



COUNTY OF HUMBOLDT

For the meeting of: 3/11/2025

File #: 25-128

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Award Authorization for the Big Lagoon County Park Americans with Disabilities Act Compliance Project, Project Number 2023-801

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for construction of the Big Lagoon County Park Americans with Disabilities Act Compliance Project, Project Number 2023-801; and
2. Award the Big Lagoon County Park Americans with Disabilities Act Compliance Project, Project Number 2023-801, to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc.; and
3. Authorize the Purchasing Agent to execute a construction agreement with Adams Commercial General Contracting, Inc. regarding completion of the Big Lagoon County Park Americans with Disabilities Act Compliance Project, Project number 2023-801 that is substantially similar to the attached sample construction agreement, after review and approval by County Counsel, Risk Management and the County Administrative Office; and
4. Authorize the Purchasing Agent to execute contract change orders up to 10% of the contract amount or Eighty Thousand Six Hundred Fifty-Nine Dollars (\$80,659.00); and
5. Direct the Clerk of the Board to provide the County Administrative Office 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: 1009 - Expand county infrastructure resilience

DISCUSSION:

On Sept. 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 Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all facilities owned and/or leased by the County of Humboldt that provide programs, services, and activities to the public in compliance with the Americans with Disabilities Act. The Big Lagoon County Park Americans with Disabilities Act Compliance Project is part of this compliance effort.

On June 5, 2018, California voters approved Proposition 68, which is known as the California Department of Parks and Recreation's Per Capita Grant, which created a program to make funds available for local park rehabilitation, creation, and improvement grants to local governments on a per capita basis. On Dec. 7, 2021, the County of Humboldt accepted a grant award of Four Hundred Thousand Dollars (\$400,000.00) through the California Department of Parks and Recreation's Per Capita Grant Program. Grant

recipients were encouraged to utilize awards to rehabilitate existing infrastructure and address deficiencies in neighborhoods lacking access to the outdoors. The Humboldt County Department of Public Works (“Public Works”) submitted one application for the Per Capita Grant for the Big Lagoon County Park Day-use Restroom Replacement and Accessibility Enhancement Project, which would remodel the restroom in the day-use area of Big Lagoon County Park, create accessible parking stalls and pathways and create an accessible picnic area and seating area. The County of Humboldt subsequently entered into a consultant services agreement with Whitchurch Engineering, Inc. to provide architectural design services for the project.

The project scope for the day-use area includes: creating new concrete pathways, curbs, detectable warning systems and pavement markings; a new accessible parking stall near restrooms; a new accessible recreational vehicle size parking stall near the grassy area adjacent to parking lots; a new concrete pathway leading to new picnic sites and viewing area; a new concrete sidewalk around three sides of the existing restroom, along with the stone bench, accessible drinking fountain and bottle filler; a new concrete sidewalk along the edge of the parking lot from restroom to the kayak station; a new greywater system; a new outdoor rinsing shower and a new accessible stall in the interior of each restroom.

As for the project scope for the campground, the restrooms will be remodeled to include accessible stalls in each restroom, new accessible showers, concrete pathways, and detectable warning surfaces from the restroom to Campsite 27 and from the restrooms to Campsite 20 and 21. A new accessible parking stall is proposed to be constructed adjacent to the restrooms. A new stained concrete sidewalk is proposed to be constructed around the three sides of existing restrooms along with a new stone bench. New accessible picnic tables and fire pits will be constructed for campsites 20, 21 and 27 and new accessible electrical plug-in mounting board for the RV campsite 27.

The restrooms in the day-use area and campground need rehabilitation to address deterioration and to eliminate barriers to access as defined by the Americans with Disabilities Act. Improvements are needed to make parking stalls, pathways, representative campsites, and associated amenities compliant with the Americans with Disabilities Act. In addition, swimmers in the lagoon desire a rinsing shower to wash off salt water. The overall project will improve the longevity, functionality and accessibility of the day-use and campground facilities. These facilities have not seen a significant update for many decades.

On July 23, 2024, the Humboldt County Board of Supervisors (“Board”) authorized the Big Lagoon ADA Compliance Project to be advertised for public bid. On Aug. 27, 2024, the County of Humboldt received and opened three (3) responsive bids and the results are as follows:

Contractor	Location	Day-Use Bid	Camp-Ground Bid	Total Bid
Bode Construction	Bayside, CA	\$489,000.00	\$507,000.00	\$996,000.00
Sequoia Construction	Eureka, CA	\$522,947.00	\$570,149.00	\$1,093,123.00
Adams Commercial General Contracting, Inc.	Eureka, CA	\$392,460.00	\$414,130.00	\$806,590.00

The general conditions set forth in the project specifications manual require that the project be awarded on the merits of the lowest qualified, responsible, and responsive base bid. Staff recommends that your Board award the Big Lagoon County Park Americans with Disabilities Act Compliance Project to Adams Commercial General Contracting, Inc. for the total base bid award amount of Eight Hundred Six Thousand Five Hundred Ninety Dollars (\$806,590.00).

SOURCE OF FUNDING:

Capital Projects Fund (3562-170); ADA ISF Fund (3552-152); Deferred Maintenance Fund (3464)

FINANCIAL IMPACT:

Expenditures (3552-152; 3562-170)	FY22-23	FY23-24	FY24-25	FY25-26
Budgeted Expenses (3552-152)	\$28,080.00	\$27,214.00	\$100,000.00	\$409,706.00
Budgeted Expenses (3562-170)	\$29,835.00	\$26,809.00	\$100,000.00	\$243,356.00
Total Expenditures	\$57,915.00	\$54,023.00	\$200,000.00	\$653,062.00
Funding Sources (3552-152; 3562-170; 3464)	FY22-23	FY23-24	FY24-25	FY25-26

Fund Balance ADA (3552-152)	\$28,080.00	\$27,214.00	\$100,000.00	\$244,706.00
Deferred Maintenance Fund (3464)				\$165,000.00
Capital Projects Fund (3562-170)	\$29,835.00	\$26,809.00	\$100,000.00	\$243,356.00
Total Funding Sources	\$57,915.00	\$54,023.00	\$200,000.00	\$653,062.00

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

The total cost estimate for the Big Lagoon County Park Americans with Disabilities Act Compliance Project is Nine Hundred Sixty-Five Thousand Dollars (\$965,000.00). The project will be funded through a combination of California Department of Parks and Recreation grant funding (3562-170) in the amount of Four Hundred Thousand Dollars (\$400,000.00), ADA ISF fund balance (3552-152) in the amount of Four Hundred Thousand Dollars (\$400,000.00) and Deferred Maintenance fund balance in the amount of One Hundred Sixty-Five Thousand Dollars (\$165,000.00).

In fiscal years 2022-23 and 2023-24, One Hundred Eleven Thousand Nine Hundred Thirty-Eight Dollars (\$111,938.00) was spent on design and other soft costs related to the Big Lagoon County Park Americans with Disabilities Act Compliance Project. Expenditure appropriation related to the Big Lagoon County Park Americans with Disabilities Act Compliance Project were included in the adopted fiscal year 2024-25 budget in the amount of One Hundred Thousand Dollars (\$100,000.00) for ADA Compliance budget unit 3552-152 and One Hundred Thousand Dollars (\$100,000.00) for Public Works Capital Projects budget unit 3562-170. The majority of project costs will be expended in the construction phase of the project in fiscal year 2025-26. It is anticipated those cost will be Two Hundred Forty-Four Thousand Seven Hundred Six Dollars (\$244,706.00) from ADA Compliance fund balance (3552-152), and One Hundred Sixty-Five Thousand Dollars (\$165,000.00) from the Deferred Maintenance Fund (3464) and Two Hundred Forty-Three Thousand Fifty-Six Dollars (\$243,356.00) from the California Department of Parks and Recreation Per Capita Grant in the Public Works Capital Projects budget (3562-170).

STAFFING IMPACT:

None

OTHER AGENCY INVOLVEMENT:

California Department of Parks and Recreation

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to award the Big Lagoon County Park Americans with Disabilities Act Compliance Project to Adams Commercial General Contracting, Inc. However, this alternative is not recommended as Big Lagoon County Park was one of the facilities listed as having barriers to access and was scheduled for access barrier removal in the Board adopted Americans with Disabilities Act Compliance Plan. Further, Per Capita Grant funds have been allocated by the state to use for needed renovations at Big Lagoon County Park and any unused funds must be returned to the state if the project is not constructed.

ATTACHMENTS:

1. Sample Construction Agreement

PREVIOUS ACTION/REFERRAL:

Meeting of: 12-7-2021, 7-23-2024

File No.: 21-1677, 24-1146