

Central Services
Joan Araujo, Director

Engineering Services
Vacant, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Vacant, Director

Watershed Protection
Jeff Palmer, Director

July 23, 2024

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: Confirmation of the Original Professional Services Contract No. AE24-028 for Design Services for the Ventura County Behavioral Health Youth & Family Community Resource Center Project with Coastal Architects Previously Approved by a Deputy Purchasing Agent; Approval of, and Authorization for the Public Works Agency Director to Execute, Contract Modification No. 1 in an Amount of \$178,255 for Architectural and Engineering Services for Construction Documents and Bidding Services for a Revised Maximum Total Contract Amount of \$280,210; Finding that the Project is Exempt from the California Environmental Quality Act; Authorization for the Auditor-Controller to Process the Necessary Budgetary Transactions (Recommendation No. 4 Requires 4/5ths Vote); Project No. P6T24003; Supervisorial District No. 5.

Recommendations:

1. Confirm the original Professional Services Contract No. AE24-028 (Exhibit 2) with Jeff Zook, A Professional Architectural Corporation, dba Coastal Architects for architectural and engineering service for schematic design and design development for the Ventura County Behavioral Health Youth & Family Community Resource Center Project (Project) with a maximum total amount of \$101,955, as previously approved by a Deputy Purchasing Agent in the Ventura County Public Works Agency (PWA).
2. Approve, and authorize the PWA Director to execute, Modification No. 1 to the Professional Services Contract No. AE24-028 (Exhibit 3) with Jeff Zook, A Professional Architectural Corporation, dba Coastal Architects for architectural and engineering service to provide construction documents and bidding services in an amount of \$178,255 for a revised maximum total contract amount of \$280,210.



3. Find that the Project is exempt from the California Environmental Quality Act (CEQA) under the California Welfare and Institute Code Section 5960.3(b).
4. Authorization for the Auditor-Controller to process the necessary budgetary transactions to revise the following appropriations and revenue (this recommendation requires 4/5ths vote):

FY24-25 Budget Unit 3260-3267 (Capital Facilities and Technological Needs (CFTN))

INCREASE Services and Supplies	\$178,255
INCREASE Intergovernmental Revenue	\$178,255

Fiscal/Mandates Impact:

Mandatory: No
 Source of Funding: Proposition 63 MHSA Funds
 Funding Match Required: None
 Impact on Other Department(s): None

Summary of Revenue and Total Costs:

	<u>FY 2024-25</u>	<u>FY 2025-26</u>
Revenue:	\$ 178,255	\$ 0
Costs:		
Direct	\$ 178,255	\$ 0
Indirect – Agency/Dept.		
Indirect – County CAP		
Total Costs	\$ 178,255	\$ 0
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

Current Fiscal Year Budget Projections:

FY 2024-25 Adopted Budget for MHSA Division #3260				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$121,144,062	\$121,144,062	\$121,144,062	\$0
Revenue	\$102,227,444	\$102,227,444	\$102,227,444	\$0
Net Cost	\$18,916,618	\$18,916,618	\$18,916,618	\$0



Discussion:

On August 31, 2022, Ventura County Behavioral Health (VCBH) applied to the California Department of Health Care Services (DHCS) for Behavioral Health Continuum Infrastructure Program (BHCIP) Round 4 Children and Youth Grant to establish the VCBH Youth & Family Community Resource Center (YFCRC) in south Oxnard. Currently, there is no existing YFCRC in this region of the County. The need for a YFCRC was identified to engage with and understand the needs of this underserved region of the County. On June 18, 2024, your Board approved the acceptance of a grant in the amount of \$6,431,032 and execution of other related documents.

The VCBH YFCRC (Project) will be built on vacant land the County recently purchased in south Oxnard. The Project will consist of two primary functions: a resource center and an outpatient mental health clinic. Services will focus on the underserved residents that are predominantly Latino, in the communities of South Oxnard and Port Hueneme. These communities include a significant number of low-income, migrant workers and Spanish speakers. Services are community-based, culturally competent, client and family-driven, and designed to overcome the stigma and access barriers to behavioral health services experienced in these communities. The resource center will be a location for residents to come together and learn about and connect to available mental health services, with 390 resource slots. The outpatient mental health clinic will be an expansion of 125 slots of outpatient services provided by VCBH focused geographically in the underserved areas of south Oxnard and Port Hueneme.

On February 29, 2024, the Public Works Agency (PWA) issued a Professional Services Contract AE24-028 (Exhibit 2) to Coastal Architects for schematic design and design development drawings in an amount not to exceed \$101,955.

Contract AE24-028 Modification No. 1 (Exhibit 3) would revise the contract to include construction document preparation and bidding services for \$178,255 for a revised maximum total contract amount of \$280,210.

This Project meets all the requirements listed for California Welfare and Institutions Code Section 5960.3(b). The Project was not acquired by eminent domain. The Project will continue to be licensed by the state, and in good standing, for the duration of occupancy. All workers performing construction will be paid prevailing wages. The Project applicant will submit a letter of support to the lead agency. The Project applicant can demonstrate that not less than 95% of total costs are paid with public funds. This Project expands the availability of behavioral health treatments in the jurisdiction. The County has agreed to the requirement that the Project should be used to provide behavioral health treatment for no less than 30 years. The project does not result in any increase in the existing onsite development. Therefore, the Project is exempt from CEQA under California Welfare and



Institute Code section 5960.3(b). A notice of exemption has been included as Exhibit 4, and will be filed by staff.

Strategic Plan:

This item contributes to the Board of Supervisors 2024–2027 strategic priority to provide:

- I. Healthy, safe, and resilient communities through
 1. Providing equitable and timely access to quality healthcare, mental health, and public health services.

A vicinity and location map has been included as Exhibit 1.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, County Counsel, and VCBH.

If you have any questions concerning this item, please contact Brian D'Anna at (805) 654-2025.

Sincerely,



David Fleisch, P.E.
Assistant Director

Attachments:

- Exhibit 1 – Vicinity and Location Map
- Exhibit 2 – Professional Services Contract AE24-028
- Exhibit 3 – AE24-028 Modification No. 1
- Exhibit 4 – Notice of Exemption

