



# COUNTY OF HUMBOLDT

For the meeting of: 10/5/2021

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File #: 21-1015

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**To:** Board of Supervisors

**From:** County Administrative Office

**Agenda Section:** Consent

**SUBJECT:**

Change Order and Final Acceptance for Construction of the Courthouse Fifth Floor Remodel Project.  
Project Number 2018-102

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve and authorize the Purchasing Agent to execute, Change Order 4 for a \$75,559 cost increase and a time extension of 151 days for the Courthouse Fifth Floor Remodel Project;
2. Accept the work of Adams Commercial General Contracting, Inc. as complete for the Courthouse Fifth Floor Remodel Project; and
3. Authorize the Purchasing Agent to sign the Notice of Completion for the project.

**SOURCE OF FUNDING:**

General Fund (1100)

**DISCUSSION:**

On Sept. 3, 2019, the Board awarded the Courthouse Fifth Floor Remodel Project to Adams Commercial General Contracting, Inc. (ACGC) for the base bid amount of \$2,733,721. The scope of the construction project completely renovated the unoccupied space on the south side of the courthouse fifth floor making space for offices, a conference room, an interview room, and administrative spaces that houses approximately 14 staff members and provides a streamlined singular location for the services offered by the District Attorney's (DA) Child Abuse Services Team (CAST) and Victim Witness (VW). Work consisted of demolishing the existing interior walls and removing and replacing existing heating, ventilation, and air conditioning (HVAC) equipment housed in the fifth floor mechanical rooms and placing new equipment on the roof of the courthouse. A new roof was placed on the west hip of the fifth floor roof prior to installation of the new HVAC equipment.

During the course of construction, the contractor uncovered several as-built conditions that were not accurately reflected in the existing as-built courthouse construction blueprints. Some of the Courthouse Fifth Floor Remodel Project design, particularly elements located in concealed spaces such as the mechanical shafts, relied heavily on the historical data contained in the as-built blueprints. This

resulted in the primary needs for Change Orders 1 through 3.

Change Order 1 in the amount of \$15,503.51, primarily involved increasing the size of the concrete roof deck penetrations at both the North and South mechanical shafts in order to accommodate necessary revisions to the existing ducting which was required to terminate to the new HVAC units that were placed on the roof.

Change Order 2 in the amount of \$33,718.42, primarily involved modifications to the size of the new North and South mechanical shaft penthouses to accommodate a reconfiguration of duct work necessary to integrate the new HVAC units into the existing ducting pathways as well as integrating new electrical and communications conduits required for the future Radio Infrastructure Upgrade Project slated to navigate through the newly finished space.

Change Order 3 in the amount of \$96,575.68, primarily involved modification and rerouting of air ducts in both the North and South mechanical shafts due in part to existing ducts not being located where historic courthouse as-built drawings indicated they should be. This change in scope required a fair amount of field design in order to modify existing duct work so that it could be connected properly to the newly placed HVAC units on the roof.

Before your Board is Change Order 4 in the amount of \$75,559. After the existing HVAC units were demolished from Fan Room 1 to make room for VW office space, concrete spalling was discovered, previously concealed by HVAC equipment on both the slab and exterior wall of the fifth floor. Concrete spalling is the result of deferred maintenance when moisture infiltrates into the reinforcing steel bar (rebar) within a concrete structural system and corrodes the rebar causing it to expand and thereby causing the concrete to become brittle and crack. An approximate 4 foot by 14 foot section of the West wall and an approximate 8 foot by 14 foot section of the fifth floor slab had to be removed so that structural engineers, the project architect, county staff and ACGC could determine the severity of the damage and prescribe appropriate repairs. This involved temporarily relocating DA staff from the offices directly under the spalled area on the fourth floor so that repairs could take place. New rebar and concrete were placed in the damaged area and the spalling repair has been completed. Due to the removal of concrete on the fourth floor ceiling and the dust and debris this type of work causes, staff requested that ACGC replace the aging floor coverings and paint the two affected offices on the fourth floor prior to staff re-occupancy.

ACGC has substantially completed their contract obligations and therefore the project can be accepted as complete in accordance with the contract documents. The Board of Supervisors must accept the project prior to filing final acceptance. After your Board's acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory 35-day lien period can begin. Following completion of the lien period, the county can release or reduce the payment retention provided that no stop notices have been filed and any remaining contract work has been completed.

**FINANCIAL IMPACT:**

The total base bid combined with Change Orders 1, 2 and 3 is \$2,879,518.61. This combined with

Change Order 4 in the amount of \$75,559 establishes a \$2,955,077.61 total construction cost for the Courthouse Fifth Floor Remodel Project. \$64,023.94 of Change Order 4 is directly related to the spalling repairs and will be paid through Deferred Maintenance in budget unit 1100-170. The remaining \$11,535.06 will be funded through the 2020 Finance Plan in budget unit 1100-170. There are sufficient funds in the fiscal year 2021-22 budget for the Change Order 4 cost increase.

**STRATEGIC FRAMEWORK:**

This action supports your Board's Strategic Framework by fostering transparent, accessible, welcoming and user friendly services and provides and maintains infrastructure.

**OTHER AGENCY INVOLVEMENT:**

Public Works

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Your Board could choose not to approve Change Order 4 and not to approve the Purchasing Agent signing the Notice of Completion for the project. However, this is not recommended as ACGC has completed the spalling repairs and has completed their contractual obligations and therefor are entitled to the release of retention at the conclusion of the 35-day lien period.

**ATTACHMENTS:**

Notice of Completion  
Change Order 4

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: C-12, H-2  
Meeting of: 7/9/2019, 9/3/2019  
File No.: 19-1026, 19-1236