



COUNTY OF HUMBOLDT

For the meeting of: 11/13/2018

File #: 18-1442

To: Board of Supervisors

From: County Administrative Office

SUBJECT:

Authorization for Request for Qualifications (RFQ) to Solicit Firms for Professional Design and Construction Management Services for the Construction of the Garberville Mini-Complex Project

RECOMMENDATION(S):

That the Board of Supervisors receive and approve the Request for Qualifications for the Garberville Mini-Complex project; and authorize the Clerk of the Board to advertise the above-referenced project, pursuant to Government Code Sections 4525 et seq. with Statements of Qualifications to be due on December 11, 2018.

SOURCE OF FUNDING:

ADA Internal Service Fund (3552)

DISCUSSION:

On September 7, 2016, the county entered into a Consent Decree with the United States Department of Justice (DOJ) that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all county-owned and leased facilities that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act by September 7, 2019.

The Garberville branch of the Humboldt County Library and the Garberville Sheriff's Sub-Station are both facilities listed in the Consent Decree as having access barriers defined under the Americans with Disabilities Act (ADA). The costs associated with ADA barrier remediation at these sites, combined with an excessive amount of deferred maintenance, as well as the campus focused efforts of Facilities Master Planning, has a mini-campus (complex) concept as the appropriate solution to remediate the facilities deficiencies and Consent Decree barriers in Garberville. The purpose of the RFQ is to provide the County with a complete set of drawings, specifications and construction project management services for the demolition of two existing buildings and construction of a new modular mini-complex to be located at 715 Cedar Street, Garberville.

Currently, there are two dated and deteriorated structures located on the parcel; a modular facility housing the Garberville branch of the Humboldt County Library and a wood framed structure housing the Second District Supervisor's Office. Once the existing buildings have been demolished, it is the County's intent to install new modular buildings that will house the Garberville branch of the Humboldt County Library, the Garberville Sheriff's Sub-Station, the Second District Supervisor's Office, and a multi-departmental conference room that can be utilized for a variety of purposes including, but not limited to, a meeting location for the Garberville Veterans and a Courtroom with a judge's chamber for the Humboldt County Superior Court. The complex will have centralized public ADA accessible restrooms sized appropriately for the intended occupancy, private single user ADA compliant restrooms for the Sheriff's Substation, a new parking lot, site lighting, site improvements complete with fully accessible parking stalls and an accessible path of travel linking the public right of way to site amenities. Site utilities such as electrical, water, gas, and waste water are also critical design elements to the project.

FINANCIAL IMPACT:

The ADA Compliance ISF included \$350,000.00 in its Fiscal Year 2018-19 budget for this project. It is anticipated that staff will return to your Board with a supplement budget once firm constructions costs are known.

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The item before you today supports your Boards' strategic framework of fostering transparent, accessible, welcoming and user friendly services and enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the recommendations to authorize the RFQ. However, the county may be subject to fines for non-compliance, as the two of the facilities will be made fully accessible as part of this project are listed in the Consent Decree.

ATTACHMENTS:

Attachment 1: Professional Design and Project Management Services RFQ- Garberville Mini-Complex

Attachment 2: Sample Site Concept Drawings- Garberville Mini-Complex

PREVIOUS ACTION/REFERRAL:

Board Order No.:

Meeting of: