



# COUNTY OF HUMBOLDT

For the meeting of: 1/23/2024

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File #: 23-1601

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**To:** Board of Supervisors  
**From:** County Administrative Office

**Agenda Section:** Consent

**Vote Requirement:** 4/5th

**SUBJECT:**

Bid Award Authorization and Supplemental Budget for the Ferndale Veterans Hall Americans with Disabilities Act Modification Project, Project Number 2022-802 (4/5 Vote Required)

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Receive and file the bid proposals submitted for the Ferndale Veterans Hall Americans with Disabilities Act Modification Project, Project Number, 2022-802;
2. Award the Ferndale Veterans Hall Americans with Disabilities Act Modification Project to Del Biaggio Construction Inc. in the amount of Two Hundred Ninety-Nine Thousand Nine Hundred Fifty Dollars (\$299,950.00);
3. Authorize the Humboldt County Purchasing Agent, or a designee thereof, to execute a project agreement with Del Biaggio Construction Inc., that is substantially similar to the sample construction agreement attached hereto, after review and approval by County Counsel, Risk Management and the County Administrative Office;
4. Authorize the Purchasing Agent to execute contract change orders up to the amount of Twenty-Seven Thousand Four Hundred Ninety-Seven Dollars (\$27,497.00); and
5. Approve the Supplemental Budget in the amount of One Hundred Sixty Thousand Dollars (\$160,000.00) from Deferred Maintenance (3464) to ADA Compliance (3552-152) (4/5 Vote Required).

**SOURCE OF FUNDING:**

Deferred Maintenance Fund (3464); ADA Internal Service Fund (3552-152); 2020 Finance Plan

**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 and activities to the public into compliance with the ADA. The Ferndale Veterans Hall ADA

Modification Project is part of this compliance effort.

On August 27, 2020, the County of Humboldt entered into a consultant services agreement with Whitchurch Engineering to design ADA improvements for the Ferndale Veterans Hall. The construction project consists of proposed ADA and deferred maintenance improvements to the building which includes three (3) new accessible parking stalls, an accessible path of travel that links the public right of way to the facility’s accessible entrance, a new accessible ramp, addition of accessible service counters inside both the lounge and the kitchen, new accessible doors and hardware in multiple locations within the facility, replacement of deteriorated hand railing and modifications to the mudroom flooring and doors.

It has been a number of years since the interior of the Ferndale Veterans Building has been painted. The building is need of fresh paint. During the bidding period, staff requested bidders provide an Add Alternate cost to place two (2) coats of paint on all interior spaces of the facility, not affected by the ADA portions of the project. This bid is reflected in the “Add Alternate” column below. The Humboldt County Department of Public Works (“Public Works”) has agreed to fund the Add Alternate painting portion of this project, which amounts to approximately Eighty-Seven Thousand Seven Hundred Fifty Dollars (\$87,750.00), as well as other deferred maintenance repairs for a total Deferred Maintenance Fund contribution of One Hundred Sixty Thousand Dollars (\$160,000.00).

The construction schedule is expected to take one hundred twenty (120) calendar days and is anticipated to begin in February, 2024. The ADA Compliance Team worked with Public Works and the Ferndale Veterans on the design and specifications for this project. This project aligns with the Board adopted Facilities Master Plan and the ADA Compliance Plan.

On October 3, 2023, the Humboldt County Board of Supervisors (“Board”) authorized the Ferndale Veterans Hall ADA Modification Project to be advertised for public bid. On November 7, 2023, the County of Humboldt received and opened two (2) responsive bids and the results are as follows:

<b>Contractor</b>	<b>Base Bid</b>	<b>Add-Alternate</b>	<b>Total Base Plus Add Alternate</b>
Del Biaggio Construction, Inc.	\$212,200.00	\$87,750.00	\$299,950.00
Adams Commercial General Contracting, Inc.	\$214,063.00	\$37,611.00	\$251,674.00

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 this project to Del Biaggio Construction Inc. for the total base bid award amount of Two Hundred Twelve Thousand Two Hundred Dollars (\$212,200.00). Staff also recommends awarding Del Biaggio Construction Inc. the interior painting Add Alternate in the amount of Eighty-Seven Thousand Seven Hundred Fifty Dollars (\$87,750.00). for a total contract value of Two Hundred Ninety-Nine Thousand Nine Hundred Fifty Dollars (\$299,950.00).

**FINANCIAL IMPACT:**

<b>Expenditures (3552-152)</b>	<b>FY23-24</b>
Budgeted Expenses	\$220,000.00
Additional Appropriation Requested	\$160,000.00
<b>Total Expenditures</b>	<b>\$380,000.00</b>
<b>Funding Sources (3552-152)</b>	<b>FY23-24 Adopted</b>
2020 Finance Plan	\$220,000.00
Deferred Maintenance (3464)	\$160,000.00
<b>Total Funding Sources</b>	<b>\$380,000.00</b>

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

Current project soft costs combined with the Base Bid amount of Two Hundred Twelve Thousand Two Hundred Dollars (\$212,200.00), the Add Alternate amount of Eighty-Seven Thousand Seven Hundred Fifty Dollars (\$87,750.00), plus contingencies, establishes an estimated total project cost of Four Hundred Twenty-Three Thousand Dollars (\$423,000.00). The ADA Compliance budget, 3552-152, allocated Two Hundred Twenty Thousand Dollars (\$220,000.00) in fiscal year 2023-2024 for this project. Should the Board authorize the bid award for this project a supplemental budget from Deferred Maintenance in the amount of One Hundred Sixty Thousand Dollars (\$160,000.00) is attached.

**STAFFING IMPACT:**

The recommended actions will not impact current staffing levels.

**STRATEGIC FRAMEWORK:**

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

Core Roles: Provide for and maintain infrastructure

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

Strategic Plan: 4.2 - Create a community where county programs services and facilities are accessible to all with disabilities

**OTHER AGENCY INVOLVEMENT:**

None

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to approve the recommendations to award the project to Del Biaggio Construction Inc. However, this alternative is not recommended as the Ferndale Veterans Hall was one (1) of the facilities listed as having barriers to access and was scheduled for ADA modifications in the ADA Compliance Plan.

The Board may choose to award just the ADA work listed in the base bid scope and choose not to award the add alternate. However, this alternative is also not recommended as the interior of the

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building is in need of new paint and delaying the interior painting will likely result in increased costs because of anticipated escalation costs resulting from recent and projected future spikes in the commodities and building materials markets, increased time and costs associated with contractor mobilization and staff time to manage a standalone project.

ATTACHMENTS:

1. Bid results
2. Sample Contract
3. Supplemental Budget - Ferndale Vets

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-12

Meeting of: October 3, 2023

File No.: 23-1118