



# COUNTY OF HUMBOLDT

For the meeting of: 8/12/2025

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File #: 25-835

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**To:** Board of Supervisors

**From:** County Administrative Office

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Final Acceptance of the Humboldt County Courthouse Restrooms Americans with Disabilities Act (ADA) Modification Project, Project Number 2020-102

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Accept the completion of the Humboldt County Courthouse Restrooms ADA Modification Project, Project Number 2020-102; and
2. Authorize the Purchasing Agent, or a designee thereof, to execute the Notice of Completion for the Humboldt County Courthouse Restrooms ADA Modification Project; and
3. Direct the Clerk of the Board to provide the County Administrative Office - ADA Compliance Team with one fully executed certified copy of the Board order related to this item.

**STRATEGIC PLAN:**

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Core Services/Other

Strategic Plan Category: 3002 - Invest in county facilities

**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 ADA 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 into compliance with the ADA. The Humboldt County Courthouse Restrooms ADA Modification Project is part of this compliance effort.

On July 28, 2020, the County of Humboldt entered into a consultant services agreement with Nichols, Melburg, and Rossetto Architects (NMR) to design ADA improvements and modernize the public restrooms in the Humboldt County Courthouse.

The project consisted of full renovations and modernizations of all 20 public restrooms in the courthouse including remediation of all barriers to access as defined under the ADA in a minimum of two gender-specific restrooms on each floor in the building, converting two multiuser restrooms located at the third-floor elevator vestibule into two single user all-gender restrooms with one being made fully compliant with the ADA and full renovations to the remaining six non-ADA restrooms located on the first, second and third floors.

On May 23, 2023, your Board authorized the award of the project to Adams Commercial General Contracting, Inc (ACGC). Eureka, California for the total award amount of \$2,185,849.00.

On Aug. 20, 2024, the first change order was issued for ACGC. in the amount of \$62,990.90. This change order included adjustments such as credits for drinking fountains and mirrors, relocation of the sprinkler system, additional baby changing stations, plumbing repairs on the ground and third floors, light fixture changes, wall-mount occupancy sensors, water damage and other deferred maintenance repairs. It also covered the replacement of rotten floor drains, additional partition supports, power for a powered door on the fourth floor and the addition of access hatches in several locations.

On Oct. 14, 2024, the second change order was issued for ACGC in the amount of \$49,686.73. This change order included the addition of toilet seats, plumbing and deferred maintenance repairs, additional light fixtures, restroom leak wall repairs and a flooring change in the elevator vestibule.

On Apr. 30, 2025, the third change order was issued in the amount of \$709.94. This change order included labor and materials to provide and install an alternate sink and faucet in the Board of Supervisors breakroom.

**SOURCE OF FUNDING:**

2020 Finance Plan, ADA Internal Service Fund (3552-152), Deferred Maintenance (3464), Judicial Council of California

<i>Expenditures (3552-152)</i>	<b>FY24-25</b>	<b>FY25-26</b>
<i>Budgeted Expenses</i>	<u>\$276,608</u>	<u>\$115,637</u>
<i>Total Expenditures</i>	<u>\$276,608</u>	<u>\$115,637</u>

<i>Funding Sources (Fund, Budget Unit)</i>		
<b>FY24-25FY25-26</b>		
<i>Finance Plan</i>	<u>\$151,484</u>	<u>76,587</u>
<i>State/Federal Funds</i>	<u>\$93,228</u>	<u>39,050</u>
<i>Deferred Maintenance</i>	<u>\$31,356</u>	
<i>Total Funding Sources</i>	<u>\$276,068</u>	<u>\$115,637</u>

**FINANCIAL IMPACT:**

Narrative Explanation of Financial Impact:

The total cost for the Humboldt County Courthouse Restrooms Americans with Disabilities Act (ADA) Modification Project, Project Number 2020-101, is anticipated to be \$2,470,200. The design costs with NMR were \$117,000.00. The total executed contract totals with change orders with ACGC were \$2,299,237. Other non-contracted project expenditures totaled \$53,963. The project was funded through a combination of the 2020 Finance Plan, Deferred Maintenance funds and Judicial Council of California funding cost share per the courthouse joint occupancy agreement. In fiscal year 2025-26, there is sufficient appropriation for remaining costs of construction retention and any remaining inspections in the ADA Compliance ISF budget (3552-152).

**STAFFING IMPACT:**

Narrative Explanation of Staffing Impact:

The recommended actions will not impact current staffing levels.

**OTHER AGENCY INVOLVEMENT:**

Judicial Council of California

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Your Board may choose not to accept the Courthouse Restrooms ADA Modification Project. However, this alternative is not recommended as ACGC. has completed its contractual obligations and therefore are entitled to release of retention at the

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conclusion of the thirty-five (35) day lien period.

**ATTACHMENTS:**

1. Notice of Completion

**PREVIOUS ACTION/REFERRAL:**

Meeting of: 6/29/2021, 3/14/2023, 5/23/2023

File No.: 21-351,23-246, 23-629