding Terms](#)



[Form 7: Community-Youth Engagement](#)



[Conceptual Drawings](#)

[As Built Survey](#)

[Existing Floor Layout](#)

[Env Site Assessment](#)

[Asbestos Survey](#)

[Seismic Risk Assessment](#)

[Attachment A-Pre-Application Consultation Process](#)

[Attachment B-Glossary of Terms](#)

[Business Plan-Proforma](#)

[Pre-Application Survey PAC 410522](#)



[Resumes](#)



[Contract - Architect](#)

your project's development team (lawyer, construction manager, development manager, architect, consultants, contractor, etc.)

REQUIRED AS APPLICABLE: A certified appraisal and a bank loan document, if identifying a real property contribution for match

[Certified Appraisal - Not Applicable](#)

REQUIRED AS APPLICABLE: A valid Rough Order of Magnitude (ROM) cost estimate, if no construction plan is yet in place

[Rough Order of Magnitude](#)

REQUIRED AS APPLICABLE: Form 8: Schematic Design Checklist
[download template](#)

[Form 8: Schematic Design](#)

REQUIRED AS APPLICABLE: letter(s) of support

[Letters of Support](#)

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 410499

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