

CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY (Authority)

Community Services Infrastructure Grant Program

Amendment to Resolution Number CSI 2020-03 (Second Funding Round)

County of Los Angeles, Office of Diversion and Reentry

July 29, 2021

PURPOSE OF THE REQUEST:

The County of Los Angeles, Office of Diversion and Reentry (County) is requesting to change the scope of the project and the project description of its approved Community Services Infrastructure (CSI) Grant Program project.

BACKGROUND:

On March 26, 2020, the Authority approved a CSI grant for the County in an amount not to exceed \$5,300,945 to add at least 25 new psychiatric beds in an expanded jail diversion program at the Olive View Medical Center (OVMC) campus that would provide mental health treatment, substance use disorder treatment, and trauma-centered services to at least 340 clients annually. On June 1, 2020 the County submitted a request to change the scope of the project and the project description. The County had determined that the operating costs of expanding inpatient psychiatric beds was significant, and the additional psychiatric beds would have required a considerable County contribution, which was no longer anticipated to be available due to the negative impact of the COVID-19 pandemic on County revenues, resulting in a loss of revenues. In an effort to fill the gap in the continuum of care and expand community alternatives to incarceration, the County re-evaluated its existing resources and requested to alter its initially approved project to a more feasible one. The County requested the Authority approve the proposed new project that is located in the Recuperative Care Center (RCC), a modular building at the OVMC campus with a reduced bed capacity from 25 beds to 12, while retaining all grant funds. The project description change was presented as an information item to the Authority Board in July 2020 (see Exhibit A). The current deadline to meet the readiness, feasibility, and sustainability requirement is July 30, 2021.

ISSUE:

Since presenting the project description change information item to the Authority board in July 2020, Authority staff has been working diligently with the County to obtain all of the necessary documentation to substantiate the request and determine if the project change would have been awarded if it had been the original concept at time of application.

Authority staff and its technical advisor initially had some concerns regarding the County's proposed changes to the CSI project, such as: supplanting of funds, project eligibility, and licensing and certification. The County provided supporting documentation confirming that the new proposed project does not supplant funds, that the project was located in a modular facility, which is eligible under the CSI program, and that no certification nor licensing is needed because the County will be paying directly for the treatment and services rendered and not bill Medi-Cal.

Additionally, the County has submitted all of the required documentation to support the Procedures for Addressing Requests for Project Description Changes - Review Matrix (see Exhibit B). After review of the documentation, Authority staff, its legal counsel, and its technical advisor from the California Institute for Behavioral Health Solutions have determined that the project is likely feasible and sustainable and would have been awarded had it been the original concept at time of application.

NEW PROPOSED PROJECT:

The proposed project will be located in the RCC building, a two-story 48-bed modular building on county-owned land. The awarded CSI grant of \$5,300,945 will fund 12 beds dedicated to the target population of justice-involved individuals to provide mental health treatment, substance use disorder treatment, and trauma-centered services. The 12 new beds will serve approximately 72 clients annually. The new project will no longer provide inpatient psychiatric services nor competency restoration but will include individual psychiatric, psychological, and counseling services and treatment, group therapy, substance use treatment and services, medication monitoring, trauma informed care, substance use treatment and counseling, case management, short-term housing with medical oversight, and care coordination with the clients primary care physician while participating in the program and after discharge to ensure continuity of care for justice-involved clients (see Exhibits C and D).

The remaining 36 beds will be dedicated to another program operated by the County Department of Health Services. Services will be the same for all 48 beds, but with more enhanced treatment being provided to the justice involved individuals to address their specific needs. All common space will be shared by the two programs. Authority staff determined, based on the bed count, that the initial proportionate share for the CSI project is 25 percent. The total building cost of the RCC is \$20,537,000 (25 percent is \$5,134,250), leaving the County \$166,695 that may be used for furnishings/equipment, information technology, and three months of startup costs.

The RCC is currently under renovation and is located on the OVMC campus, which is also the same site where five crisis residential treatment projects and one crisis stabilization unit project, funded under the Investment in Mental Health Wellness Grant Program (IMHWGP), are being built. The IMHWGP projects and the CSI project are in separate locations on the Olive View campus. And because the RCC is currently under construction, it will allow the County to implement the CSI project more quickly. The County provided an updated project budget and timeline, and the project is scheduled to be open and operational by January 2022 (Exhibits E and F).

RECOMMENDATION:

Staff recommends the Authority approve an amendment to Resolution Number CSI 2020-03 to change the scope of the project and the project description. All other conditions in the Resolution shall remain the same and in full effect.

EXHIBITS:

- A. July 2020 Informational Item
- B. Procedures for Addressing Requests for Project Description Changes -
Review Matrix and supporting documentation
- C. Project Comparison
- D. Services Comparison
- E. New Budget and Timeline
- F. Site Plan

AMENDMENT TO RESOLUTION NO. CSI 2020-03

**A RESOLUTION OF THE CALIFORNIA HEALTH
FACILITIES FINANCING AUTHORITY APPROVING
EXECUTION AND DELIVERY OF GRANT FUNDING UNDER
THE COMMUNITY SERVICES INFRASTRUCTURE GRANT PROGRAM
TO THE COUNTY OF LOS ANGELES**

WHEREAS, The California Health Facilities Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by Welfare and Institutions Code Section 5848.51, which created the Community Services Infrastructure Grant Program, and implementing regulations (California Code of Regulations, Title 4, Division 10, Chapter 8 (commencing with Section 7413)) to award grants for capital funding to finance eligible projects; and

WHEREAS, Authority staff reviewed the application submitted by the County of Los Angeles (“Grantee”) against the eligibility requirements of the Community Services Infrastructure Grant Program and implementing regulations, and pursuant to the Community Services Infrastructure Grant Program and implementing regulations, recommends approval of a grant for the eligible project (the “Project”), as described in the Grantee’s application and as more particularly described in Exhibit A to this Resolution (Exhibit A is hereby incorporated by reference);

NOW, THEREFORE, BE IT RESOLVED by the California Health Facilities Financing Authority as follows:

Section 1. The Authority hereby approves a grant for capital costs in the amount of \$5,300,945.00 to complete the Project within a grant period that ends on June 30, 2022. Within this grant period, Grantee shall provide evidence acceptable to Authority staff demonstrating the Project shall be operational on or before June 30, 2022. Funds shall not be disbursed if Grantee is unable to provide evidence acceptable to Authority staff that the Project is on track to be operational on or before June 30, 2022. Grantee must submit all capital cost disbursement requests, including required supporting documentation, to the Authority no later than April 30, 2022.

Section 2. The Executive Director, or the Deputy Executive Director, are hereby authorized and directed, for and on behalf of the Authority, to approve any minor, non-material changes in the Project described in the application submitted to the Authority and extend the grant period completion date identified in Section 1. Nothing in this Resolution shall be construed to require the Authority to provide additional funding, even if more grants are approved, exceeding available funding. Any notice to the Grantee shall indicate that the Authority shall not be liable to the Grantee in any manner whatsoever should such funding not be available for any reason whatsoever.

Section 3. The Executive Director, or the Deputy Executive Director, are hereby authorized and directed, for and on behalf of the Authority, to disburse funds not to exceed those amounts approved by the Authority for the Grantee. The Executive Director, or the Deputy Executive Director, are further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee any and all documents necessary to complete the disbursement of funds that are consistent with the Community Services Infrastructure Grant Program and implementing regulations.

Section 4. The Executive Director, or Deputy Executive Director, are hereby authorized and directed, for and on behalf of the Authority, to do any and all things and to execute and deliver any and all documents which the Executive Director, or the Deputy Executive Director, deems necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby.

Section 5. All funds from this grant must be used in support of the Grantee's Project as described in Exhibit A to this resolution.

Section 6. This resolution expires on June 30, 2022.

Date Approved: _____

EXHIBIT A

PROJECT DESCRIPTION

The proceeds of the grant will be used by the County of Los Angeles (County) as follows:

The County must add at least ~~25~~ 12 new beds to expand the jail diversion program at a facility for mental health treatment, substance use disorder treatment, and trauma-centered services. As a condition of funding, the grant can only fund eligible costs of projects, or portions of projects, implementing Jail Diversion Programs that provide on-site treatment services to the Target Population of Justice-Involved Individuals as defined under Section 7413(p), (q), (r), and (y) of the Community Services Infrastructure Grant Program regulations.

Summary of Amount:

Project	Approved Grant Amount
Olive View-UCLA Medical Center Psychiatric Bed Expansion <u>Olive View-UCLA Medical Center Recuperative Care Center</u>	\$ 5,300,945.00

CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY (Authority)

Community Services Infrastructure Grant Program

Resolution Number CSI 2019-01 (First Funding Round) and

Resolution Number CSI 2020-03 (Second Funding Round)

County of Los Angeles, Office of Diversion and Reentry

July 30, 2020

PURPOSE OF THE REQUEST:

The County of Los Angeles, Office of Diversion and Reentry (County) is requesting to alter the scope of both of its approved Community Services Infrastructure (CSI) Grant Program projects.

BACKGROUND:

The County submitted two CSI project applications that were approved by the Authority during two competitive funding rounds.

1st CSI Grant: Bell Recuperative Care Center (Round 1):

Resolution Number CSI 2019-01, approved by the Authority on July 25, 2019, authorized a CSI grant for the County in the amount of \$6,000,000 to add at least 75 new beds in a new jail diversion program that would provide mental health treatment, substance use disorder treatment, and trauma-centered services to approximately 225 clients annually. Grant funds would have been used for renovation costs only, and the total cost of the project was \$9,029,298. The project was scheduled to be open and operational by October 31, 2021.

2nd CSI Grant: Olive View-UCLA Medical Center Psychiatric Bed Expansion (Round 2):

Resolution Number CSI 2020-03, approved by the Authority on March 26, 2020, authorized a CSI grant for the County in the amount of \$5,300,945 to add at least 25 new beds in an expanded jail diversion program that would provide mental health treatment, substance use disorder treatment, and trauma-centered services to at least 340 clients annually. Grant funds would have been used for renovation costs and for furnishings and equipment costs, and the total cost of the project was \$5,974,345. The project was scheduled to be open and operational by June 30, 2022.

ISSUE:

According to the County, it has worked diligently toward the development and implementation of the approved CSI projects that would meet the CSI program requirements and approved timeframes. However, since the outbreak of the COVID-19 pandemic, the County encountered some challenges that would jeopardize the timeline and feasibility of the approved CSI projects. The two main challenges are a loss in County revenue and anticipated delays in obtaining a conditional use permit for one of the projects.

The loss in revenue affects the County's operational budget, while the delayed project completion schedule in construction could jeopardize the County's ability to meet the CSI Grant Program's deadline, currently statutorily set for June 30, 2022, which means all projects must be completed, be operational, and be fully disbursed prior to that date.

1st CSI Grant: Bell Recuperative Care Center:

The original project scope was to renovate a 100-bed psychiatric recuperative care interim housing site at the Salvation Army Bell Shelter in the City of Bell, of which 75-beds, funded by the CSI grant, would have been dedicated to justice-involved individuals. At the time of the CSI grant application, the County was advised by the Salvation Army that a conditional use permit was not needed for the proposed project. During the readiness phase of the project, the City of Bell informed the County that the project did require a conditional use permit, which would push back the start of construction. Additionally, the project would have required the County to enter a long-term lease with the Salvation Army, which was no longer financially viable due to the COVID-19 pandemic, resulting in a loss of revenue for the County.

2nd CSI Grant: Olive View-UCLA Medical Center Psychiatric Bed Expansion:

The original project scope was to add 25 psychiatric beds to serve the justice-involved population. The County has determined that the operating costs of expanding inpatient psychiatric beds is significant, and the additional psychiatric beds would have required a considerable county contribution, which is no longer anticipated to be available due to the impact of the COVID-19 pandemic on County revenues, resulting in a loss of revenue.

NEW PROPOSED MODIFIED PROJECT:

In an effort fill the gap in the continuum of care and expand community alternatives to incarceration, the County re-evaluated its existing resources and is requesting to alter its initially approved projects to more feasible ones despite the revenue losses.

1st CSI Grant: LAC+USC Medical Center Recuperative Care Center:

The County is requesting to reduce the number of beds and change the location of the Bell Recuperative Center to a County-owned location, the LAC+USC campus, that is part of a bigger project where construction/renovation has already begun in July 2020. The total cost of the new Recuperative Care Center facility is \$24,145,000 for 96 beds, of which the awarded CSI grant of \$6,000,000 would fund 24 beds dedicated to the target population of justice-involved individuals to provide mental health treatment, substance use disorder treatment and trauma-centered services. The new proposed 24 beds would serve approximately 144 clients annually. The County would like to maintain all funding for this project, change the project location, and reduce the initial approved bed count by 51 beds.

The LAC+USC campus is also the location where four Crisis Residential Treatment (CRTP) projects are being simultaneously developed and funded with Investment in Mental Health Grant Program (IMHWGP) grants. The IMHWGP projects and the CSI project have separate locations on the LAC+USC campus, as well as separate construction budgets and timelines (see Attachment 2 and 3).

2nd CSI Grant: Olive View-UCLA Medical Center Recuperative Care Center:

The County is proposing to reduce the number of beds approved in the initial project and make a change in the type of services provided. The proposed Olive View Medical Center Recuperative Care Center would be located in a two-story modular building on County-owned land, which is already under construction. The total cost of the new 48-beds facility is \$20,537,000, of which the awarded CSI grant of \$5,300,945 would fund 12 beds dedicated to the target population of justice-

involved individuals to provide mental health treatment, substance use disorder treatment and trauma-centered services. The 12 new beds would serve approximately 72 clients annually. Psychiatric recuperative care services would be provided to ensure continuity of care for justice-involved clients residing in the existing 18-bed psychiatric unit. The County would like to maintain all funding for this project, reduce the initial proposed bed count by 13 beds, and not provide psychiatric inpatient services any longer.

The Olive View campus is also the location where five CRTP's projects and one Crisis Stabilization Unit project are being developed that are funded with IMHWGP grants. The IMHWGP project and the CSI project would have separate locations on the Olive View campus, as well as separate construction budgets and timelines (see Attachment 5 and 6).

	Initial Project		New Project	
	Bed Count	Population Served	Bed Count	Population Served
Round 1	75	225	24	144
Round 2	25	340	12	72
Total CHFFA funded	100	565	36	216

PROGRESS:

The new CSI projects would be located at two County-owned locations where construction for IMHWGP projects is currently under way. The County has already begun the pre-construction processes at both locations, which would allow the County to implement the CSI projects more quickly. A new budget and timeline were developed for each site, and the projects are scheduled to be open and operational by June 2022.

The CSI program deadline is currently statutorily set for June 30, 2022, which means all projects must be completed, be operational, and be fully disbursed prior to that date. Any funds that are not disbursed by the deadline or are forfeited will automatically revert to the general fund.

NEXT STEPS:

Authority staff has concerns regarding the County's proposed changes to the initial approved CSI projects, not only the reduction in the number of beds, but also the new projects appear to be integrated into already pre-existing projects that are underway, raising concerns about the use of funds.

In light of the challenges that all the counties are facing due to the COVID-19 pandemic and the potential for other grantees to request CSI project changes, staff is seeking general direction from the Board regarding the County's proposed changes to the CSI projects, as well as specific project parameters that the Board is willing to entertain. Below are potential options that may be considered:

1. Direct staff to further discuss changes to the projects with County, providing staff with direction as to what terms might be acceptable to the board.

2. Do not support the proposed changes and direct staff to deny the new projects. This would mean the County would likely forfeit the funding due to the financial and contractual challenges, and grant funds would revert back to the general fund.
3. Support the proposed changes and direct staff to prepare approval of the project changes for an upcoming Authority meeting, allowing the County to keep the full grant award amount.
4. Support the proposed changes with reduced grant funding, and direct staff to prepare approval of the project changes for an upcoming Authority meeting with a reduced grant award amount proportionate to the bed reduction. The remaining funds would revert back to the general fund.
5. Direct staff to engage in statutory changes to the CSI deadline in order to be able to open a third CSI funding round with any forfeited funds.

ATTACHMENTS:

1. Round 1 – County’s request for project change
2. Round 1 – New Budget and Timeline
3. Round 1 – New Site Plan
4. Round 2 – County’s request for project change
5. Round 2 – New Budget and Timeline
6. Round 2 – Site Plan
7. Round 1 & 2 - Project Comparison
8. Round 1 & 2 - Services Comparison

June 1, 2020

**Los Angeles County
Board of Supervisors**

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

Christina R. Ghaly, M.D.
Director

Hal F. Yee, Jr., M.D., Ph.D.
Chief Deputy Director, Clinical Affairs

Nina J. Park, M.D.
Chief Deputy Director, Population Health

313 N. Figueroa Street, Suite 912
Los Angeles, CA 90012

Tel: (213) 288-8050
Fax: (213) 481-0503

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patients and our communities by
providing extraordinary care"*



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Frank Moore, Executive Director
California Health Facilities Financing Authority
915 Capitol Mall, Room 435
Sacramento, CA 95814

RE: **CHFFA FUNDS**

Dear Mr. Moore

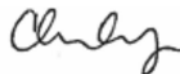
The County of Los Angeles (County) Department of Health Services (DHS) Office of Diversion and Reentry (ODR) is requesting a change to the project scope for the grant awarded on July 25, 2019 in the amount of \$6,000,000 for the first round of funding for the Community Services Infrastructure. The original project scope was to renovate a 100-bed psychiatric recuperative care interim housing site at the Salvation Army Bell Shelter in the City of Bell, of the 100 beds, 75 would be dedicated to justice involved individuals.

During the readiness stage of this project, the County and our partner JWCH Institute (JWCH) have encountered challenges that would jeopardize the timeline of the project. The City of Bell has informed DHS that the project will require a Conditional Use Permit which would push back the start date of construction. Additionally, the project would require the County to enter into a long-term lease with the Salvation Army which is no longer financially viable to the County due to COVID-19 and the resulting loss of revenue.

The County would like to change the project scope to funding capital costs for LAC+USC Medical Center Recuperative Care Center (LAC+USC RCC). The LAC+USC RCC will be built on County land and will include 96 beds. The total cost of the project is \$24,145,000, and with the grant amount of \$6,000,000, 24 beds would be dedicated to justice involved individuals leaving County jails. All 24 beds will have access to mental health treatment, substance use disorder treatment and/or trauma centered services. The scheduled completion date of LAC+USC RCC is May 2021.

If you have any questions or need any additional information, please contact Rose Sunderland of my staff at (213) 418-3604.

Respectfully,



Christina R. Ghaly, M.D.
Director

CRG:rs

c: Contracts and Grants Division

ENCLOSURE A

CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
LAC+USC MEDICAL CENTER
RESTORATIVE CARE VILLAGE PROJECTS
APPROVE PROJECT BUDGETS
APPROPRIATION ADJUSTMENT AND
AWARD DESIGN-BUILD CONTRACT
SPECS. 7552; CAPITAL PROJECT NO. 69870
SPECS. 7549; CAPITAL PROJECT NO. 69863
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)

I. PROJECT SCHEDULE SUMMARY – RCC – C.P. NO. 69863

Project Activity	Scheduled Completion Date
Environmental Document	12/17*
Scoping Documents	06/19
Design-Build Award	11/19
Construction Start	04/20
Substantial Completion	02/21
Project Close-out	05/21

*Completed activity.

II. PROJECT BUDGET SUMMARY – RCC

Budget Category	Total
Hard Costs	
Construction (Design-Build)	\$ 18,617,000
Contingency	\$ 2,816,000
Construction Subtotal	\$ 21,433,000
Civic Art	\$ 190,000
Equipment	\$ 60,000
Hard Costs Subtotal	\$ 21,683,000
Soft Costs	
Plans and Specifications	\$ 299,000
Consultant Services	\$ 305,000
Miscellaneous Expenditure	\$ 117,000
Jurisdictional Review, Plan Check and Permit	\$ 470,000
County Services	\$ 1,270,270
Soft Costs Subtotal	\$ 2,462,000
TOTAL	\$ 24,145,000

[illegible]

* ALL SIGNS DURING CONSTRUCTION SHALL BE AS REQUIRED BY THE LOS ANGELES COUNTY AND ALL OTHER GOVERNING AGENCIES.
* ALL OTHER SIGNAGE REQUIREMENTS PER BUILDING CODE REQUIREMENTS.
* SIGNAGE SHALL FOLLOW GUIDELINES FOR THE LACMGH MEDICAL CENTER MASTER PLAN.
* AN ELIMINATED MANAGEMENT SIGN SHALL BE LOCATED ON ZONAL AVENUE. THIS SIGN IDENTIFY THE SITE AS THE "RESTORATIVE CARE FACILITY."
* THE ADDRESS SIGN SHALL BE LOCATED ON EACH BUILDING AND BE VISIBLE FROM THE STREET. IT SHALL MATCH THE STYLE OF THE BUILDING AND IDENTIFY THE DEPARTMENT OR DIVISIONS. ADDRESS SIGNAGE SHALL NOT BE LESS THAN 6".
* THE BUILDING NUMBER SHALL BE LOCATED ON THE BUILDING. THE BUILDING MANAGEMENT SIZE SHALL BE 30". BUILDING'S SIGNAGE SHALL BE EASILY SEEN FROM THE INTERIOR SIDE OF THE SITE.
* A COMPLETE SCHEDULE OF SIGNAGE AND GRAPHICS, WITH SAMPLE LETTERS AND COLORS, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

1	NEW ILLUMINATED MONUMENT SIGN	18	PORTION OF EXISTING RETAINING WALL TO REMAIN - SEE CIVIL FOR GRADATION AREA
2	SHORT-TERM BENT PAVING	19	NEW RETAINING WALL - SEE CIVIL DRAWINGS
3	LONG-TERM SIDE PARKING SHED	20	EXISTING RETAINING WALL (NOT IN SCOPE)
4	TRUCK ENCLOSURE (400 S.F.)	21	EXISTING GATES TO REMAIN
5	20 STORAGE BUILDINGS (200 S.F. EACH)	22	EXISTING SIGN TO REMAIN
6	20 TOWNHOMES		
7	3/4" FINE HYDRANT		
8	3/4" FINE HYDRANT TO BE RELOCATED		
9	RELOCATED FINE HYDRANT		
10	3" WATER SERVICE MAINFOLD TO REMAIN, WATER SERVICE PIPING TO BE RELOCATED PER UTILITY PLAN		
11	60 STAIRS (NOT IN SCOPE)		
12	60 STC		
13	LOADING SPACE (12000)		
14	TRANSFORMER - SEE ELECTRICAL DRAWINGS		
15	4" OF HIGH PINE - SEE SITE DETAILS		

ADDRESS (APNs)
1774 E. 23RD AVENUE
LOS ANGELES, CA 90058
APN: 5201-001-001

SITE AREA
97,000 SF (2.2 ACRES)

ZONING
CITY OF LOS ANGELES
METROPOLITAN COUNTY (LOS ANGELES)

NEIGHBORS NONE

RECORDS NONE

RECENT PARKING
PARKING SPACES METROPOLITAN COUNTY 22 05 110E

SHORT TERM 21 SPACES 20,000 SF GROSS AREA (4.0 MOBILE)
RTP 1 REQUIRED AND 1 PROVIDED PER BUILDING
RTP 1 REQUIRED AND 1 PROVIDED PER BUILDING
TOTAL PROVIDED: 2

LONG TERM 1 PER 1000 SF GROSS AREA (4.0 MOBILE)
RTP 1 REQUIRED AND 1 PROVIDED PER BUILDING
RTP 1 REQUIRED AND 1 PROVIDED PER BUILDING
TOTAL PROVIDED: 1

LOADING SPACES
NONE OF 10 TYPE "A"

VEHICULAR PARKING
PER CITY OF ANGELES COUNTY NARRATIVE CODE 22.05 110E
1 SPACE PER 100 SF OF DOMINATORY FLOOR AREA

RTP TOTAL DOMINATORY AREA: 1 AND SF
RCD TOTAL DOMINATORY AREA: 0 AND SF

PARKING TABLE

	REQUIRED	ACTUAL ON-SITE	
	RTP (N/A) RCD:	RTP (N/A) RCD:	
STANDARD	14 (56) 81	1	1
STANDARD (ADA)	0 (0) 2	0 (0)	2
WAVY (ADA)	1 (5) 1	2 (6) 3	

11 REQUIRED SPACES REQUIRED FOR THIS PROJECT WILL BE
LOCATED IN THE FOLLOWING PARKING LOT STRUCTURES:
SEE LOCATION MAP ON PAGE



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OWNER
LA COUNTY DEPARTMENT OF PUBLIC WORKS
800 S. Foothill Avenue
Altadena, CA
61503 (818) 300-2343

CIVIL
CORNERSTONE LAND SURVEYING INC.
20739 Knob Place
Purris, CA 92570
951-738-4200

LANDSCAPE
RELM
617 S. Olive Street, Suite 1110
Los Angeles, CA 90014
213-233-2837

**STRUCTURAL
CANNONDESIGN**
69 Sachter Street, Suite 600
Boston, MA 02116
716-774-3270

SOUTHLAND ENGINEERING
12131 Western Avenue
Garden Grove, CA 92641
714-801-5000

RANDALL LAMB ASSOCIATES, INC.
4757 Palm Avenue La Mesa, CA
91942 619-713-8700

DMH - APPROVED RTP
BUILDINGS AS SHOWN
WITHOUT CHANGES

ALDRIC LOGAN - 3/20/20



2-10-20
JCI SECURITY
EMERGENCY PHONES
MATTHEW MEL AND RICH

100% DD SUBMITTAL		13 JAN 2020
Rev.	Description	Date

Drawing Title:

SITE PLAN

Project No.: 2001-4-00 Checked by:

A0051

Attachment 3

June 2, 2020

**Los Angeles County
Board of Supervisors**

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

Christina R. Ghaly, M.D.
Director

Hal F. Yee, Jr., M.D., Ph.D.
Chief Deputy Director, Clinical Affairs

Nina J. Park, M.D.
Chief Deputy Director, Population Health

Frank Moore, Executive Director
California Health Facilities Financing Authority
915 Capitol Mall, Room 435
Sacramento, CA 95814

RE: CHFFA FUNDS

Dear Mr. Moore

The County of Los Angeles (County) Department of Health Services (DHS) Office of Diversion and Reentry (ODR) is requesting a change to the project scope for the grant awarded on March 26, 2020 in the amount of \$5,300,945 for the second round of funding for the Community Services Infrastructure to expand Olive View-UCLA Medical Center (OVMC) 6C/D by adding 25 psychiatric beds to serve the justice involved population. The operating cost of inpatient psychiatric beds is significant and the 6C/D beds would have required net county contribution which is no longer anticipated to be available due to COVID-19 and the resulting loss of revenue.

The County would like to change the project scope to funding capital costs for the OVMC Recuperative Care Center (OVMC RCC). The OVMC RCC will be built on County land and will be a two-story modular building with 48 beds. The total cost of the project is \$20,537,000, and with the grant amount of \$5,300,945, 12 beds would be dedicated to justice involved individuals leaving County jails. All 12 beds will have access to mental health treatment, substance use disorder treatment and/or trauma centered services. OVMC RCC will provide psychiatric recuperative care services to ensure continuity of care for justice involved clients residing in the current 18 bed 6C psychiatric unit. The scheduled completion date of the OVMC RCC is September 2021.

If you have any questions or need any additional information, please contact Rose Sunderland of my staff at (213) 418-3604.

Respectfully,



Christina R. Ghaly, M.D.
Director

CRG:rs

c: Contracts and Grants Division

313 N. Figueroa Street, Suite 912
Los Angeles, CA 90012

Tel: (213) 288-8050

Fax: (213) 481-0503

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*"To advance the health of our
patients and our communities by
providing extraordinary care"*



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ENCLOSURE A

CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
OLIVE VIEW CAMPUS RECUPERATIVE CARE CENTER
AND RESIDENTIAL TREATMENT PROGRAM
APPROVE PROJECTS AND APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTING
AWARD DESIGN-BUILD CONTACT
SPECS. 7550; CAPITAL PROJECT NO. 69864
SPECS. 7554; CAPITAL PROJECT NO. 69872
(SUPERVISORIAL DISTRICTS 3 AND 5)
(4 VOTES)

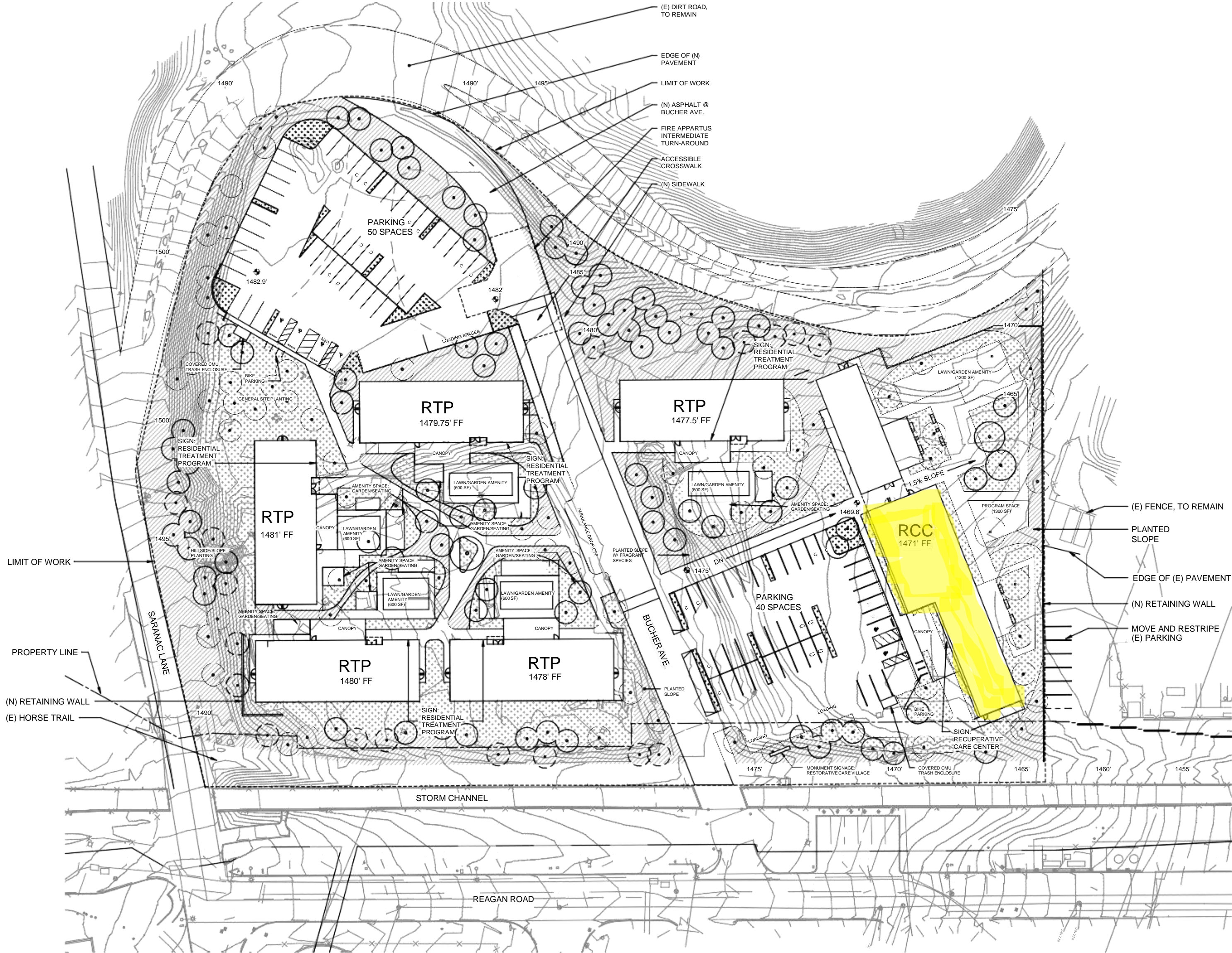
PROJECT SCHEDULE SUMMARY – RCC

Project Activity	Scheduled Completion Date
Project Scoping Documents	05/19
Award Design-Build Contract	10/19
Construction Documents	By Design-Builder
Jurisdictional Approvals	By Design-Builder
Construction Start	02/01/20
Substantial Completion	07/30/21
Final Acceptance	09/30/21

*Completed activity.

PROJECT BUDGET SUMMARY – RCC

Budget Category	Total
Hard Costs	
Construction (Design-Build)	\$ 16,789,025
Contingency	\$ 1,494,815
Construction Subtotal	\$ 18,283,840
Civic Art	\$ 169,690
Hard Costs Subtotal	\$ 18,453,530
Equipment	\$ 60,000
Plans and Specifications	\$ 180,000
Consultant Services	\$ 310,125
Miscellaneous Expenditure	\$ 45,598
Jurisdictional Review, Plan Check and Permit	\$ 636,409
County Services	\$ 851,338
Total	\$ 20,537,000



PLAN
TRUE NORTH
SITE PLAN - OPTION 1
Scale: 1/32" = 1'-0"

PROJECT COMPARISONS

CSI LA (ODR) PROJECTS Rounds 1 and 2

OLD -Bell Shelter Recuperative Care	NEW-LAC+USC Recuperative Care Center
<u># of Beds:</u> 75 (of 100 total)	<u># of beds:</u> 24 (of 96 total)
<u>Projected open date:</u> October 31, 2021	<u>Projected open date:</u> May 2021
<u>Services:</u> psychiatric, psychological and counseling services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), case management, short-term housing with medical oversight for those recovering from acute illness, injury or recent medical procedure and those with complex medical and/or psychiatric illness, and recovery care coordination	<u>Services:</u> psychiatric, psychological and counseling services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), case management, short-term housing with medical oversight for those recovering from acute illness, injury or recent medical procedure and those with complex medical and/or psychiatric illness, and recovery care coordination
<u>Costs:</u> \$6M for renovation costs.	<u>Costs:</u> \$6,000,000 for 24 of 96 beds to fund renovation costs for a total project cost of \$24,145,000.

OLD- Olive View Inpatient Psych beds	NEW- Olive View Recuperative Care Center
<u># of beds:</u> 25	<u># of beds:</u> 12 (of 48 total)
<u>Projected open date:</u> May 2022	<u>Projected open date:</u> September 2021
<u>Services:</u> Inpatient psychiatric services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), case management	<u>Services:</u> psychiatric, psychological and counseling services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), case management, short-term housing with medical oversight for those recovering from acute illness, injury or recent medical procedure and those with complex medical and/or psychiatric illness, and recovery care coordination
<u>Costs:</u> \$5,300,945 for renovation and furnishings/equipment costs.	<u>Costs:</u> \$5,300,945 for 12 of 48 beds to fund renovation and furnishing/equipment costs for a total project cost of \$20,537,000.

Service Comparison
CSI LA-ODR Projects
Rounds 1 and 2

Category	Services	Bell Shelter Recuperative Care (Initial Round 1)	LAC+USC Recuperative Care Center (New Round 1)	OVMC Inpatient Psychiatric Beds (Initial Round 2)	OVMC Recuperative Care Center (New Round 2)
Mental Health Services	Inpatient psychiatric care services include those required to licensed psychiatric health facilities. Locked facility	No	No	Yes	No
Mental Health Services	Competency restoration according to Misdemeanor Incompetent to Stand Trial and Felony Incompetent to Stand Trial programming.	No	No	Yes	No
Mental Health Services	Psychiatric, psychological and counseling services including medication monitoring, behavioral health services - including psychiatry, and individual and group therapy	Yes	Yes	Yes	Yes
Medication Monitoring	Assist participant with medication counseling, education and reminders to adhere to treatment regimens. Ensure participants have access to prescribe medications at all times, if being securely stored by facility. Assist participant with maintaining sufficient quantities of all prescribed medications and obtaining refills in a timely manner.	Yes	Yes	Yes	Yes
Trauma Informed Care	Providers are training to provide care from a trauma informed and harm reduction perspective	Yes	Yes	Yes	Yes

Service Comparison
CSI LA-ODR Projects
Rounds 1 and 2

Category	Services	Bell Shelter Recuperative Care (Initial Round 1)	LAC+USC Recuperative Care Center (New Round 1)	OVMC Inpatient Psychiatric Beds (Initial Round 2)	OVMC Recuperative Care Center (New Round 2)
Substance Use Treatment	Substance abuse treatment services are provided in the unit, including comprehensive assessments, individual substance use counseling, 12 step groups and specialized discharge planning that addresses relapse prevention	Yes	Yes	Yes	Yes
Case Management	Patients also receive supportive services, such as case management (including specific experience with the justice-involved population), care coordination, and group activities to enrich patient's stay within the unit.	Yes	Yes	Yes	Yes
Recuperative Care Services	Provide short-term housing with medical oversight to those recovering from an acute illness, injury, or recent medical procedure and those who have complex medical and/or psychiatric illness who would benefit from stabilization during a recuperative care stay.	Yes	Yes	No	Yes
Recovery Care Coordination	Ensure participants' have an appointment with their Primary Care Physician (PCP) of their choice within four weeks of admission to the facility and at least quarterly PCP visit during their interim housing stay.	Yes	Yes	No	Yes
Recovery Care Coordination	Provide accompaniment to medical or mental health appointments at least quarterly or more frequently as needed.	Yes	Yes	No	Yes

**Procedures for Addressing Requests for Project Description Changes
Review Matrix**

County of Los Angeles – Office of Diversion and Reentry (County)
Community Services Infrastructure Grant Program (CSI) - Second Funding Round

Procedure	Notes
1. Project Description change was presented as an information item to the Authority.	County project description change was presented to the Authority on July 30, 2020.
2. If applicable, the Grantee provided proof of budget cuts, and how they were allocated among all County programs, including the CHFFA funded program.	The County provided a Board of Supervisors report discussing the budgetary impact from COVID-19. The County is projecting severe reductions in several of the County's key revenue sources, including sales and use tax collected in the unincorporated area, Proposition 172 Public Safety sales tax, Realignment sales tax, Measure H sales tax, and hotel tax (Transient Occupancy Tax).
3. The Grantee provided a report that was presented to the Board of Supervisors that looks at potential courses of action that could be taken besides the one presented to staff. The report included the following:	
a. The other county programs that would be affected, and how these programs would be affected by continuing to fund the CHFFA project at the promised bed capacity.	Due to the fiscal impact of the COVID-19 pandemic, the County projected severe reductions in several of the county's key revenue sources, which resulted in budget cuts across several county programs, with the largest impact being to the public safety departments, including the County. The County re-evaluated its resources and altered the initially approved project to a more a feasible one because of the revenue losses.
b. A list of solutions that consider a reduction in Authority approved capacity along with a prorated grant award and their effects on the county operationally and on meeting the need for services in the county, including the annual number of clients that would no longer be served.	The County reviewed other potential project changes and locations with other county departments and different supervisorial districts. Eight different projects were evaluated, and it was determined that the proposed project was the most viable. The County provided a letter from Supervisor Kathryn Barger (District 5) along with a list of potential courses of action considered and discussed. The County's proposed project will decrease the number of clients served annually by approximately 268 individuals.

Procedure	Notes
c. A report/study on the updated need for services in the county.	The County submitted a report by the County's CEO. The report indicates that the estimated number of beds needed for the system of care to address individuals with serious mental illness who are divertible from jail is between 9,500 and 10,600. The report also identified additional needed studies: an assessment of factors for diversion from jail of individuals with a substance use disorder and no co-occurring serious mental illness, as well as a review of custody operations, inmate profiles, and trend analysis for the jail system.
4. The Grantee must submit updated information that is required in the grant application for the new/amended project.	The County has submitted the necessary updated information that is required in the grant application for the new/amended project.
5. CHFFA staff will evaluate the new information submitted and determine if it meets the intent of the statute, meets regulations/program requirements, is feasible and sustainable, and will score it as if it were a new application.	The proposed project change and supporting documentation submitted has been evaluated, and it has been determined that the proposed changes meet the intent of the statute and program regulations/requirements and is likely feasible and sustainable.
6. CHFFA staff will assess whether it would have awarded the county had it submitted the new/amended project information and make a recommendation based on that determination.	The proposed project change has been assessed with the new/amended project information, and staff recommends the approval of the project description change.

Community Services Infrastructure Grant Program
 County of Los Angeles, Office of Diversion and Reentry - Project Two
 Project Change Program Comparison

Original Project Olive View Inpatient Psych Beds	New - Proposed Project Olive View Recuperative Care Center
<u>Number of beds:</u> 25	<u>Number of beds:</u> 12 (of 48 total)
<u>Projected open date:</u> May 2022	<u>Projected open date:</u> January 2022
<u>Services:</u> inpatient psychiatric services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), and case management	<u>Services:</u> psychiatric, psychological and counseling services, medication monitoring, trauma informed care, substance use treatment (comprehensive assessments, specialized discharge planning, etc), case management, short-term housing with medical oversight for those recovering from acute illness, injury or recent medical procedure and those with complex medical and/or psychiatric illness, and recovery care coordination
<u>Costs:</u> \$5,300,945 for construction/renovation and furnishings/equipment.	<u>Costs:</u> \$5,300,945 to fund a proportionate share of the modular/construction/renovation for 12 beds and furnishings/equipment.

**Community Services Infrastructure Grant Program
County of Los Angeles, Office of Diversion and Reentry - Project Two
Services Comparison**

Category	Services	OVMC Inpatient Psychiatric Beds (CHFFA CSI Initial Round 2 Award)	OVMC Recuperative Care Center (CHFFA CSI Round 2 Reallocation)
Mental Health Services	Inpatient psychiatric care services include those required to licensed psychiatric health facilities. Locked facility	Yes	No
Mental Health Services	Competency restoration according to Misdemeanor Incompetent to Stand Trial and Felony Incompetent to Stand Trial programming.	Yes	No
Mental Health Services	Psychiatric, psychological and counseling services including medication monitoring, behavioral health services - including psychiatry, and individual and group therapy	Yes	Yes
Medication Monitoring	Assist participant with medication counseling, education and reminders to adhere to treatment regimens. Ensure participants have access to prescribe medications at all times, if being securely stored by facility. Assist participant with maintaining sufficient quantities of all prescribed medications and obtaining refills in a timely manner.	Yes	Yes
Trauma Informed Care	Providers are training to provide care from a trauma informed and harm reduction perspective	Yes	Yes
Substance Use Treatment	Substance abuse treatment services are provided in the unit, including comprehensive assessments, individual substance use counseling, 12 step groups and specialized discharge planning that addresses relapse prevention	Yes	Yes
Case Management	Patients also receive supportive services, such as case management (including specific experience with the justice-involved population), care coordination, and group activities to enrich patient's stay within the unit.	Yes	Yes
Recuperative Care Services	Provide short-term housing with medical oversight to those recovering from an acute illness, injury, or recent medical procedure and those who have complex medical and/or psychiatric illness who would benefit from stabilization during a recuperative care stay.	No	Yes
Recovery Care Coordination	Ensure participants' have an appointment with their Primary Care Physician (PCP) of their choice within four weeks of admission to the facility and at least quarterly PCP visit during their interim housing stay.	No	Yes
Recovery Care Coordination	Provide accompaniment to medical of mental health appointments at least quarterly or more frequently as needed.	No	Yes

TOTAL PROJECT COST ESTIMATE SUMMARY

Project: 00001672
 C.P.#: 69864/67977
 Spec. #: 7550
 Svs. Fund:
 PM: Parisa Dadmehr

OVMC Recuperative Care Center

TPCE=Actual+Forecast	Board Approved Budget	Total	CHFFA Project Budget
Contract		\$19,127,087	
Change Orders		\$1,016,520	\$ 254,130.00
Civic Arts		\$169,690	\$ 42,422.50
Construction		\$16,713,107	\$ 4,178,276.75
Contingency		\$1,317	\$ 329.25
Design Completion Allowances		\$804,818	\$ 201,204.50
JOC		\$403,135	\$ 100,783.75
JOC Fees		\$8,500	\$ 2,125.00
Utilities Connection Fees		\$10,000	\$ 2,500.00
Category Total	\$19,127,087	\$19,127,087	\$ 4,781,771.75
Contract			
Telecommunications Installation			
Category Total			
Contract		\$161,720	
Architectural/Engineering Fee		\$161,720	\$ 40,430.00
Design Contingency			
Category Total	\$160,163	\$161,720	\$ 40,430.00
AA51			
Contract		\$269,865	
Asbestos Observation & Monitoring		\$3,740	\$ 935.00
Commissioning			\$ -
Construction Management Support - AB 52 Monitor		\$13,010	\$ 3,252.50
Consultant Services-Other - Local Worker HirAeA51		\$31,598	\$ 7,899.50
Deputy Inspection (Geotechnical) - Geocon soils		\$12,610	\$ 3,152.50
Deputy Inspection (Materials Testing & Others) - T	w	\$51,324	\$ 12,831.00
Environmental Documents (EIR/ND/CE)		\$6,866	\$ 1,716.50
Geotechnical Survey		\$89,972	\$ 22,493.00

Project Cost Estimating Services		\$11,380	\$	2,845.00
Topographical Site Survey		\$49,366	\$	12,341.50
Category Total		\$269,866	\$269,865	\$ 67,466.50
Contract		\$44,041		
LA County Affirmative Action Compliance		\$44,041	\$	11,010.25
Category Total		\$45,598	\$44,041	\$ 11,010.25
Building and Safety Division		\$340,477		
Building and Safety Plan Check/Permits		\$238,499	\$	59,624.75
Code Compliance Inspection (Consultants) AA04		\$101,978	\$	25,494.50
Contract		\$27,972		
Fire Department/Inspection - Fire Department Plan		\$7,500	\$	1,875.00
Jurisdictional Review-Other - Construction Division		\$12,972	\$	3,243.00
Regional Planning		\$7,500	\$	1,875.00
Environmental Programs Division		\$2,500		
Environmental Programs Plan Check/Permits		\$2,500	\$	625.00
GeoTechnical & Materials Engineering		\$12,000		
Materials Engineering Plan Check/Permits		\$12,000	\$	3,000.00
Category Total		\$382,948	\$382,949	\$ 95,737.25
Architectural Engineering Division		\$69,856		
Contract Administration Services AA03		\$48,754	\$	12,188.50
County Counsel		\$135	\$	33.75
Labor Compliance (Consultants)		\$20,967	\$	5,241.75
Construction Division		\$8,605		
Support Services		\$8,605	\$	2,151.25
Design Division		\$875		
Design Review Services (Non-Rated) AA02		\$875	\$	218.75
Project Management Division I		\$770,794		
Capital Projects Management Assistant ABA3		\$123,466	\$	30,866.50
Capital Projects Management Associate ABA5		\$118,981	\$	29,745.25
Capital Projects Manager ABA6		\$15,876	\$	3,969.00
Consultant Contract Recovery		\$70,268	\$	17,567.00
Document Control (Consultants)		\$29,193	\$	7,298.25
Facilities Project Manager I ABA4		\$67,554	\$	16,888.50
PM/CM As-needed Contr. (Labor)		\$226,619	\$	56,654.75
Project Technical Support		\$118,836	\$	29,709.00
Survey/Mapping & Property Manageme		\$1,208		

Support Services		\$1,208	\$ 302.00
Category Total	\$851,338	\$851,338	\$ 212,834.25
Project Total	\$20,837,000	\$20,837,000	\$ 5,209,250.00

ENCLOSURE A

CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
OLIVE VIEW CAMPUS RECUPERATIVE CARE CENTER
AND RESIDENTIAL TREATMENT PROGRAM
APPROVE PROJECTS AND APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTING
AWARD DESIGN-BUILD CONTACT
SPECS. 7550; CAPITAL PROJECT NO. 69864
SPECS. 7554; CAPITAL PROJECT NO. 69872
(SUPERVISORIAL DISTRICTS 3 AND 5)
(4 VOTES)

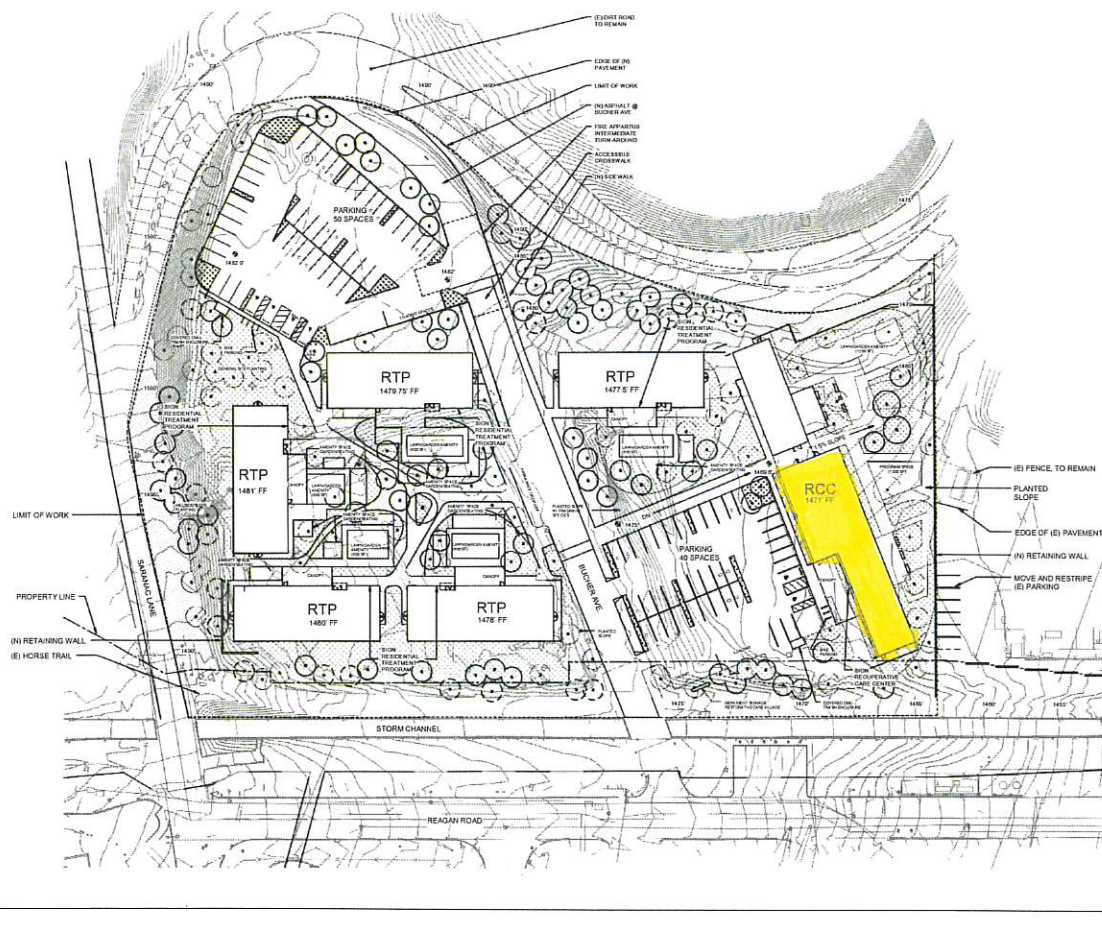
PROJECT SCHEDULE SUMMARY – RCC

Project Activity	Scheduled Completion Date
Project Scoping Documents	05/19
Award Design-Build Contract	10/19
Construction Documents	By Design-Builder
Jurisdictional Approvals	By Design-Builder
Construction Start	02/01/20
Substantial Completion	07/30/21
Final Acceptance	09/30/21

*Completed activity.

PROJECT BUDGET SUMMARY – RCC

Budget Category	Total
Hard Costs	
Construction (Design-Build)	\$ 16,789,025
Contingency	\$ 1,494,815
Construction Subtotal	\$ 18,283,840
Civic Art	\$ 169,690
Hard Costs Subtotal	\$ 18,453,530
Equipment	\$ 60,000
Plans and Specifications	\$ 180,000
Consultant Services	\$ 310,125
Miscellaneous Expenditure	\$ 45,598
Jurisdictional Review, Plan Check and Permit	\$ 636,409
County Services	\$ 851,338
Total	\$ 20,537,000



REVISIONS	
SCOPING DOCUMENTS	
OLIVE VIEW - UCLA MEDICAL CENTER - COUNTY OF LOS ANGELES PUBLIC WORKS RESTORATIVE CARE VILLAGE PACKAGE A RESIDENTIAL TREATMENT PROGRAM / RECOVERATIVE CARE CENTER	
NAC NAC CONSULTING ARCHITECTURAL CORP.	
DATE	181-180810
BY	Author
CHKD	Checker
DATE	5-13-2018
SITE PLAN	
A1.03	

