



# COUNTY OF HUMBOLDT

For the meeting of: 8/8/2023

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File #: 23-1130

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Bid Award for the Probation Building Fire Reconstruction Project, Project Number 170212F

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Receive and file the bids for the Probation Building Fire Reconstruction Project, Project Number 170212F;
2. Award the project to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc., Eureka, California, 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 and 3; and
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.

**SOURCE OF FUNDING:**

Insurance Proceeds Liability (3524)

Capital Projects (3562-170)

General Fund - Probation (1100235)

**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, 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 asbestos, and for restoration planning efforts to 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.

Nichols Melburg & Rossetto (“NMR”), the County of Humboldt’s contracted architect for the Juvenile Hall project, prepared reconstruction plans and specifications for the building, which were released for formal bidding on June 13, 2023. Bids for the project were received on July 18, 2023. Three (3) general contractors submitted bids, which are tabulated below. The bid shall be awarded to the lowest responsive and responsible bidder based on their base bid. Also included in the tabulation are add-alternates. The plans and specifications indicate three (3) add-alternates, which include optional additions to the project. Staff is recommending inclusion of all three (3) alternates in the award. Two (2) of the alternates are betterments on the interior of the building, which include additional cabinetry and improvements in the Processing Room allowing for expanded workspace and storage for staff, and an expanded Break Room area for staff use. The third alternate is for providing an accessible pathway from Harrison Avenue to the facility, which is an ADA deficiency that needs to be corrected during the performance of the construction work.

Contractor	Base Bid	Alternate #1 (Break Rm.)	Alternate #2 (Processing Rm.)	Alternate #3 (Accessible Path)
Pierson Company	\$ 2,981,200	\$ 21,730	\$ 32,250	\$ 221,390
Sequoia Construction Specialties	\$ 2,950,000	\$ 28,500	\$ 27,600	\$ 199,200
Adams Commercial General Contracting	\$ 2,346,986	\$ 38,976	\$ 33,404	\$ 191,400

NMR and the Humboldt County Department of Public Works (“Public Works”) have reviewed the bids and recommend award of the base bid and alternate numbers 1, 2 and 3 to Adams Commercial General Contracting, the lowest responsive, responsible bidder. The total recommended award for the Base Bid and three (3) alternates is Two Million Six Hundred Ten Thousand Seven Hundred Sixty-Six Dollars (\$2,610,766.00).

Public Works continues to work with the county’s insurance carrier to establish construction costs and identify damages resulting from the fire event. There will be costs for which the county (and not an insurance carrier) will be responsible to pay to complete the reconstruction of the building. These costs may include: work defined as a betterment to the building beyond code-required upgrades (e.g., work that may be deemed an upgrade rather than a like replacement of what was in the building at the time of the fire); and work performed at the project which is not required to be performed as a result of the fire damage.

Now that the project cost has been established through the bidding process, the County of Humboldt will be able to finalize the amount of reconstruction costs to be reimbursed through the insurance carrier. To date, the County of Humboldt has received, as advances, from its insurance carrier the sum of Two Million Five Hundred Seven Thousand Four Hundred Twenty-Eight Dollars and Eighty-Eight Cents (\$2,507,428.88) to be applied against hard and soft project costs for reconstruction, including hazmat cleanup, preparation of restoration plans and specifications, and performance of reconstruction work, as well as construction administration and project supervision services.

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 (\$514,234.00) has been spent in building preparation, and design work for this project. One Million Nine Hundred Ninety-Three Thousand Four Hundred Eighty-Two Dollars (\$1,993,482.00) is budgeted in Public Works Capital Projects (3562-170) for fiscal year 2023-2024. As recommended by staff, the construction cost for this project is Two Million Six Hundred Ten Thousand Seven Hundred Sixty-Six Dollars (\$2,610,766.00). Funding for Add-Alternates 1 and 2 as well as for card readers and associated door hardware at eight (8) doors in the facility will be funded in the amount of Eighty-Four Thousand Eight Hundred Eighty Dollars (\$84,880.00) through the Probation Department (1100-235). This brings the anticipated total project budget to Three Million Eight Hundred Eight Thousand Seven Hundred Thirty-Five Dollars (\$3,808,735.00). 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:

The recommended actions will not impact current staffing levels.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to award the Probation Building Fire Restoration Project. However, this alternative is not recommended because the existing building requires this work to proceed to allow for reoccupation following the fire.

ATTACHMENTS:

1. 170212F-Probation Fire Bid Results
2. Construction Agreement

PREVIOUS ACTION/REFERRAL:

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**File #:** 23-1130

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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

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

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