

Central Services  
Joan Araujo, Director

Engineering Services  
James O'Tousa, Director

Roads & Transportation  
Anitha Balan, Director

Water & Sanitation  
Joseph Pope, Director

Watershed Protection  
Vacant, Director

April 9, 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 or His Designee to Execute, Contract Change Order No. 35 for the Ventura County Medical Center Helipad Replacement Project to Install a New Fire Water Line for \$459,731; Approval of Plans and Specifications; and Finding that Competitive Bidding is Undesirable and Impractical; Specification No. CP22-01; Project No. P6T19005; Supervisorial District No. 1.**

**Recommendations:**

1. Approve, and authorize the Director of Public Works Agency (PWA) or his designee to execute, Contract Change Order (CCO) No. 35, attached hereto as Exhibit 2, to the construction contract with Menemsha Development Group of Torrance, California (Menemsha) for the Ventura County Medical Center (VCMC) Helipad Replacement Project (Project) to install a new fire water line at a cost of \$459,731.
2. Approve the plans and specifications for CCO 35, attached hereto as Exhibit 2.
3. Find that competitive bidding for CCO No. 35 would be impractical and undesirable.

**Fiscal/Mandates Impact:**

Mandatory:	No
Source of Funding:	Lease Revenue Bonds
Funding Match Required:	None
Impact on Other Department(s):	None



**Summary of Revenue and Total Costs:**

		<b><u>FY 2023-24</u></b>		<b><u>FY 2024-25</u></b>
Revenue:	\$	300,000	\$	159,731
Costs:				
Direct	\$	300,000	\$	159,731
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	<u>300,000</u>	\$	<u>159,731</u>
Net Costs	\$	0	\$	0
Recovered Indirect Costs	\$	0	\$	0

**Discussion:**

On May 7, 2019 your Board and the Board of Directors of the Ventura County Public Financing Authority approved the Health Care Agency's use of the remaining bond funding and the interest earned on proceeds, totaling \$18.5 million, for various VCMC capital improvement projects that would improve VCMC's operational and fiscal outlook. That approval includes this Project.

The available funds represent no additional debt for VCMC. They reflect the entire remaining proceeds from the original bond approved by your Board.

The scope of this Project is to remove the existing heliport located on the top of the Fainer building and construct, in the same location, the VCMC replacement heliport. The size of the existing heliport is approximately 41-foot by 41-foot. The Touchdown and Liftoff Area for the replacement heliport will be 65-foot by 65-foot. The replacement heliport will be installed approximately 15 inches higher than the elevation of the existing heliport. The replacement heliport lighting will be generally the same as the lighting that is currently installed and will follow all requirements and regulations of FAA and Caltrans.

The increased size of the new helipad requires installation of a foam fire-extinguishing system, per National Fire Protection Agency (NFPA) 418-8. The existing fire water line servicing the Fainer building does not have enough pressure to operate a foam fire-extinguishing system that has several high-pressure nozzles on the rooftop helipad. CCO No. 35 is for Menemsha to install a new fire water line from the Ventura Water main line in Loma Vista Road to the rooftop of Fainer to serve the new foam fire-extinguishing system along with the new fire sprinklers underneath the new helipad deck.

CCO No. 35 represents an 11.8% increase to the original contract amount, which exceeds the PWA Director's delegated authority and your Board's statutory authority to approve



change orders without competitive bidding. However, public bidding of the work contained in CCO No. 35 would not produce any advantage, with reference to the public interest and the purpose of competitive bidding, and thus competitive bidding is undesirable and impractical. Using competitive bidding for this work would require additional time and extend the difficult situation of operating VCMC without the ability to land helicopters on the Fainer rooftop. Menemsha has already completed much of the Project and introducing another contractor on-site would complicate management and clarity of responsibility for the work. Menemsha is already mobilized and would be expected to perform the additional work more efficiently than another contractor. A vicinity and location map has been included as Exhibit 1.

The estimated total project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$ 652,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 901,000
Construction Contract Amount Including CCO No. 35:	\$ 5,347,000
Contingency:	\$ 300,000
<b>TOTAL</b>	<b>\$ 7,200,000</b>

**Strategic Plan:**

This item contributes to the Board of Supervisors 2024-2027 strategic priority to invest in Healthy, Safe, and Resilient Communities.

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

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

<b><u>Person</u></b>	<b><u>Telephone No.</u></b>	<b><u>Subject Matter</u></b>
Brian D'Anna	805-654-2025	Contracting, Project Management and Technical requirements
Dr. John Fankhauser	805-652-6058	Project Justification
Evelyn Hamilton	805-677-5206	Project Financing



Sincerely,



James O'Tousa  
Director, Engineering Services

Attachments:

Exhibit 1 – Vicinity and Location Map  
Exhibit 2 – CP22-01 CCO No. 35

