



COUNTY OF HUMBOLDT

For the meeting of: 10/24/2023

File #: 23-1427

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Change Order Authorization for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project, Project Number 2020-101 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize the Purchasing Agent to sign the Change Order 1 for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act (ADA) Project, Project Number 2020-101, in the amount of One Hundred Thirty-Five Thousand Three Hundred Eight Dollars (\$135,308.00) (4/5 vote required); and
2. Direct the Clerk of the Board to provide the County Administrative Office - ADA Team with one (1) fully executed, certified copy of the Board Order related to this item.

SOURCE OF FUNDING:

2020 Finance Plan; Judicial Council of California; PRISM Grant; Deferred Maintenance (3464)

DISCUSSION:

On September 7, 2016, the County of Humboldt entered into a Consent Decree with the United States Department of Justice that required the commencement of the Humboldt County Americans with Disabilities Act ("ADA") Compliance Project. The purpose of the Humboldt County ADA Compliance Project is to bring all facilities, owned and/or leased, that provide programs, services, or activities to the public into compliance with the ADA. The Humboldt County Courthouse Fourth Street ADA Modification Project is part of this compliance effort.

On May 16, 2023, your Board awarded the Humboldt County Fourth Street ADA Modification Project to Adams Commercial General Contracting, Inc. for the base bid amount of Five Hundred Fourteen Thousand Sixty-Eight Dollars (\$514,068.00). This project includes replacing the accessible parking stall in the Fourth Street parking lot adjacent to the building with an ADA compliant van accessible stall, replacing the aging moisture barrier located

between the parking lot asphalt and the ceiling of the Office of Emergency Services located directly below. The project will replace the accessible route linking the building entrance to the public right of way on the Fourth Street side of the courthouse as well as replacing the problematic outward swinging entrance and exit doors located in the Fourth Street security vestibule with electronic sliding doors similar to the ones used on the Fifth Street side of the facility. Decorative security retaining wall type bollards designed to prevent vehicles from driving into the security vestibule have been installed around the newly constructed accessible route and Fourth Street parking lot. This project will also include painting and flooring replacement in the Ground Floor hallway between the security vestibule and the Sheriff's Office lobby.

The cost for Change Order 1 is One Hundred Thirty-Five Thousand Three Hundred Eight Dollars (\$135,308.00) and includes additional removal and replacement of the moisture barrier, additional sidewalk work and flooring replacement in the security vestibule at the Fourth Street entrance.

The courthouse basement extends under the sidewalk up to the face of the Fourth Street curb. The original project scope called for the concrete and moisture barrier replacement to end at the transition point where the Fourth Street sidewalk terminates to the parking lot. After demolition of the existing parking lot, it was determined that the existing moisture barrier that continues under the sidewalk would have to be replaced due to excessive deterioration. Further, the roofing contractor who is replacing the moisture barrier was unable to locate existing roofing materials that were in a suitable condition to produce and warranty a watertight junction between the newly installed membrane and the existing membrane.

A segment of the Fourth Street sidewalk directly in front of the main entrance doors and the Fourth Street parking lot, between I Street and J Street, will need to be removed and replaced in order to complete the necessary membrane repairs. The remaining section of sidewalk between I Street and J Street has been determined to have numerous barriers to access as defined under the ADA such as excessive cross slope among other barriers and would eventually need to be replaced in order to achieve full compliance with the ADA. The Fourth Street sidewalk is in the California Department of Transportation (Cal-Trans) Right of Way, meaning that Cal-Trans has jurisdiction over the sidewalk. Adams Commercial General Contracting, Inc., in conjunction with the County of Humboldt, will need to pull an encroachment permit to complete this work. Because the sidewalk removal and replacement is being triggered by the County of Humboldt's need to replace the aging moisture barrier underneath the sidewalk, the County of Humboldt is responsible for replacing the sidewalk.

The Humboldt County Department of Public Works requested a quote to continue the flooring replacement into the Fourth Street security vestibule due to bubbling and peeling of the flooring. This work will be funded by Deferred Maintenance (3464).

FINANCIAL IMPACT:

Expenditures (3552-152)	FY23-24 Adopted	FY24-25 Projected
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Budgeted Expenses	\$200,000.00	\$358,568.00
Change Order 1		\$135,308.00
Total Expenditures	\$200,000.00	\$493,876.00
Funding Sources (3552-152)	FY23-24	FY23-24 Adopted
2020 Finance Plan	\$200,000.00	\$234,844.00
State/Federal Funds (JCC)- Shared Cost		\$234,355.00
PRISM Grant		\$11,250.00
Deferred Maintenance		\$13,427.00
Total Funding Sources	\$200,000.00	\$493,876.00

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

The original contract sum with ACGC is Five Hundred Fourteen Thousand Sixty-Eight Dollars (\$514,068.00) combined with Change Order 1 in the amount of One Hundred Thirty-Five Thousand Three Hundred Eight Dollars (\$135,308.00) establishes a revised contract value of Six Hundred Forty-Nine Thousand Three Hundred Seventy-Six Dollars (\$649,376.00) with a total anticipated project cost of Six Hundred Ninety-Three Thousand Eight Hundred Seventy-Six Dollars (\$693,876.00). Per the Joint Occupancy Agreement with the Judicial Council of California, the Judicial Council of California is responsible for 33.77%, or approximately Forty-Five Thousand Six Hundred Ninety-Four Dollars (\$45,694.00), of the additional work resulting from Change Order 1. The Humboldt County Department of Public Works has agreed to fund Thirteen Thousand Four Hundred Twenty-Seven Dollars (\$13,427.00) out of the Deferred Maintenance Fund for additional flooring in the security vestibule. The remaining Seventy-Six Thousand One Hundred Eighty-Seven Dollars (\$76,187.00) of Change Order 1 will be funded through the 2020 Finance Plan.

FINANCIAL IMPACT:

The recommended action will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended action supports the following areas of the Board of Supervisors’ Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: Foster transparent, accessible, welcoming and user friendly services

Strategic Plan: 4.2 - Create a community where county programs services and facilities are accessible to all with disabilities

OTHER AGENCY INVOLVEMENT:

Judicial Council of California

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve Change Order 1. However, this alternative is not recommended as replacing the roofing membrane and a portion of the Fourth Street sidewalk is required in order to maintain a watertight membrane over the Sheriff’s Office of Emergency Services

located below. Your Board could choose not to approve replacement of the flooring in the security vestibule. This alternative is also not recommended as the existing flooring is showing signs of wear, bubbling and degradation. Delaying the flooring replacement would likely result in increased costs due to anticipated escalation costs, difficulty installing new flooring in a program occupied facility, increased time and costs associated with contractor mobilization and increased staff time to manage a standalone project.

ATTACHMENTS:

1. Change Order 1

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-4, D-12

Meeting of: 3/14/2023, 5/16/2023

File No.: 23-247, 23-566