



COUNTY OF HUMBOLDT

For the meeting of: 11/8/2022

File #: 22-1470

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Change Order Authorization for the Humboldt County Correctional Facility Accessibility Improvement Project, Project Number 2019-102, and Budget Transfer Request (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize the Purchasing Agent to sign the second Change Order for the Humboldt County Correctional Facility Accessibility Improvement Project, Project Number 2019-102 (4/5 Vote Required);
2. Approve the attached budget transfer request from Contingencies for the Correctional Facility 1100-243 in the amount of \$134,545 for fiscal year 2022-23 (4/5 Vote Required); and
3. 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.

SOURCE OF FUNDING:

General Fund Contingency Reserve (1100-990); ADA Internal Service Fund (3552-152)

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 by the County of Humboldt that provide programs, services or activities to the public into compliance with the ADA. This project illustrates the County of Humboldt’s continued commitment towards access barrier removal at its remaining facilities as well as completing the remaining access barrier removal outlined in the consent decree for this facility.

On December 8, 2020, the Humboldt County Board of Supervisors (“Board”) authorized staff to award the Humboldt County Correctional Facility Accessibility Improvement Project to Adams Commercial General Contracting, Inc. (“ACGC”) of Eureka, California for the base bid amount of \$1,110,756. The construction project will renovate and improve accessibility features for the designated accessible showers, lavatories, toilets and handrails in each of the remaining housing units, replacement of the second-floor inmate restroom door and the renovation of one (1) of the staff restrooms on the second

floor as well as remediate other miscellaneous barriers to access. Non-accessible toilets, lavatories, urinals and showers were excluded from the project design and scope as the project was limited to removing barriers to access with the ADA accessible fixtures in the dormitories. Non-accessible fixtures were to be largely left untouched as part of the current scope.

On June 29, 2021, the Board authorized Change Order 1 in the amount \$101,110.62, which added deferred maintenance repairs to the non-accessible showers and toilet facilities in housing unit 219 after County of Humboldt staff and ACGC located leaks and other deferred maintenance deficiencies within the non-accessible toilet and bathing facilities in the housing unit.

As the project progressed into the fourth phase and demolition was completed, it was determined that several of the non-accessible shower pans in housing units 334, 339, 320 and 555, which are shower units outside of the current project scope, had been chronically leaking and water had been collecting under the existing shower pans. Due to the leaks, County of Humboldt staff and ACGC became concerned that if repairs are not made in the near future that the leaks would eventually cause the newly installed epoxy resin flooring to fail prematurely and the water could eventually leach into and damage other areas of the facility. Immediate repairs to the damaged shower pans would be recommended to preserve the epoxy flooring product integrity and warranty as well as prevent potential water damage to other areas of the facility.

Recent and projected future spikes in the commodities and building materials markets would likely have negative financial implications on the repair costs if the repairs are delayed or commissioned into a standalone project. ACGC is already onsite making similar repairs as part of the current project which results in savings to the county in the staff time required to design, bid, and construct the repairs as well as the costs associated with the contractor mobilization and phasing if the project were to be commissioned into a standalone project.

During construction it was also determined that several plumbing and electrical conduits were routed in locations that prevented the contractor from constructing the new shower stalls in a manner that met the space requirements outlined in the ADA. Other issues discovered during construction were drain lines that were corroded and rusted and needed to be replaced, a window that was leaking on one (1) of the exterior walls, and secure ceiling spaces that required additional secure access hatches due to previously unknown structural obstacles located above the ceiling spaces. Staff requested a cost proposal from ACGC to correct these deficiencies and included costs for repairs in Change Order 2.

FINANCIAL IMPACT:

The original contract sum with ACGC is \$1,110,756 combined with Change Order 1 establishes a contract value of \$1,211,866.62. This combined with Change Order 2 in the amount of \$228,228.94 establishes a revised contract value of \$1,440,095.56.

The recommended budget transfer for fiscal year (FY) 2022-23 from General Fund - Contingency Reserve (1100-990) to the Correctional Facility (1100-243) will transfer appropriations \$134,545 to cover the additional costs associated with the leaking shower pans. The ADA Compliance (3552-152) will fund \$93,683.94. There are sufficient funds budgeted in the approved FY 2022-23 in ADA

Compliance (3552-152) for this expenditure.

Staff has reviewed the Correctional Facility Budget Unit (1100-243) budgeted expenditures and revenues for FY 2022-23 and concluded that there are not sufficient funds to cover the cost of this unanticipated and unbudgeted expenditure of \$134,545. The balance of the General Fund Contingency Reserve is currently \$1,279,231 and if approved by your Board, the remaining balance of the General Fund Contingency Reserve will be reduced to \$1,144,686.

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 authorize the Purchasing Agent to sign Change Order 2 and approve a General Fund Contingency contribution and a budget transfer in the amount of \$134,545. However, this is not recommended as delaying the repairs will likely result in more water damage to surrounding areas and increase costs because of anticipated escalation costs resulting from recent and projected future spikes in the commodities and building materials markets, increased difficulties with phasing a construction project as the facility population increases in coming months, increased time associated with contractor mobilization and increased staff time to manage a standalone project from design, to bid, to construction.

ATTACHMENTS:

1. Change Order 2
2. Budget Transfer Request

PREVIOUS ACTION/REFERRAL:

Board Order No.: C13, C7, D-16

Meeting of: 9/15/2020, 12/8/2020, 6/29/2021

File No.: 20-1107, 20-1333, 21-710