



COUNTY OF HUMBOLDT

For the meeting of: 2/27/2024

File #: 24-193

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Change Order 3.0 to the Humboldt County Probation Building Fire Reconstruction Project (Project No. 170212F)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Public Works Director to execute, Change Order 3.0 to the Humboldt County Probation Building Fire Reconstruction Project (Project No. 170212F) for a total cost increase of Twenty-Six Thousand Fifty-Four Dollars and Eighty-Three Cents (\$26,054.83) and a time extension of twenty-one (21) calendar days (4/5 vote required); and
2. Direct the Clerk of the Board to provide the Humboldt County Department of Public Works with one (1) fully executed, certified copy of the Board order related to this item.

SOURCE OF FUNDING:

Insurance Proceeds Liability Fund (3524); Capital Projects (3562-170); Juvenile Regional Facility Trust Fund (3782)

DISCUSSION:

The Juvenile Hall Replacement Project (Project No. 170212) approved for construction by the Humboldt County Board of Supervisors ("Board") on August 16, 2016 included two (2) phases. Phase 1 provided for the construction of the new Juvenile Hall facility located adjacent to the original Juvenile Hall Building. Phase 2 involved the demolition of the old Juvenile Hall facility and included the engineered seismic restoration to the existing Probation Administration Building, and which had previously shared structural elements and foundations and other building systems with the old Juvenile Hall building.

On October 21, 2021, during phase 2 renovation work at the existing Probation Facility, a fire occurred at the interior of the building, affecting significant portions of the building which suffered extensive fire, smoke, water, and other damages throughout the interior and parts of the exterior. Extensive post-fire investigation and cleanup efforts forced the County of Humboldt to evacuate the facility and halt

previous renovation work in order to perform hazardous material removal, including, without limitation, asbestos, so that restoration planning efforts could proceed.

Pre-construction planning efforts involved the removal of smoke, water, and fire damaged interior surfaces, as well as removal of all identified asbestos containing materials by a licensed hazardous materials demolition contractor. Plans for the reconstruction of the building following the fire damage were prepared by Nichols, Melburg & Rossetto, the County of Humboldt's architect for the Juvenile Hall project.

On June 13, 2023, reconstruction plans for the Probation Building were released for Bidding. Three (3) bids for the Probation Building Fire Reconstruction Project were received on July 18, 2023. The Board subsequently awarded the project to Adams Commercial General Contracting, Inc. in the amount of Two Million Six Hundred Ten Thousand Seven Hundred Sixty-Six Dollars (\$2,610,766.00) for the base bid plus additive alternates 1, 2 & 3 on August 8, 2023.

The Probation Building Fire Reconstruction Project started construction on September 13, 2023. Construction Change Orders executed to date include two (2) change orders for a total of One Hundred Forty-Three Thousand Six Hundred Ninety-Two Dollars and Sixty-Eight Cents (\$143,692.68) with a time extension of forty-four (44) calendar days.

Change Order 3.0 includes several separate items. Two (2) of the items pertain to plumbing and include replacing corroded existing water lines inside and outside the building, including installation of a backflow preventer on the new exterior service line as required by code. One (1) item includes provisions for adding the infrastructure for wireless data access systems to the building and changes to other data and phone system hookups desired by the Probation Department. An additional revision to the previously approved surveillance system to work better with the County of Humboldt's data infrastructure provides a credit back to the project. These items are covered by funds previously provided to the project by the Probation Department. The total construction budget cost increase resulting from Change Order 3.0 is Twenty-Six Thousand Fifty-Four Dollars and Eighty-Three Cents (\$26,054.83) and includes a time extension of twenty-one (21) calendar days to the construction completion schedule.

The cumulative change between approved Change Orders 1.0 through 3.0 will total an increase of One Hundred Sixty-Nine Seven Hundred Forty-Seven Dollars and Fifty-One Cents (\$169,747.51) from the original budget and will have granted a time extension totaling sixty-five (65) calendar days to the original construction completion schedule. The total construction cost following Change Order 3.0 will be Two Million Seven Hundred Eighty Thousand Five Hundred Thirteen Dollars and Fifty-One Cents (\$2,780,513.51).

FINANCIAL IMPACT:

Currently, the County of Humboldt has received advances from its insurance carrier in the total amount of Two Million Five Hundred Seven Thousand Four Hundred Twenty-Eight Dollars and Eighty-Eight Cents (\$2,507,428.88). To date, Five Hundred Fourteen Thousand Two Hundred Thirty-Four Dollars (\$514,234) has been spent in building preparation, and design work for this project. One Million Nine Hundred Ninety-Three-Thousand Four Hundred Eighty-Two Dollars (\$1,993,482) is budgeted in

Public Works Capital Projects budget unit 3562-170 for fiscal year 2023-24. The construction cost for the Probation Building Fire Reconstruction Project is currently Two Million Seven Hundred Fifty-Four Thousand Four Hundred Fifty-Eight Dollars and Sixty-Eight Cents (\$2,754,458.68).

Approval of Change Order 3.0 will add Twenty-Six Thousand Fifty-Four Dollars and Eighty-Three Cents (\$26,054.83) to the construction cost of the project. Funding for the wireless access, data and phone changes, and the change to cloud-base surveillance will be funded in the amount of Six Thousand One Hundred Forty-One Dollars and Forty-Six Cents (\$6,141.46) through the Juvenile Regional Facility Trust Fund (3782). A supplemental budget for transferring funds from the Juvenile Regional Facility Trust Fund to Public Works Capital Projects budget unit 3652-170 was approved with Change Order 2.0, and sufficient funding remains from that transfer to cover the costs associated with Change Order 3.0. Funding for the remaining items, including plumbing repair, will be covered through a portion of the remaining Juvenile Hall contingency funding, or through the insurance carrier in the amount of Nineteen Thousand Nine Hundred Thirteen Dollars and Thirty-Seven Cents (\$19,913.37). This brings the anticipated total project budget to Three Million Two Hundred Ninety-Four Thousand Seven Hundred Forty-Seven Dollars and Fifty-One Cents (\$3,294,747.51). At this time, the total amount of costs to be reimbursed through the County of Humboldt's insurance carrier has not been finalized. Staff will come back to your Board at a later date with a supplemental budget.

STAFFING IMPACT:

Approval of Change Order 3.0 to the Humboldt County Probation Building Fire Reconstruction Project will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework priority of providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve Change Order 3.0 to the Humboldt County Probation Building Fire Reconstruction Project. However, this alternative is not recommended as some of this work is necessary to complete the project in a safe manner, and other portions benefit the safety and usability of the Humboldt County Probation Administration Building for staff and the public.

ATTACHMENTS:

1. Change Order 3.0

PREVIOUS ACTION/REFERRAL:

Board Order No.: G-6; H-3; C-8; C-8; C-17; C-25; C-10; C-18; C-18; H-5; C-19-; C-12; C-15; C-37; C-13; C-21; C-24; C-25; D-13; D-21

Meeting of: 2/3/11; 4/10/12; 11/27/12; 12/11/12; 5/14/13; 8/13/13; 4/8/14; 7/1/14; 10/6/15; 11/30/15; 5/31/16; 6/7/16; 8/16/16; 6/27/17; 12/11/18; 2/19/19; 2/25/20; 11/2/21, 6/13/23; 8/8/23;1/23/24

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File No.: 19-153; 20-202; 20-207; 21-1586; 22-157; 22-634,23-811; 23-1130; 24-33