



COUNTY OF HUMBOLDT

For the meeting of: 1/9/2024

File #: 23-1617

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Authorization for Humboldt County Courthouse Re-Roofing Project, County of Humboldt Project No. 170245

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive the plans and specifications prepared by McSorley Architecture; and
2. Authorize the Clerk of the Board to advertise the above-mentioned project, pursuant to Section 22037 of the California Contract Code, with bids to be opened on Jan. 30, 2024, at 2:00 PM.

SOURCE OF FUNDING:

Capital Projects (3562170), Deferred Maintenance (3464) and Judicial Council of California Administrative Office of the Courts

DISCUSSION:

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:

Expenditures (3562170)	FY23-24	FY24-25 Projected
Budgeted Expenses	\$245,087	\$522,450
Additional Appropriation Requested	\$799,813	\$0
Total Expenditures	\$1,044,900	\$522,450
Funding Sources (3562170) & (3464)	FY23-24 Adopted	FY24-25 Projected*
General Fund (3562)	\$245,087	\$0
State/Federal Funds (Courts)	\$352,863	\$176,431
Deferred Maintenance (3464)	\$446,950	\$346,019
Total Funding Sources	\$1,044,900	\$522,450

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

Narrative Explanation of Financial Impact:

Actual budget numbers for the Humboldt County Courthouse Re-Roofing Project will not be known until the project has officially bid. The project cost estimate is \$1,567,350. Funding for this project in the amount of \$245,087 is included in the Capital Projects (3562170) for the fiscal year 2023-24 budget. Additional funding in the amount of \$792,969 will come from the Deferred Maintenance fund (3464) and \$529,294 will come from the Judicial Council of California Administrative Office of the Courts for the Courts' 33.77% cost share. Once bids are received and final costs are known staff will bring a supplement budget request to your Board for approval.

STAFFING IMPACT:

Narrative Explanation of Staffing Impacts:

None.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by providing for and maintaining infrastructure

OTHER AGENCY INVOLVEMENT:

Judicial Council of California Administrative Office of the Courts

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to not authorize the Humboldt County Courthouse Re-Roofing Project, County of Humboldt Project No. 170245 to go out for bid. 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

File #: 23-1617

proceeding with this project will require continued periodic remedial repairs as new roof leaks appear.

ATTACHMENTS:

Construction Plans Dated: Sept. 6, 2023

Construction Specifications Dated: Sept. 6, 2023

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-5

Meeting of: 4/4/2017

File No.: N/A