



COUNTY of VENTURA
COUNTY EXECUTIVE OFFICE

Sevet Johnson, PsyD
County Executive Officer

Mike Pettit
Assistant County Executive Officer

Kaye Mand
County Chief Financial Officer

Shawn Atin
Assistant County Executive
Officer/
Human Resources Director
Labor Relations

December 5, 2023

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

Subject: Authorization for the County Executive Officer, or her Designee, to Negotiate and Execute a Contract with ANDERSON KULWIEC APPLEBY for Architectural and Engineering Services in the amount of \$399,700, with a total project cost of \$443,267, for the construction of 50 Recuperative Care beds at 2323 Knoll Drive, Ventura; Authorization for the County Executive Officer, or her Designee, to Approve and Execute a Memorandum of Understanding with Gold Coast Health Plan to provide the County a contribution of \$10,000,000 for the design and construction of 50 Recuperative Care beds at 2323 Knoll Drive, Ventura and 75 Recuperative Care beds at 1400 Vanguard Drive, Oxnard; Find that the Proposed Project at 2323 Knoll Drive is Exempt from the California Environmental Quality Act (Supervisory Districts 1 and 5); Recommendation No. 5 REQUIRES 4/5ths vote.

RECOMMENDATIONS:

1. Authorize the County Executive Officer (CEO), or her designee, to negotiate and execute a contract with ANDERSON KULWIEC APPLEBY (AKA) in the amount of \$399,700 for architectural and engineering consulting services, with a total project cost of \$443,267, to accommodate a 50-bed recuperative care unit at 2323 Knoll Drive in Ventura, California, substantially on the terms described in Exhibit 1, subject to approval by County Counsel as to form and legal sufficiency.
2. Authorize the CEO, or her designee, to amend the contract as needed, with approval from County Counsel.
3. Authorize the CEO to negotiate and execute a Memorandum of Understanding (Exhibit 2) with Gold Coast Health Plan to permit the County to accept \$10,000,000 for design and construction of 50 recuperative care beds at the County facility located at 2323 Knoll Drive in Ventura and 75 Recuperative Care beds at the County facility located at 1400 Vanguard Drive in Oxnard.
4. Find that the proposed building modifications to accommodate a 50-bed recuperative care unit at 2323 Knoll Drive are categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section

15301.

5. Authorize the Auditor-Controller to process the accounting transactions necessary to establish the following budget adjustments (requires 4/5ths vote).

INCREASE	Miscellaneous Revenue	\$10,000,000
INCREASE	1060 Knoll Drive-Recuperative Care (4252)	\$5,000,000
INCREASE	1060 Vanguard Project (4256)	\$5,000,000

FISCAL/MANDATES IMPACT:

Mandatory: No
Source of Funding: Gold Coast Health Plan
Fund Matching Requirement: None
Impact on Other Departments: None

Summary of Revenues and Costs	FY 2023-24	FY 2024-25
Revenue:	\$7,500,000	\$2,500,000
Costs:		
Direct	\$ 443,267	\$ 9,556,733
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	\$ 443,267	\$ 9,556,733
Net Gain/(Loss)*	\$ 7,056,733	\$ (7,056,733)

1060 – Capital Projects				
	FY24 Adopted Budget	FY24 Adjusted Budget	Estimate to Year-End	Costs/(Savings)
Expenditures	\$600,000	\$60,286,733	\$0	\$60,286,733
Revenue	\$0	\$2,740,000	\$0	\$2,740,000
Net Cost	\$600,000	\$57,546,733	\$0	\$57,546,733

STRATEGIC PLAN

This item contributes to the Board of Supervisors (Board's) 2024–2027 strategic priority to *Address Homelessness and Lift Up the Most Vulnerable*. The projects will increase access to care for those experiencing homelessness, thus improving the quality of life of for residents.

DISCUSSION:

The County-owned building located at 2323 Knoll Drive in the City of Ventura serves as the home of the 55-bed All Roads Connect to Home (ARCH) Homeless Transition Center. The ARCH, located on the first floor of the four-story building, is managed by the City of Ventura which contracts with Mercy House as the operator of the facility.

Recently, the Gold Coast Health Care Plan (GCHP) contacted the County regarding the opportunity to develop recuperative care beds in County facilities. After conversations and analysis with GCHP, Health Care Agency (HCA), and CEO staff, an opportunity was identified to develop recuperative care at two County locations, Knoll Drive (floors 3 and 4) and the County's proposed permanent supportive housing project at 1400 Vanguard Drive in Oxnard. Recuperative care, also referred to as medical respite, offers individuals experiencing homelessness or at risk of homelessness and exiting an inpatient hospital or skilled nursing facility a safe and supportive place to recover. Recuperative care stays are limited to 90 days.

State law requires the County to procure private architectural and engineering services on the basis of demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. In 1998, your Board adopted a process for procurement of such professional services to implement this requirement that includes maintaining a list of consultants' qualifications and experience and, when a need for services arises, selecting three or more consultants from that list to be interviewed by staff and ranked based on their qualifications for the subject project. A fee proposal is then solicited from the highest-ranking firm after the architects have been ranked based on qualifications. If the fee cannot be agreed upon, staff then solicits a fee proposal from the next ranked firm. Here, staff with General Services Agency (GSA) determined that AKA was qualified and ranked it first for the project without interviewing other firms for several reasons.

With the expiration of Project Roomkey and its associated funding in December 2024, it is imperative that the County expedite the design and construction of 50 recuperative care beds. This project will save the County both time and funding by housing clients at Knoll Drive versus more expensive hotel options. AKA has demonstrated its competence and qualifications in past work for the County. AKA has the experience and institutional knowledge to complete the design work in the accelerated schedule required by the CEO's office. AKA's experience as the architect on the 2019 ARCH project will allow the firm to utilize its knowledge base of the building to complete this design effort more judiciously. Accordingly, interviewing and ranking at least two other firms was not essential, and foregoing that process will expedite the project, thus saving the County both time and funding, as noted above. AKA's proposal for architectural and engineering services is \$399,700. Including GSA's 10.9 percent project management fee, the total cost is \$443,267, which is within reason. Phase I of the design for 2323 Knoll, the preparation of a conceptual plan, was already completed under a separate proposal.

Staff has determined and recommends that your Board find that the proposed building modifications to accommodate the 50-bed recuperative care unit at 2323 Knoll Drive are categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities) because the project consists of internal modifications to an existing building.

GCHP MOU

The CEO's Office additionally seeks Board approval to enter into a Memorandum of Understanding with Gold Coast Health Plan (GCHP) in order to accept \$10,000,000 in funding from GCHP which will be used for design and capital costs at both 2323 Knoll Drive and 1400 Vanguard Drive. The Vanguard project already has an architect engaged.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel. For additional information concerning this item, please contact Scott Powers, County Executive Office at (805) 677-8761.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sevet Johnson', with a stylized, flowing script.

Sevet Johnson, PsyD
County Executive Officer

Exhibit 1 – Contract
Exhibit 2 – Gold Coast MOU