

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: Approval of, and Authorization for the Public Works Agency Director to Execute, Professional Services Contract AE24-056 for Architectural and Engineering Services for the Lewis Road MHRC Renovation and Lewis Road Barn Reconstruction projects with RRM Design Group of Ventura, California in an Amount Not to Exceed \$1,084,600; Authorization for the Auditor Controller to Prepare the Necessary Accounting Transactions; Project No. P6T24007; Supervisorial District No. 5. RECOMMENDATION NO. 2 REQUIRES 4/5 VOTE

Recommendations:

1. Approve, and authorize the Public Works Agency Director or his designee to execute, Professional Services Contract No. AE24-056 with RRM Design Group, attached hereto as Exhibit 2, for architectural and engineering services for the Lewis Road MHRC Renovation and Lewis Road Barn Reconstruction projects in an amount not to exceed \$1,084,600.
2. Authorize the Auditor Controller to prepare the accounting transactions necessary to establish the following transfer and appropriations (4/5th vote required):

Increase Unit 3267 – 4111 Building Improvements	\$2,000,000
Increase Unit 3267 – 9252 State Other	\$2,000,000

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:	\$	1,000,000	\$	1,000,000
Costs:				
Direct	\$	1,000,000	\$	1,000,000
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	<u>1,000,000</u>	\$	<u>1,000,000</u>
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:

The Ventura County Health Care Agency's Behavioral Health Department proposes to redevelop the former RAIN facility at 1732 South Lewis Road in Camarillo into a 38-bed Mental Health Rehabilitation Center (MHRC). The RAIN facility was a homeless shelter that was recently closed, and the clients moved back to their communities. The MHRC will serve as a locked residential setting for clients stepping down from an in-patient environment. As of December 2024, Ventura County Behavioral Health (VCBH) had 104 adult clients on conservatorship, who require placement in a secure setting. VCBH only has capacity to treat 16 persons in-county. The remaining 88 are in out-of-county facilities, some located more than two hundred miles from the County. The current number of VCBH clients in secure settings reflects an increase of more than 130% of clients with this level of need since 2021. Additionally, it is anticipated with the implementation of the CARE Act, SB 43, and the Counties' expanding role in the treatment of legally incompetent criminal defendants, the demand for beds in secure settings will continue to increase in the foreseeable future.



The County's Mental Health Services Act (MHSA) 2024-2026 Three Year Plan includes \$20M in funding to help cover the cost of this project. The County is anticipating to apply for Prop 1 Behavioral Health Continuum Infrastructure Program (BHCIP) grants to fill the remaining funding gap. On-going operating costs will be covered with a combination of Realignment and Behavioral Health Services Act (BHSA) funds. In addition, with the proposed BH-CONNECT demonstration waiver, there is the possibility of federal financial participation (FFP) for short-term stays in facilities such as the MHRC.

On October 17, 2023, your Board approved a contract with RRM Design Group to conduct a feasibility analysis of the infrastructure and facilities on the Lewis Road campus and to perform preliminary assessments of the existing RAIN facility and the existing barn. The outcome of this analysis is the following scope of work (Project):

- Renovation of the existing RAIN building into a MHRC
- Demolition of an existing barn structure and new building in its place to provide a community center to serve MHRC and other behavioral health clients on campus
- Relocating the bus stop on Lewis Road to an internal transit hub and covered bus stop to promote transportation connectivity

Professional services contract AE24-056 will provide design and engineering services on the Project for the environmental review, entitlement submittals, preparation of construction documents and building permit approval for a total contract amount not to exceed \$1,084,600.

The estimated project costs are as follows:

Design (includes preliminary engineering, permitting, design, and project management):	\$ 2,000,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 4,000,000
Construction Contract: (estimate)	\$ 20,000,000
Contingency:	\$ 2,000,000
TOTAL	\$ 28,000,000

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.



IV. Address homelessness and lift up the most vulnerable through

1. Providing short and long-term housing options with wrap-around services to foster well-being and self-sufficiency for individuals experiencing homelessness.
2. Meeting/sustaining basic needs and be a reliable safety net for our vulnerable populations.

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

If you have any questions concerning this item, please contact:

<u>Person</u>	<u>Telephone No.</u>	<u>Subject Matter</u>
Brian D'Anna	805-654-2025	Contracting, Project Management and Technical requirements
John Schipper	805-981-2294	Project Justification
Narcissa Egan	805-973-5357	Project Financing

Sincerely,



David Fleisch, P.E.
Assistant Director

Attachments:

Exhibit 1 – Vicinity and Location Map

Exhibit 2 – Professional Services Contract AE24-056

