

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

December 13, 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, 2, and 3 for the Ventura County Medical Center Pediatric Unit (“Project”); Waiver of Minor Bid Irregularities; Award of, and Authorization for the Public Works Agency Director or His Designee to Execute, a Contract to Menemsha Development Group of Torrance, California for Construction of the Project in the Amount of \$7,769,750.00; Specification No. CP21-04; Project No. P6T20009; Supervisorial District No. 1.**

**Recommendation:**

1. Approve the Plans and Specifications including Addendum Nos. 1, 2, and 3, attached as Exhibit 2 and Exhibit 3, for the Ventura County Medical Center (“VCMC”) Pediatric Unit (“Project”) located in Ventura, California, Specification No. CP21-04, Project No. P6T20009.
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 Menemsha Development Group of Torrance, California for construction of the Project on the basis of the lowest responsible bid of \$7,769,750.

**Fiscal/Mandates Impact:**

Mandatory:	No
Source of Funding:	Children’s Hospital Program of 2018 Grant
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:	\$ 2,719,400	\$ 5,050,350
Costs:		
Direct	\$ 2,719,400	\$ 5,050,350
Indirect – Agency/Dept.	0	0
Indirect – County CAP	0	0
Total Costs	\$ 2,719,400	\$ 5,050,350
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

**Current Fiscal Year Budget Projections:**

Current FY 2022-23 Budget Projection for Ventura County Medical Center – Division 3300				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Expenditures	\$645,877,268	\$675,926,568	\$678,926,568	\$0
Revenue	\$ 597,588,755	\$599,655,717	\$599,665,717	\$0
Operational Income/(Loss)	\$(48,288,513)	\$(76,270,851)	\$(76,270,851)	\$0

\*The operational income includes "Operating Transfers In" that is primarily attributed to County contribution.

**Discussion:**

On November 6, 2018, California voters passed Proposition 4, which enabled the State to issue up to \$1.5 billion in general obligation bonds to fund the Children's Hospital Program of 2018 (CHP). As part of CHP, public or private nonprofit hospitals that provide pediatric services for children eligible for California Children's Services (CCS) are eligible for up to \$150 million in total funding. VCMC is an eligible hospital, as defined by California Health and Safety Code Section 1179.86, subdivision (c).

On March 17, 2020, your Board authorized the Ventura County Health Care Agency (HCA) Director to submit a grant application to the state for potential CHP funding. At the June 24, 2020 Children's Health Facilities Financing Authority (CHFFA) Board meeting, VCMC was approved for an allocation of \$15 million, less administrative costs of \$150,000 and cost of issuance of \$11,250, for a net grant award of \$14,838,750.



On July 28, 2020, your Board authorized the HCA Director or designee to accept a grant in the amount of \$14,838,750 from CHFFA to fund a project to convert the 2<sup>nd</sup> floor of the existing VCMC Fainer Building into a pediatric unit. This project consists of major renovations to the 2<sup>nd</sup> floor of the existing Fainer Building. There is no expansion of existing use since the overall total licensed bed count at VCMC remains unchanged.

On March 17, 2020, your Board found the Project categorically exempt from the California Environmental Quality Act (CEQA) under section 15301.

Plans and Specifications for the Project became available for public bidding on October 7, 2022. Addendum No. 1 was issued to clarify a discrepancy in the drawings and to add information concerning interior finishes and low-voltage scope of work. Addendum No. 2 extended the bid closure date. Addendum No. 3 was issued to clarify additional coordination and discrepancy in the drawings.

Bids for the Project were opened on November 16, 2022. A total of 2 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 \$7,769,750.00 was submitted by Menemsha Development Group. The bid is 8% lower than the engineer's estimate of \$8,410,000.00.

The plans have been approved by the Department of Health Care Access and Information (HCAI) 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 estimated project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$	1,500,000*
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$	2,000,000
Medical Equipment and Furnishings:	\$	1,000,000
Construction Contract:	\$	7,769,750
Contingency:	\$	1,500,000
<b>TOTAL</b>	<b>\$</b>	<b>13,769,750</b>

\*\$1,146,000.00 in Design costs were incurred in prior fiscal years

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

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
Diana Zenner	805-339-1181	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 – CP21-04 Plans and Specifications
- Exhibit 3 – CP21-04 Bid Addendum Nos. 1, 2 and 3
- Exhibit 4 – CP21-04 Bid Abstract

