



# COUNTY OF HUMBOLDT

For the meeting of: 2/27/2024

File #: 24-202

**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** 4/5th

**SUBJECT:**

Bid Award for the Courthouse Re-roofing Project, Project Number 170245, and Supplemental Budget for Public Works' Capital Projects, 3562170 (4/5 Vote Required)

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Receive and file the bids for the Courthouse Re-roofing Project, Project Number 170245;
2. Award the project to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc., Eureka, California, in the amount of One Million Six Hundred Twenty-Four Thousand Four Hundred Fifty-Two Dollars (\$1,624,452) for the base bid (there were no alternate bids);
3. Authorize the Chair of the Board to execute the attached construction agreement with Adams Commercial General Contracting, Inc. after staff approves the bonds and insurance; and
4. Approve the Supplemental Budget request for Public Works' Capital Projects (3562170) in the amount of \$799,813 from Capital Projects Reserve (3562) in the amount of \$425,913 and a transfer of \$373,900 from the Deferred Maintenance Fund (3464). (4/5 Vote Required)
- 5.

**SOURCE OF FUNDING:**

Capital Projects (3562170)

Deferred Maintenance (3464)

Judicial Council of California Administrative Office of the Courts

**DISCUSSION:**

On Jan. 9, 2024, your Board authorized the Clerk of the Board to advertise the Humboldt County Courthouse Re-roofing Project. On Feb. 6, 2024, the County of Humboldt received two (2) bids for the project, which are tabulated below.

| Contractor                                 | Base Bid       |
|--------------------------------------------|----------------|
| Adams Commercial General Contracting, Inc. | \$1,624,452.00 |

|                            |                |
|----------------------------|----------------|
| Stronger Building Services | \$1,825,000.00 |
|----------------------------|----------------|

McSorley Architecture and the Humboldt County Department of Public Works have reviewed the bids and recommend award of the base bid to Adams Commercial General Contracting, Inc., the lowest responsive, responsible bidder. The total recommended award for the Base Bid is One Million Six Hundred Twenty-Four Thousand Four Hundred Fifty-Two Dollars (\$1,624,452).

This project includes re-roofing and repairs to the lower roof above the 3rd floor of the Humboldt County Courthouse. The existing roof has experienced numerous leaks for years and many of the courtrooms and court related offices are located directly below the roof structure. This has resulted in ongoing maintenance and replacement of finishes, as well as occasional disruption to county and court operations. The existing roof has a very low slope and the addition of chillers and air handling units on the roof have created barriers to proper drainage resulting in water ponding in a few locations. The project includes scope to remediate cracks and damage discovered in the roof slab during the reroofing process. Removal of drainage barriers and changing roof slope using tapered insulation crickets will improve drainage and provide better energy efficiency for the building. The new 80-mil thermoplastic roof covering will include a 25-year warranty. Additional work includes new safety railings added at the perimeter of the roof; replace mechanical vent hoods; replace roof drains; replace existing crossover bridges, steps and ladder; install new maintenance walkways; remove stairs and door from the District Attorney's Law Library to roof and infill door.

The work will be performed after hours, primarily at night, to avoid disruption to court operations. As the roof work is performed, a temporary seal will be applied at the cessation of each workday, to prevent water infiltration. Removal of the entire existing roof will not be required; portions of the existing roof will be removed. Appropriate abatement and removal of hazardous materials is included in the scope of work.

#### FINANCIAL IMPACT:

| <b>Expenditures (3562170)</b>              | <b>FY23-24</b>             | <b>FY24-25<br/>Projected*</b> |  |
|--------------------------------------------|----------------------------|-------------------------------|--|
| Budgeted Expenses                          | \$245,087                  | \$579,552                     |  |
| Additional Appropriation Requested         | \$799,813                  | \$ 0                          |  |
| <b>Total Expenditures</b>                  | <b>\$1,044,900</b>         | <b>\$579,552</b>              |  |
| <b>Funding Sources (3562) &amp; (3464)</b> | <b>FY23-24<br/>Adopted</b> | <b>FY24-25<br/>Projected*</b> |  |
| Capital Projects Reserve (3562)            | \$671,000                  | \$ 0                          |  |
| State/Federal Funds (Courts)               | \$0                        | \$548,577                     |  |
| Deferred Maintenance (3464)                | \$373,900                  | \$30,975                      |  |
| <b>Total Funding Sources</b>               | <b>\$1,044,900</b>         | <b>\$579,552</b>              |  |

*\*Projected amounts are estimates and are subject to change.*

#### **Narrative Explanation of Financial Impact:**

The total recommended award for the Courthouse Re-roofing Project, Project Number 170245 Base Bid is \$1,624,452. This exceeds the project cost estimate of \$1,567,350. by \$57,102. Funding for this project in the amount of \$671,000 dedicated funding in Capital Projects Reserve (3562). Per the Joint Occupancy Agreement with the Judicial Council of California (JCC), the JCC will be responsible for an estimated cost share of 33.77% in the current amount of \$548,577. The project balance in the amount of \$404,875 will come from the Deferred Maintenance Fund (3464). Capital Projects (3562170) has included \$245,087 in its fiscal year 2023-24 budget. Should your Board authorize the bid award for this project a supplemental budget from Capital Projects Reserve (3562) in the amount of \$425,913 and a transfer of \$373,900 from the Deferred Maintenance Fund (3464) for the current fiscal year will need to be approved.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board's Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: N/A

Strategic Plan: N/A

OTHER AGENCY INVOLVEMENT:

Judicial Council of California Administrative Office of the Courts.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not award the Humboldt County Courthouse Re-Roofing Project.

However, this is not recommended as water infiltration into courtrooms disrupts judicial proceedings, damages interior finishes, furniture, and equipment, and exacerbates harmful environmental conditions such as mold growth. Moreover, not proceeding with this project will require continued periodic remedial repairs as new roof leaks appear.

ATTACHMENTS:

1. 170245 - Bid Results
2. Construction Agreement
3. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-5; D-15

Meeting of: 4/4/2017; 1/9/2024