

AMENDMENT #3 TO VENTURA COUNTY

CONTRACT #HCA20PCI1 TO

PROVIDE INITIAL LAYOUT SERVICES FOR NEW FACILITIES


The County of Ventura (County) and Pacific Coast Investments, Inc. dba Western US Contractors that provide services in Ventura County hereby agree that the agreement identified as Ventura County Contract No. HCA20PCI1 is amended, effective July 1, 2024 as follows:


1. County Contract No. HCA20PCI1 is hereby extended through June 30, 2025.
2. Exhibit "A-4" is updated with the attached Exhibit "A-4" extending the date through June 30, 2025.
3. The contract not to exceed amount is set at \$639,000 for fiscal year 2024/2025.

All terms and conditions of the contract, as amended, remain the same.

County of Ventura

Pacific Coast Investments, Inc.
dba Western US Contractors


Authorized Signature


Authorized Signature

Barry Zimmerman
Printed Name

John Carnesale
Printed Name

HCA Director
Title

Member
Title

6/20/24
Date

6/4/2024
Date

EXHIBIT A-4

July 1, 2024 – June 30, 2025

Contractor responsibilities

Services for the medical office building and hospital will include weekly design meetings to meet program needs and evaluation, engineering and design services, design of floor plans for the specialty hospital, preliminary building design of architectural, structural, mechanical, plumbing, and electrical plans, identify healthcare needs for units, and utilize criteria for client needs.

Services for the specialty clinic will include quarterly design meetings to meet program needs and evaluation, engineering and design services, design of floor plans for the specialty hospital, preliminary building design of architectural, structural, mechanical, plumbing, and electrical plans, identify healthcare needs for units, and utilize criteria for client needs.

Any drawings provided are intended to assist the HCA for planning purposes only and are not intended to be used for construction.

County responsibilities

Contractor will ensure its contractor personnel have access to the appropriate systems, staff, and resources to successfully execute the objectives of this engagement.

COMPENSATION SCHEDULE

Contractor will invoice no more than monthly for services provided based on the following fee schedule:

Category/Deliverable	Fee	Estimated Annual Total
Hospital Support - Weekly design meetings, advise on overall project plan and design, and provide recommendations on health care related needs	\$15,000.00 / monthly	\$180,000.00
MOB Support - Weekly design meetings, advise on overall project plan and design, and provide recommendations on health care related needs	\$15,000.00 / monthly	\$180,000.00
Multi-Disciplinary Clinic Support - Monthly design meetings to provide guidance and recommendations on a multi-disciplinary site, including preliminary site evaluation	\$10,000.00 / quarterly	\$40,000.00
Engineering and Design Services – includes revised drawings	\$600.00 / hour	As needed
Analysis/Advisory Support Services	\$500.00 / hour	As needed
Additional Fees & Reports	TBD	As required

The contract not-to-exceed amount is six hundred thirty-nine thousand dollars (\$639,000.00) for FY 24-25.

Payment terms are net 30 days, in arrears for services and expenses rendered and upon the receipt of valid and correct invoices. Invoices are to be sent to the following address:

VCMC.AccountsPayable@ventura.org

Or VCMC Accounts Payable
800 South Victoria Ave., L #4610
Ventura, CA 93009

Harvest Medical Pavilion Hospital Milestone Schedule

	Milestone	Completion
Research & Assessment	Site Assessment	Complete
	Site Acquisition	Pending
	Functional Plan	VCHCA - Pending Redesign
	Needs Assessment	Pending
	Workload forecasts for each department	
	Technology plan	Pending IT Review
	Master Facilities Plan	Pending Redesign
Design	Functional Plan	Pending Review
	Department specific space needs	VCHCA -Pending review
	Staffing model	
	Material flow diagrams	
	Staff and patient flow diagrams	
	Related Services & adjacencies	
	Equipment needs	VCHCA - Pending Review
	Concept Design	VCHCA - Pending Review
	Master Site Plan	Preliminary - Complete - Pending Conditional Use Approval
	Floor Plans	Preliminary - Pending Revision
	Interior Elevations	Preliminary - Pending Revision
	Stacking & Blocking diagrams	Preliminary - Pending Revision
	Building Sections	Preliminary - Pending Revision
	Exterior Elevations	Preliminary - Pending Revision
	Dimensional Plans	Preliminary - Pending Revision
Pre-Construction	Preliminary Construction Cost	Pending Approval of Prelim Plans
	Preliminary Total Project Cost	Pending Approval of Prelim Plans
	Land Use Approval	Projected June 2025
	City Land Use & Permitting	Pending Conditional Use Approval
	Conditional Use Permit	Projected March 2025
	Required Reports	Projected May 2025
	Public Hearings	Projected April 2025
	Design Development	Projected June 2025
	Room/Area specific data	
	Space Requirements	
	Equipment Requirements	
	HVAC load, plumbing, electrical, etc.	
	Materials	
	Finishes	
	Plan Documents	Not Yet Projected - Pending Approvals
	Architectural drawings	
	Structural Engineering	
	Civil Engineering	
	Utility Plans	
	Elevations	
	Room Layouts	
	Dimensional Plans	
	Landscape Plan	
	Misc. Plans	
	Building Permit Approval	Not Yet Projected - Pending Approvals
Preliminary Construction	HCAI Approval	Complete May 2024
	Preliminary Submittal	
	Building Permit Submittal	
	Building Permit	
Preliminary Construction	Detailed Project Cost	Not Yet Projected - Pending Approvals
	Bidding	Not Yet Projected - Pending Approvals
	Site Trailer	Not Yet Projected - Pending Approvals
	Temporary Utilities	Not Yet Projected - Pending Approvals
Construction	Civil Construction	Not Yet Projected - Pending Approvals
	Construction	Not Yet Projected - Pending Approvals
Close-Out	Licensing	Not Yet Projected - Pending Approvals
	Occupancy	Not Yet Projected - Pending Approvals
	Closing Evaluation	Not Yet Projected - Pending Approvals

Harvest Medical Pavilion MOB Milestone Schedule

	Milestone	Completion
Research & Assessment	Site Assessment	Complete
	Site Acquisition	Pending
	Functional Plan Plan	VCHCA - Pending Redesign
	Needs Assessment	Pending
	Workload forecasts for each department	
	Technology plan	Pending IT Review
	Master Facilities Plan	Pending Redesign
	Functional Plan	Pending Review
Design	Department specific space needs	VCHCA - Pending review
	Staffing model	
	Material flow diagrams	
	Staff and patient flow diagrams	
	Related Services & adjacencies	
	Equipment needs	VCHCA - Pending Review
	Concept Design	VCHCA - Pending Review
	Master Site Plan	Pending Revision - 12/24
	Floor Plans	Pending Revision - February 2025
	Interior Elevations	Pending Revision - March 2025
	Stacking & Blocking diagrams	Pending Revision - Jan 2025
	Building Sections	Pending Revision - Feb 2025
	Exterior Elevations	Pending Revision - Jan 2025
	Dimensional Plans	
	Preliminary Construction Cost	
	Preliminary Total Project Cost	
Pre-Construction	Land Use Approval	
	City Land Use & Permitting	Pending approval of submittal - April 2025
	Required Reports	Various - Complete
	Public Hearings	Pending Approval of Design Plan
	Design Development	Pending Approvals - Projected March 2025
	Room/Area specific data	
	Space Requirements	
	Equipment Requirements	
	HVAC load, plumbing, electrical, etc.	
	Materials	
	Finishes	
	Plan Documents	Pending Approval - Preliminary Design Projected February 2025
	Architectural drawings	
	Structural Engineering	
	Civil Engineering	
	Utility Plans	
	Elevations	
	Room Layouts	
	Dimensional Plans	
	Landscape Plan	
	Misc. Plans	
	Building Permit Approval	Pending Contract & Approval Projected June 2025
	HCAI Approval - Radiology Only	Complete May 2024
	Preliminary Submittal	
	Building Permit Submittal	
	Building Permit	
Preliminary Construction	Detailed Project Cost	Not Yet Projected - Pending Approvals
	Bidding	Not Yet Projected - Pending Approvals
	Site Trailer	Not Yet Projected - Pending Approvals
	Temporary Utilities	Not Yet Projected - Pending Approvals
Construction	Civil Construction	Not Yet Projected - Pending Approvals
	Construction	Not Yet Projected - Pending Approvals
Close-Out	Licensing	Not Yet Projected - Pending Approvals
	Occupancy	Not Yet Projected - Pending Approvals
	Closing Evaluation	Not Yet Projected - Pending Approvals