



COUNTY OF HUMBOLDT

For the meeting of: 7/11/2023

File #: 23-780

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

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

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize the Purchasing Agent to sign the Third and Final Change Order for the Humboldt County Correctional Facility Accessibility Improvement Project, Project Number 2019-102 in the amount of \$30,032.84 (4/5 Vote Required);
2. 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:

ADA Internal Service Fund (3552-152)

DISCUSSION:

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 renovated and improved accessibility features for the designated accessible showers, lavatories, toilets and handrails in each of the housing units, replaced the second-floor inmate restroom door and the renovated of one of the staff restrooms on the second floor as well as remediated 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 original 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.

On Nov. 8, 2022, the Board authorized Change Order 2 in the amount \$228,228.94, which repaired several of the non-accessible shower pans in housing units 334, 339, 320 and 555 in order to prevent water leakage from compromising the newly installed epoxy resin flooring as well as prevent water leakage to other areas of the building. This change order also addressed a number of other issues in the building such as corroded drain lines and electrical conduit issues that inhibited the construction of the new shower, as well as the security of ceiling spaces and an exterior window that was leaking.

During construction of the fifth phase of the project, the contractor encountered several unexpected conditions that required a change in scope which included; removing steel posts from bathroom partitions in housing unit 320 that prohibited the epoxy floor covering from properly adhering and sealing the surfaces which would have voided the manufacturers warranties; removed potential ligature points that could pose a safety risk to occupants; fabrication and installation of steel plates to cover holes in the showers left from the removal of the stainless steel shower surrounds that were demolished and reconstructed and not included in Change Order 2; replacing broken toilets in housing unit 320 damaged when they were removed for the epoxy flooring installation; installation of metal lath and plaster in the janitor closet; replacement of the mop sink in 334; and the elimination of a bathroom outlet in housing unit 334. Before your Board today is the third and final change order for the project in the amount of \$30,032.84.

FINANCIAL IMPACT:

| Expenditures (ADA 3552-152) | FY22-23 |
|---------------------------------------|------------------------|
| Budgeted Expenses | \$0 |
| Budget Appropriation | \$30,032.84 |
| Total Expenditures | \$30,032.84 |
| Funding Sources (ADA 3552-152) | FY22-23 Adopted |
| Finance Plan | \$30,032.84 |
| Total Funding Sources | \$30,032.84 |

Narrative Explanation of Financial Impact:

The approval of the attached supplemental budget will provide funds for this Change Order 3 which totals \$30,032.84. The original contract sum combined with Change Orders 1, 2 and 3 establishes a total contract value of \$1,470,128.40.

STAFFING IMPACT:

Approval of the attached change order and supplemental budget will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended actions support the following areas of the Board of Supervisors' Strategic Framework.

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Core Roles: Provide for and maintain infrastructure

New Initiatives: Foster transparent, accessible, welcoming and user friendly services

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to authorize the Purchasing Agent to sign the attached change order. However, this alternative is not recommended as this work is required to be completed in order to have a fully functional, safe and ADA accessible housing units.

ATTACHMENTS:

1. Change Order 3
2. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Board Order No.: C13, C7, D-16, D-8

Meeting of: 9/15/2020, 12/8/2020, 6/29/2021, 11/8/2022

File No.: 20-1107, 20-1333, 21-710, 22-1470