



# COUNTY OF HUMBOLDT

For the meeting of: 2/10/2026

---

**File #:** 26-72

---

**To:** Board of Supervisors

**From:** County Administrative Office

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Final Acceptance of the Ferndale Veterans Hall Americans with Disabilities Act Modification Project, Project No. 2022-802

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Accept the completion of the Ferndale Veterans Hall Americans with Disabilities Act Modification Project; and
2. Authorize the Purchasing Agent, or a designee thereof, to execute the attached Notice of Completion for the Ferndale Veterans Hall Americans with Disabilities Act Modification Project; and
3. Direct the Clerk of the Board to provide the County Administrative Office - Americans with Disabilities Act Compliance Team with one (1) fully executed certified copy of the Board order related to this item.

**STRATEGIC PLAN:**

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 1001 -Support and sustain partnerships between public safety and partner agencies to enhance public safety in our communities

**DISCUSSION:**

On September 7, 2016, the Humboldt County Board of Supervisors ("Board") authorized the County of Humboldt to enter into a consent decree with the United States Department of Justice that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all facilities owned or leased by the County of Humboldt that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act ("ADA"). The Ferndale Veterans Hall ADA Modification Project is part of this compliance effort.

On August 27, 2020, the County of Humboldt entered into a consultant services agreement with Whitchurch Engineering to design

ADA improvements for the Ferndale Veterans Hall. The construction project includes ADA and deferred maintenance improvements consisting of: three (3) accessible parking stalls; an accessible path of travel linking the public right of way to the facility’s accessible entrance; a new accessible ramp; accessible service counters in both the lounge and kitchen; new accessible doors and hardware in multiple locations; replacement of deteriorated hand railing; and modifications to the mudroom flooring and doors.

On January 23, 2024, the Humboldt County Board of Supervisors awarded the Ferndale Veterans Hall ADA Modification Project to Del Biaggio Construction, Inc. for the base bid amount of Two Hundred Twelve Thousand Two Hundred Dollars (\$212,200.00) with the interior painting add alternate of Eighty-Seven Thousand Seven Hundred Fifty Dollars (\$87,750.00), for a total contract value of Two Hundred Ninety-Nine Thousand Nine Hundred Fifty Dollars (\$299,950.00). At the time of bidding, the Facilities Management Division of the Humboldt County Department of Public Works (“Public Works”) was scoping additional improvements at the Ferndale Veterans Hall, including, without limitation, upgrades to the building’s electrical distribution systems, modernization of heating and ventilation systems and seismic damage repair to plaster wall and ceiling coverings resulting from the December 2022 earthquake. Since the Ferndale Veterans Hall ADA Modification Project already included the interior painting scope, Public Works and the ADA Compliance Team agreed that the seismic repair work and lead remediation should be incorporated into the Ferndale Veterans Hall ADA Modification Project.

Subsequent to the award, four (4) change orders were issued for the Ferndale Veterans Hall ADA Modification Project contract with Del Biaggio Construction, Inc. the first change order was issued on April 3, 2025 for Thirteen Thousand Two Hundred Twenty Dollars and Seventy-Two Cents (\$13,220.72) to address repairs to existing tile, increased construction material costs and the removal of glass panels. The second change order was issued on April 17, 2025 for Five Thousand Three Hundred Fifty Dollars (\$5,350.00), and the addition of three (3) working days to the project schedule, to accommodate modifications to bar lighting and the relocation of the ice maker. The third change order was issued on May 15, 2025 for Thirty-Nine Thousand Ninety Dollars (\$39,090.00), and the addition of fifteen (1) working days to the project schedule, to allow for additional work required to repair seismic cracking and lead-based paint remediation. The fourth change order was issued on May 30, 2025 which resulted in a credit of One Thousand Six Hundred Fifty Dollars (\$1,650.00) due to a change in scope and the reuse of materials already existing within the building. With these adjustments, the final total contract with Del Biaggio Construction, Inc. for the Ferndale Veterans Hall ADA Modification Project is Three Hundred Fifty-Five Thousand Nine Hundred Sixty Dollars and Seventy-Two Cents (\$355,960.72).

Del Biaggio Construction, Inc. has substantially completed their contractual obligations. Accordingly, the Ferndale Veterans Hall ADA Modification Project can be accepted as complete in accordance with the contract documents. The Board must accept the project prior to filing final acceptance. After the Board’s acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory thirty-five (35) day lien period can begin. Following completion of the lien period, the County of Humboldt can release the payment retention, provided that no stop notices have been filed and any remaining contract work has been completed.

**SOURCE OF FUNDING:**

Deferred Maintenance Fund (3464); ADA Internal Service Fund (3552); 2020 Finance Plan; California Governor’s Office of Emergency Services funding

**FINANCIAL IMPACT:**

<b>Expenditures (3552-152)</b>	<b>FY21-22</b>	<b>FY22-23</b>	<b>FY23-24</b>	<b>FY24-25</b>	<b>FY25-26</b>
Budgeted Expenses	\$21,560.00	\$21,638.00	\$5,775.00	\$322,276.00	\$34,734.00
<b>Total Expenditures</b>	<b>\$21,560.00</b>	<b>\$21,638.00</b>	<b>\$5,775.00</b>	<b>\$322,276.00</b>	<b>\$34,734.00</b>
<b>Funding Sources (3552-152)</b>	<b>FY21-22</b>	<b>FY22-23</b>	<b>FY23-24</b>	<b>FY24-25</b>	<b>FY25-26</b>
2020 Finance Plan	\$21,560.00	\$21,638.00	\$5,775.00	\$148,622.00	\$19,432.00
Cal OES	\$0.00	\$0.00	\$0.00	\$53,674.00	\$0.00
Deferred Maintenance	\$0.00	\$0.00	\$0.00	\$119,980.00	\$15,302.00
<b>Total Funding Sources</b>	<b>\$21,560.00</b>	<b>\$21,638.00</b>	<b>\$5,775.00</b>	<b>\$322,276.00</b>	<b>\$34,734.00</b>

The total cost for the Ferndale Veterans Hall ADA Modification Project is anticipated to be Four Hundred Five Thousand Nine

Hundred Eighty-Three Dollars (\$405,983.00). Design costs with Whitchurch Engineering totaled Forty-Seven Thousand Five Hundred Fifteen Dollars (\$47,515.00), and the total contract costs with Del Biaggio Construction, Inc., including, all approved change orders, is anticipated to be Three Hundred Forty-Seven Thousand Eight Hundred Sixty Dollars (\$347,860.00). Other non-contracted expenditures are estimated at Ten Thousand Six Hundred Eight Dollars (\$10,608.00).

The Ferndale Veterans Hall ADA Modification Project was funded through a combination of the 2020 Finance Plan, California Governor's Office of Emergency Services seismic reimbursement and Deferred Maintenance funds. In fiscal year 2025-2026, there is sufficient appropriation for the remaining costs of construction retention and any final inspection expenses in ADA Compliance budget unit 3552-152.

**STAFFING IMPACT:**

The recommended actions will not impact current staffing levels.

**OTHER AGENCY INVOLVEMENT:**

California Governor's Office of Emergency Services

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to accept the Ferndale Veterans Hall ADA Modification Project. However, this alternative is not recommended as Del Biaggio Construction, Inc. has completed its contractual obligations and is therefore entitled to release of retention at the conclusion of the thirty-five (35) day lien period.

**ATTACHMENTS:**

1. Notice of Completion

**PREVIOUS ACTION/REFERRAL:**

Meeting of: 10/20/20; 6/29/21, 10/3/23, 1/23/24, 10/8/24, 5/13/25

File No.: 20-1318, 21-351, 23-1118, 23-1601, 24-1401, 25-500