

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, and Authorization for the Public Works Agency Director or His Designee to Execute, Contract Change Order No. 8 for the Ventura County Medical Center Outpatient Pharmacy Remodel Project for \$119,584 to Compensate the Contractor for Project Delays; Specification No. CP19-01; Project No. P6T16025; Supervisorial District No. 1.**

Recommendation:

1. Approve, and authorize the Public Works Agency ("PWA") Director or his designee to execute, Contract Change Order No. 8, attached hereto as "Exhibit 2," to the construction contract with Menemsha Development Group of Torrance, California ("Menemsha") for the Ventura County Medical Center ("VCMC") Outpatient Pharmacy Remodel ("Project") to compensate the contractor for project delays in an amount of \$119,584.

Fiscal/Mandates Impact:

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



Summary of Revenue and Total Costs:

		<u>FY 2022-23</u>		<u>FY 2023-24</u>
Revenue:	\$	119,584	\$	0
Costs:				
Direct	\$	119,584	\$	0
Indirect – Agency/Dept.	\$	0	\$	0
Indirect – County CAP	\$	0	\$	0
Total Costs	\$	119,584	\$	0
Net Costs	\$	0	\$	0
Recovered Indirect Costs	\$	0	\$	0

Discussion:

On June 18, 2019, your Board approved the Health Care Agency's use of a portion of the remaining bond funding and the interest earned on proceeds totaling \$18.5 million for this Project and awarded a construction contract to Menemsha.

The purpose of this Project is to meet new Board of Pharmacy requirements to upgrade the VCMC outpatient pharmacy by replacing the existing compounding workrooms of the outpatient pharmacy with new and compliant compounding workrooms that will provide infusion treatments for VCMC patients. The Project was planned to be completed in two phases in order to maintain continuous pharmacy operations in the Family Medical Residency and Specialty Care Center.

The original construction contract with Menemsha included a 45 day time period in between the two phases. This time was meant to obtain Board of Pharmacy approval of the new pharmacy space and transition operations from the old space to the new space. At which time phase 2 would commence which is to remodel the old pharmacy into office space.

However, during the course of construction, there were significant delays in the licensing process with the Board of Pharmacy. Rather than the anticipated 45 days to obtain licensing, it took approximately 2 years to receive approval from the Board of Pharmacy. As a result of this delay, Menemsha had additional management costs and increased subcontractor costs for material and labor. Contract Change Order No. 8 will compensate the contractor for the delay cause by the licensing issues.

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



The estimated project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$ 115,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 381,000
Original Construction Contract:	\$ 1,394,001
CCO 8	\$ 119,584
Contingency:	\$ 40,415
TOTAL	\$ 2,050,000

*\$199,327 was incurred in prior fiscal years.

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

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

<u>Person</u>	<u>Telephone No.</u>	<u>Subject Matter</u>
Chris Cooper	805-654-2096	Contracting, Project Management and Technical requirements
Dr. John Fankhauser	805-652-6058	Project Justification
Ursula Sutherland	805-677-5124	Project Financing

Sincerely,



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

Attachments:

- Exhibit 1 – Vicinity and Location Map
- Exhibit 2 – CP19-01 CCO No. 8

