



# COUNTY OF HUMBOLDT

For the meeting of: 6/4/2024

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File #: 24-906

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**Vote Requirement:** 4/5th

**SUBJECT:**

Humboldt County Probation Building Fire Reconstruction Project (Project #170212F) Change Order Number 5.0 and Final Acceptance (4/5 Vote Required)

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve, and authorize the Public Works Director, or a designee thereof, to execute, Change Order Number 5.0 for the Humboldt County Probation Building Fire Reconstruction Project for a total cost increase of \$14,152.33 and a time extension of 34 calendar days (4/5 vote required);
2. Accept the work of Adams Commercial General Contracting, Inc. as substantially complete for the Humboldt County Probation Building Fire Reconstruction Project; and
3. Authorize the Public Works Director, or a designee thereof, to file the Notice of Completion for the project as required.

**SOURCE OF FUNDING:**

Insurance Proceeds Liability (3524); Capital Projects (3562-170)

**DISCUSSION:**

The Juvenile Hall Replacement Project (Project #170212) approved for construction by the Humboldt County Board of Supervisors (“Board”) on Aug. 16, 2016, included two 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 Oct. 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, 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 Replacement Project. On June 13, 2023, reconstruction plans for the Probation Building were released for Bidding. Three bids for the Humboldt County Probation Building Fire Reconstruction Project were received on July 18, 2023.

On Aug. 8, 2023, the Board awarded the Humboldt County Probation Building Fire Reconstruction Project to Adams Commercial General Contracting, Inc. in the amount of \$2,610,766 for the base bid plus additive alternates 1,2 and 3. The Humboldt County Probation Building Fire Reconstruction Project started construction on Sept. 13, 2023.

Construction Change Orders executed to date include four change orders for a total of \$193,168.65 with 72 days added to the construction completion schedule which were formally approved by the Public Works Director and the Board.

One additional Change Order, 5.0 , is currently before the Board for consideration. Change Order 5.0 includes six separate items, including an additional power outlet in the breakroom, additional trim around the area of the wheelchair lift to close gaps, grinding of existing concrete in the breakroom which was out-of-plane to accommodate new flooring, installation of baffles in the ductwork system to allow for greater privacy in staff work areas, replacement of exit signage to accommodate required exit clearances and a credit for walk-off mats removed during construction. The total construction budget cost increase resulting from Change Order 5.0 is \$14,152.33 and adds 34 days to the construction completion schedule.

The cumulative change between approved change orders 1.0 through 5.0 will total an increase of \$207,320.98 from the original budget and will have granted a total of 106 days of time extension to the original construction contract. The total construction cost following Change Order 5.0 will be \$2,818,086.98.

Adams Commercial General Contracting, Inc. has substantially completed their contract obligations ( *i.e.*, the Humboldt County Probation building can safely be used for its intended use) and therefore the Humboldt County Probation Building Fire Reconstruction Project can be accepted as substantially complete in accordance with the contract documents. The Board must accept the project-related work prior to filing final acceptance. After the Board's acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory 35-day lien period can begin. Following completion of the lien period, the County of Humboldt can release or reduce the payment retention provided that no stop notices have been filed and any remaining contract work is complete.

Accordingly, Public Works recommends that the Board approve, and authorize the Public Works Director, or a designee thereof, to execute, Change Order Number 5.0, accept the work of Adams Commercial General Contracting, Inc. as substantially complete and file the associated Notice of Completion once the remaining punchlist items have been completed.

FINANCIAL IMPACT:

Currently, the County of Humboldt has received advances from its insurance carrier in the total amount of \$2,507,428.88. To date, \$514,234 has been spent in building preparation, and design work, for the Humboldt County Probation Building Fire Reconstruction Project. \$1,993,482 is budgeted in Public Works Capital Projects budget unit 3562-170 for fiscal year 2023-24. The construction cost for this project is currently \$2,803,934.65. Approval of Change Order 5.0 will add \$14,152.33 to the construction cost of the Humboldt County Probation Building Fire Reconstruction Project. Funding for the items including electrical, painting, trim, concrete grinding and sound baffles will be covered through a portion of the remaining Juvenile Hall contingency funding, or through the insurance carrier in the amount of \$14,152.33. This brings the anticipated total budget for the Humboldt County Probation Building Fire Reconstruction Project to \$3,332,320.98.

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 if needed.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

STRATEGIC PLAN:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to proceed with acceptance of the Humboldt County Probation Building Fire Reconstruction Project at this time. However, this alternative is not recommended since the general contractor has substantially completed their portion of the work and will therefore be entitled to release of retention upon completion of minor punch list items.

ATTACHMENTS:

1. Change Order 5.0

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

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-13; C-21; C-24; C-25; D-13; D-21; D-20

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;  
2/27/24; 3/12/24

File No.: 19-153; 20-202; 20-207; 21-1586; 22-157; 22-634,23-811; 23-1130; 24-33; 24-193;24-273