



COUNTY OF HUMBOLDT

For the meeting of: 12/16/2019

File #: 19-1768

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Bid Authorization for the Construction of the Garberville Mini-Complex

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and approve the plans and specifications for the Garberville Mini-Complex, project number 2018-502; and
2. Authorize the Clerk of the Board to advertise the above-referenced project, pursuant to Section 22037 of the California Public Contract Code, with bids to be open on January 28, 2020.

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 (ADA).

The existing Garberville branch of the Humboldt County Library and the existing Garberville Sheriff's Sub-Station are both facilities listed in the Consent Decree as having access barriers defined under the ADA. The costs associated with ADA barrier remediation, combined with an excessive amount of deferred maintenance at these sites has determined that replacement of the existing buildings using a mini-complex concept is the appropriate solution to remediate the facilities deficiencies and Consent Decree barriers in Garberville.

On November 18, 2018, your Board authorized staff to advertise a Request for Qualifications for architectural design and construction management services for the proposed Garberville Mini-

Complex. On February 19, 2019, your Board authorized staff to award the project and enter into a consultant services agreement with Sally Swanson Architects, Inc. (SSA) to design architectural drawings and technical specifications for the construction of the Garberville Mini-Complex project.

The proposed project will include 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 structures located on the parcel; a modular facility housing the Garberville branch of the Humboldt County Library and a stick framed structure housing the Second District Supervisor's Office. Once the existing buildings have been demolished, a new modular building will be placed on the site that will house the Garberville branch of the Humboldt County Library, the Garberville Sheriff's Sub-Station, 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 as well as other county programs which may need meeting space in the Southern Humboldt Region. The complex will have centralized public ADA accessible restrooms, private single user ADA compliant restroom for the Sheriff's Substation, 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. Upgrades to site utilities such as electrical, water, gas, electrical back-up generation, fiber optic internet communications and waste water are also critical design elements to the project.

Staff worked with the Library, Sheriff's Office, Public Works, County IT, and SSA in the review and development of the project's plans, specifications and timeline.

The construction schedule is expected to be 150 calendar days and is anticipated to begin on February 18, 2020.

FINANCIAL IMPACT:

The total cost for the Garberville Mini-Complex project is estimated at \$2,999,110. In Fiscal Year 2019-20, the county paid \$139,160 for design services and site preparation. The ADA Internal Service Fund (3552) has \$810,840 dedicated to this project with an additional \$1,500,000 dedicated from the 2016 Finance Plan. County staff has submitted a grant application to the United States Department of Agriculture to assist with funds for non-building affixed items, such as an emergency generator, electronics, and furniture. A supplemental budget may be needed once the project has bid and actual construction costs are known.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the recommendations to approve the plans and specifications and authorization to bid. However, the county may be subject to fines for non-compliance, as existing

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Garberville branch of the Humboldt County Library and the existing Garberville Sheriff's Sub-Station are both facilities identified by the DOJ with ADA barriers that must be removed prior to the termination of the consent decree.

ATTACHMENTS:

Attachment 1- Architectural Plans for the Garberville Mini-Complex

Attachment 2- Lead Specifications for the Garberville Mini-Complex

Attachment 3- Technical Specifications for the Garberville Mini-Complex

Attachment 4- Asbestos Survey Lead Screening Lead Waste Characterization- 2nd District Supervisor's Office

Attachment 5- Asbestos Survey Lead Screening Lead Waste Characterization- Garberville Library

PREVIOUS ACTION/REFERRAL:

Board Order No.: C5, C9

Meeting of: 11-13-2018, 2-19-2019

File No.: 18-1442, 19-207