

Central Services  
**Joan Araujo**, Director

Engineering Services  
**Christopher Cooper**, Director

Roads & Transportation  
**Christopher Kurgan**, Director

Water & Sanitation  
**Joseph Pope**, Director

Watershed Protection  
**Glenn Shephard**, Director

July 26, 2022

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

**Subject:**      **Approval of the Plans and Specifications, including Addendum Nos. 1 and 2, for the Ventura County Medical Center Colston Building Demolition Project; Waiver of Minor Bid Irregularities; Award of, and Authorization for the Public Works Agency Director or His Designee to Execute, a Contract to Unlimited Environmental, Inc. of Long Beach, California for Construction of the Project in the Amount of \$257,500; Finding the Project Categorically Exempt from the California Environmental Quality Act; Authorization for the Auditor-Controller to Prepare the Necessary Accounting Transactions; Specification No. CP22-02; Project No. P6T20011; Supervisorial District No. 1. RECOMMENDATION NO. 5 REQUIRES 4/5THS VOTE**

**Recommendation:**

1.      Approve the Plans and Specifications, attached as Exhibit 2, including Addendum Nos. 1 and 2, attached as Exhibit 3, for the Ventura County Medical Center ("VCMC") Colston Building Demolition Project ("Project") located in Ventura, California, Specification No. CP22-02, Project No. P6T20011.
2.      Waive any minor irregularities in the bid.
3.      Award, and authorize the Public Works Agency Director or his designee to execute, a contract to Unlimited Environmental, Inc. of Long Beach, California for construction of the Project on the basis of the lowest responsible bid of \$257,500.
4.      Find that the Project is categorically exempt from the California Environmental Quality Act ("CEQA") under section 15332 (Class 32) of the state CEQA Guidelines and that there are no unusual circumstances under Section 15300.2(c).



5. Authorize the Auditor-Controller's Office to process the accounting transactions necessary to revise appropriations and adjust fund balance as follows: (4/5ths vote required)

Fund: G001 General Fund

INCREASE	DIV 1050	Other Financing Uses	\$ 413,250
DECREASE		General Fund – Fund Balance - Assigned to Program Mitigation	\$ 413,250

Fund: E500 Ventura County Medical System

INCREASE	DIV 3300	Services and Supplies	\$ 413,250
INCREASE	DIV 3300	Other Financing Sources	\$ 413,250

**Fiscal/Mandates Impact:**

Mandatory:	No
Source of Funding:	General Fund – Fund Balance – Assigned to Program Mitigation
Funding Match Required:	None
Impact on Other Department(s):	None

**Summary of Revenue and Total Costs:**

	FY 2022-23	FY 2023-24
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 413,250	\$ 0
Indirect – Agency/Dept.	0	0
Indirect – County CAP	0	0
Total Costs	\$ 413,250	\$ 0
Net Costs	\$ 413,250	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

**Current Fiscal Year Budget Projections:**

FY 2022-23 Budget Projection for (Special Accounts and Contributions - Division 1050)				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$58,709,927	\$58,709,927	\$58,709,927	\$0
Revenue	\$7,335,000	\$7,335,000	\$7,335,000	\$0
Net Cost	\$51,374,921	\$51,374,921	\$51,374,921	\$0



FY 2022-23 Budget Projection for (Ventura County Medical System - Division 3300)				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$597,277,305	\$597,277,305	\$597,277,305	\$0
Revenue	\$597,588,755	\$597,588,755	\$597,588,755	\$0
Net Cost	\$ 311,450	\$ 311,450	\$ 311,450	\$0

Sufficient appropriations will be available in FY2022-23 Adjusted Budget after Board approval of Recommendation No. 5.

**Discussion:**

The Colston Building was originally built in 1964 and was a juvenile detention facility operated by the Ventura County Probation Agency. An addition to the building was constructed in 1991 increasing the total building size to 16,800 square feet. This facility was closed when the Probation Agency moved to the new facility in Oxnard in 2006. The Colston Building was used for staging and mock-ups during construction of the VCMC North Tower project. Currently, the building is unoccupied and is used by VCMC for storage of furniture and equipment.

The Project scope includes removing the building and foundations, hazardous material abatement and removal, removal of concrete walkways and asphalt parking lot adjacent to the building, disconnecting all utilities, remove landscaping and remove fencing.

Plans and Specifications for the Project became available for public bidding on May 20, 2022. Addendum No. 1 was issued to include license class C-21 as an acceptable contractor license for bidders. Addendum No. 2 was issued to include the Storm Water Pollution Prevention Plan ("SWPPP").

Bids for the Project were opened on June 22, 2022. A total of 7 bids were received. The Bid Abstract is attached as Exhibit 4. The bids have been checked and are considered to be in satisfactory form. The lowest responsible bid in the amount of \$257,500 was submitted by Unlimited Environmental Inc. The bid is 46% below the engineer's estimate of \$480,000.

The plans have been approved by the County Building and Safety Division and a permit is ready for issuance to the contractor.

Permits or approval of plans have been obtained from all other agencies having jurisdiction.



The site is on County-owned land of less than 5 acres that is substantially surrounded by urban uses within the City of Ventura limits. The current site has no value as habitat for endangered, rare, or threatened species and the project will not result in significant effects related to traffic, air quality or water quality. The site can be adequately served by all required utilities and public services. Therefore, the project is categorically exempt as an in-fill project under CEQA Guidelines section 15332. There are no unusual circumstances of this infill project; therefore, the exception to the exemptions in CEQA Guidelines section 15300.2 does not apply. The notice of exemption has been included as Exhibit 5.

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

The project will require a financial contribution of \$413,250 from General Fund – Fund Balance-Assigned to Program Mitigation. The estimated total project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$ 50,000*
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 80,000
Construction Contract:	\$ 257,500
Contingency:	\$ 25,750
<b>TOTAL</b>	<b>\$ 413,250</b>

\*\$31,610 in Design costs were incurred in prior fiscal years

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

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>
Chris Cooper	805-654-2096	Contracting, Project Management and Technical requirements
Dr. John Fankhauser	805-652-6058	Project Justification
Robert Bravo	805-662-6868	Project Financing

Sincerely,



Christopher E. Cooper, P.E.  
Director, Engineering Services



Attachments:

- Exhibit 1 – Vicinity and Location Map
- Exhibit 2 – CP22-02 Plans and Specifications
- Exhibit 3 – CP22-02 Bid Addendum Nos. 1 and 2
- Exhibit 4 – CP22-02 Bid Abstract
- Exhibit 5 – Notice of Exemption

