



COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C-16

For the meeting of: April 18, 2017

Date: April 11, 2017

To: Board of Supervisors

From: Thomas K. Mattson, Director of Public Works *TS for TM*

Subject: Award Authorization for Eureka Veterans Memorial Building Seismic Repair Project, Approve Use of the 2016 Finance Plan, and Supplemental Budget for FY 2016-17 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for the Eureka Veterans Memorial Building Seismic Repair Project.
2. Award the project to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc., Eureka, CA, in the amount of \$6,848,000 for the base bid.
3. Authorize the Board Chair to execute the agreement with Adams Commercial General Contracting, Inc., after staff approves the bonds and insurance.
4. Approve use of 2016 Finance Plan for the Eureka Veteran's Memorial Seismic Repair Project for \$594,035 to secure the county's twenty-five percent (25%) match requirement per the supplemental California Office of Emergency Services for Damage Survey Report (Attachment 1).
5. Adopt the following supplemental budget (4/5 vote required) for FY 2016-17:

Revenue: 1100170 -708250 Transfer from Finance Plan \$ 594,035

Expenditure: 1100170-8823 Eureka Veterans Memorial \$ 594,035

Prepared by Jake Johnson *JJ*

CAO Approval *Karen Clower*

REVIEW: Auditor *NS* County Counsel *SM* Treasurer *JL* Risk Manager _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor *Sundberg* Seconded by Supervisor *Fennell*
Ayes *Sundberg, Fennell, Bass, Bohn*
Nays _____
Abstain _____
Absent *Wilson*

PREVIOUS ACTION/REFERRAL:
Board Order No. H-3; C-18; D-15

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Meeting of: 4/10/12; 9/25/12; 4/19/16

Dated: Apr 18, 2017
By: *Kathy Hayes*
Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING:

California Governor’s Office of Emergency Services (Cal-OES)

Interim financing to be done through the Investment Pool as approved in the Investment Policy revision dated April 12, 2016. Long term financing will be through a public issuance of tax exempt obligations once the projects have been completed (anticipated to be late in calendar 2019).

DISCUSSION:

On January 9, 2010, the County of Humboldt was struck by an earthquake which resulted in damage to several county buildings including the Eureka Veterans Memorial Building. The county was declared a disaster area by the State of California, allowing for the State to assist the county with repairs at seventy-five percent (75%) of the damage costs, with the county providing twenty-five percent (25%) local match. The county received an approved Damage Survey Reports (DSR) based on the 2010 estimate from the California Emergency Management Agency (Cal-EMA). Cal-EMA has obligated seventy-five percent (75%) of the Cal-EMA eligible amount as well as ten percent (10%) of the seventy-five percent (75%) to cover administrative costs. Cal-EMA has since changed the name of the agency to the California Governor’s Office of Emergency Services (Cal OES). The DSR was based on the assessed scope of work at the time, which remains the same today.

At the time of the DSR, it was determined that the project funding by Cal OES would include funds to bring the building up to current building code standards. In addition to making structural improvements, the project includes eliminating Americans with Disabilities Act of 1990 (ADA) accessibility barriers, improving the life-safety and exiting systems of the building, performing hazardous materials abatement, installing fire sprinklers throughout and replacing mechanical and electrical equipment with new equipment to meet building code requirements. All work and upgrades are related to building code requirements, and is work that will need to happen in any event to bring the building up to code. The project is designed to rehabilitate the historic facility and provide for safe and efficient use into the future.

On December 13, 2016, the Board of Supervisors authorized the Humboldt County Courthouse Seismic Repair Project to be advertised for public bid. On January 31, 2017, the county received and opened five (5) bids. (Attachment 2 includes the bid results list) The results were as follows:

<u>Contractor</u>	<u>Base Bid</u>
Sequoia Construction Specialties - Eureka, CA	\$8,800,000
Pierson Builders - Eureka, CA	\$7,014,000
Randy Hill Construction – Chico, CA	\$8,760,000
Adams Commercial General Contracting, Inc. - Eureka, CA	\$6,848,000
Danco Builders Northwest - Arcata, CA	\$8,449,899

The conditions set forth in the Contract Documents require the Project to be awarded on the “Base Bid.” Public Works recommends awarding the project to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc. - Eureka, CA, in the total award amount of \$6,848,000. The total award amount includes the “Base Bid”. The Eureka Veterans Building Seismic Repair Project, as authorized by Cal-OES, is ready for award. Anticipated overall costs for the project are \$8,080,640.

On January 25, 2017, the county applied for a supplemental DSR which included an update of all actual costs. Cal OES approved the supplemental DSR on March 28, 2017. The DSR issued by Cal OES will cover seventy-five percent (75%) of the increased costs of the project. The twenty-five percent (25%) county match amount of the estimated overall costs is \$2,020,160. Certificates of Participation in the amount of \$1,426,125 have been secured and are currently included in Capitalization Fund 4492. The anticipated additional county contribution is \$594,035. It is recommended that the county cover all increased costs in order to eliminate the existing ADA accessibility issues, additional further deterioration of the building and building systems, and other issues that will arise due to deferred maintenance.

Before your Board today is a request to approve the use of 2016 Finance Plan for the Eureka Veteran's Memorial Seismic Repair Project for \$594,035 to secure the county's twenty-five percent (25%) match requirement per the supplemental California Office of Emergency Services for Damage Survey Report.

Your Board approved financing for capital improvement projects, to resolve deferred maintenance issues, and for specific new construction. On April 10, 2012, your Board authorized Order H.3 to finance the local match needed for the January 9, 2010, earthquake damage to a number of county buildings including the Eureka Veterans Memorial Building. On April 19, 2016, your Board authorized Order D-15 to finance county office space and capital improvement projects authorized on January 19, 2016.

The additional \$ 594,035 matching funds for Eureka Veterans Memorial Building request was not included in the 2016 financing because the need was not known at the time and only came to light recently. Because the addition of this money to the 2016 financing is within the allowable amounts specified for collateral and maximum lease rental amounts with the Humboldt County Public Property Leasing Corporation (HCPPLC) it does not materially require any changes to the financing already approved.

FINANCIAL IMPACT:

Today's action authorizes an additional \$594,035 to the 2016 Finance Plan. In order to provide funding for the projects listed in the 2016 Finance Plan the county would use interim/construction period financing that is privately placed in the county Investment Pool (Pool). The interim financing will be drawn incrementally to fund project work.

The requested supplemental budget will increase the Board adopted revenue and expense budget amounts to cover the anticipated project costs. The Eureka Veterans Building expense line will be increased by \$594,035 for FY 2016-17. All expenditures should be offset by revenues from Cal OES and the Capitalization Fund. It is anticipated that sufficient funds are available in the Capitalization Fund to cover the increased match requirement.

This project conforms to the Board of Supervisors' Core Roles of providing and maintaining county infrastructure to enhance safety of county facilities.

OTHER AGENCY INVOLVEMENT:

Cal OES
Humboldt County Public Property Leasing Corporation.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose to not proceed with undertaking earthquake damage repairs. This is not recommended as the earthquake damage repairs, life safety improvements, and accessibility improvements in the above-named project are necessary to provide a safe and accessible environment for the public and if not carried out now, will eventually need to be made at a later time for an increased cost.

The Board could also choose to not authorize this request to use the 2016 interim period financing mechanism. This alternative is not recommended as it would delay the seismic repairs on the Eureka Veterans Memorial Building. In addition, all other debt issuance options to secure these matching funds would not be as cost effective as those currently already available from the 2016 financing.

ATTACHMENT:

1. Cal OES Supplemental Damage Survey Report 3401
2. Bid Results, dated January 31, 2017

STATE DISASTER NUMBER: 2010-01 FEDERAL DISASTER #: NA


STATE APPLICANT ID NUMBER: 023-00000 FEDERAL PA ID #: NA

STATE INCIDENT PERIOD: 01/09/10 to 01/16/10

TYPE OF DISASTER: Governor's Proclamation or Director's Concurrence
 Earthquake or Flood/Winter Storm or Fire
 Other (Please Specify Type): _____

TYPE OF CDAAS DSR: Emergency Work or Permanent Work
 CATEGORY E BUILDINGS, CONTENTS, AND EQUI

SUPPLEMENT TO CDAAS DSR #: 2987

STATE OF CALIFORNIA

Cal OES
 GOVERNOR'S OFFICE
 OF EMERGENCY SERVICES

California Disaster Assistance Act
 Damage Survey Report
 (DSR)

3401

SUBGRANTEE NAME: Humboldt County

FACILITY/SITE ADDRESS OR DIRECTIONS (Include City, County of Site):	LATITUDE	LONGITUDE
Eureka Veterans Building 1018 H Street Eureka, CA 95501	40.79770	-124.16306
	COUNTY: Humboldt	

DESCRIBE DISASTER RELATED DAMAGE TO THE FACILITY/SITE:

On January 9, 2010 @ 4:27 PM a 6.5 magnitude earthquake struck on the Gorda Plate, 22 miles Northwest of Ferndale located in Humboldt County. There were also a number of aftershocks, the largest registering a magnitude of 3.9.
 Designed in 1930 and constructed with WPA money, the Veterans Memorial Building is a single-story reinforced concrete wall structure that has one basement level and timber floor and roof diaphragms. The structure is essentially rectangular in plan, with approximate overall plan dimensions of 142' by 81'. The earthquake and aftershocks caused separation at roof and wall intersections and chimney damage. On December 13, 2016, the Board of Supervisors authorized the project to be advertised for public bidding. On that same day, the "Notice to Contractors" was transmitted to five (5) builder's exchanges and three (3) trade journals. The Humboldt Builder's Exchange posted the bidding status on a weekly basis until bid time. The project was advertised in the local newspaper, the Times-Standard, on 12/18/16, 12/24/16, 12/31/16, & 1/8/17. On January 4, 2017, a pre-bid meeting was held at the project site attended by contractors. On January 31, 2017 five (5) bids were opened, read aloud and recorded. The lowest responsive and responsible bid is Adams Commercial General Contracting, Inc., Eureka, CA 95501, for \$6,848,000. A Draft Board of Supervisors Letter for authorizing to award the bid to the lowest responsive and responsible bidder has been prepared. Asbestos is present in this building. This facility is over 50 years old. This Project has an approved Time Extension to March 1, 2018.

SCOPE OF WORK TO BE COMPLETED

Scope of professional services work shall include design and construction services necessary to publicly bid the work and cause the proper construction of the described scope of repair work. (Please See Scope of Work Continuation Sheet)

Scope of construction work shall include repairing significant diagonal, vertical, and horizontal cracks in concrete walls, including but not limited to the exterior walls and stairwell walls and around doors and windows. Repair existing interior shear walls and add additional shear walls as required. Replace roof and floor shear diaphragms and reconnect to the concrete. Remove hazardous materials. Remove, replace or repair significantly damaged cement plaster interior finishes, including walls ceilings and architectural plaster.

Structural repair work will utilize a combination of construction methods including cast-in-place concrete, shot-crete, epoxy injection, high strength grout and standard shear diaphragm framing. Non-structural work is significant due to the extent of damage to interior cement plaster and the need to perform patch and repair work directly associated with structural repairs. Floors, roof, exterior walls and interior walls will require substructure preparation and finishing. Costs will be based on construction specification divisions coordinated with work described in the plans. This Supplemental DSR is for the repair of the Eureka Veterans Building. DSR #2987 is eligible for the design and DSR #2946 is eligible for the repair. This Supplemental DSR is to increase funding for the repair based on the documented bid summary. Five bids were submitted and the lowest bid was Adams Commercial General Contracting, Inc, Eureka, California for \$6,848,000. Repair Supplemental (#1) DSR #2946 was approved for \$4,738,500. This Supplemental request is for the additional cost of construction, estimated cost of engineering& design @ 12%, and cost of construction inspection @ 6%. Any additional eligible costs will be adjusted at time of the final closeout.

Note: A CD with Construction Drawings and Repair Documents is available upon request from Subgrantee. DSR's 2987 & 2946 attached for reference.
 Hazardous Materials are known to exist in the building, which includes asbestos and lead based paint. A hazardous materials surveys and abatement specifications have been prepared and made part of the construction documents. Applicant has no insurance for this facility. See Attached Spreadsheet from Risk Manager. Note: No Hazard Mitigation for this DSR.

CD Attached

Is this Facility Eligible for Federal Funds?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN	Federal DSR/PW Number:	N/A
Federal Program:	<input type="checkbox"/> FEMA <input type="checkbox"/> NRCS <input type="checkbox"/> FHWA <input type="checkbox"/> USACE <input type="checkbox"/> OTHER	Federal DSR/PW \$ Amount:	N/A
Is this an Historic Structure?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKN	On National Register?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKN
Significant Effect on Environment?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN	Is Project Cat-X or Stat-X?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
Is there Insurance for Damages?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN	Insurance Recovery:	\$ 0
Work done by Force Account Labor?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN	Ins. Deductible	\$ 0
Total Eligible Labor, Equipment, Materials and Contract costs from Cost Worksheet:		TOTAL COSTS:	\$3,265,168.00

OES Applicant Services Rep. Name Marcia Burchiel	OES ASR Signature <i>Marcia Burchiel</i>	Date of Site Inspection:	<u>03/20/17</u>
Name of Local Representative Tyler Holmes	Representative's Signature Concur by phone	Date of DSR Submission to AC:	<u>03/20/17</u>
Name of Reviewer/Area Coordinator Peter Crase	Reviewer/AC Signature <i>Peter Crase</i> 3/20/17	Recommend Eligible?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Public Assistance Officer David Gillings	PAC Signature <i>David Gillings</i> 3/20/17	Concur with Scope of Work?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		Contact Telephone Number and Fax Number:	<u>707-445-7652</u>
		Date Reviewed:	
		Recommend Eligible?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> See attachment explaining changes or denial	Approved? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
			Amount \$: <u>3,265,168.00</u>

**California Emergency Management Agency
DSR 3401 - COST WORKSHEET**

California Disaster Assistance Act

STATE DISASTER NO. 2010-01	FEDERAL DISASTER NO. NA		State Applicant ID # 23-00000		
APPLICANT Humboldt County			COUNTY Humboldt		
DESCRIPTION	Quantity	Unit of Measure	Unit Price	COST	
LABOR - Force account					
	L/S	Each			-
	L/S	Each			-
	L/S	Each			-
ICRP					
					-
					-
EQUIPMENT - Force Account					
	L/S	Each			-
	L/S	Each			-
	L/S	Each			-
MATERIAL					
					-
					-
					-
					-
CONTRACT					
Work to be Completed					
Lowest Construction Bid	1.0	LS	\$6,848,000	\$	6,848,000.00
Minus Construction, Hazmat, Relocation & General Conditions on #2946 ($\$3,450,000 + 100,000 + \$50,000 + \$517,500 = \$4,117,500$)	1.0	LS	-\$4,117,500	\$	(4,117,500.00)
Engineering Services	1.0	12%	\$6,848,000		\$821,760.00
Minus Engineering Services on DSR #2946	1.0	12%	\$3,450,000		(\$414,000.00)
Construction Inspection Estimate	1.0	6%	\$6,848,000		\$410,880.00
Minus Construction Inspection Estimate on DSR #2946	1.0	6%	\$3,450,000		(\$207,000.00)
Minus DSR#2987 items: Project Management (Broken out & Specific), Arch & Eng Damage Assmnts & Asb. Removal ($\$3,694 + \$556 + \$6,030 + \$58,000 + \$8,691$)	1.0	LS	\$76,972	\$	(76,972)
					-
					-
COST SHARE (with FHWA, NRCS, USACOE, etc.)					
					-
					-
OTHERS					
					-
					-
					-
					-
Other Comments:	Subtotal				3,265,168
	Deduction of Insurance Proceeds				
	TOTAL COST				3,265,168

INITIALS OES ASR
 MB

Local Representative
[]

OES A/C Reviewer
[]
[Signature]

California Emergency Management Agency DSR 3401 - 'CDAAScope of Work Continuation Sheet					California Disaster Assistance Act
STATE DISASTER NO.	FEDERAL DISASTER NO.	Federal PA ID No.	STATE APPLICANT ID No.		CATEGORY
2010-01	NA	NA	23-00000		E
APPLICANT				COUNTY	
Humboldt County				Imperial	
<p><u>Step 1 - Initial DSR #2987</u> Each of the initial DSRs only covered initial damage assessments, resultant reports, recommendations and probable project cost estimates. This was intended as a limited scope of work in order to determine extent of damage at each of the facilities. The initial DSRs did not preemptively assume the validity or extent of damage. In all cases, the initial assessment surveys are done by licensed professionals knowledgeable with buildings. Please note the expenditures for these professional surveys are modest and correspond with the limited scope of work.</p> <p><u>Step 2 - Supplemental #1 DSR #2946</u> Professional Design Services Phase: Based on the initial surveys, resultant reports, recommendations and probable project cost estimates, plans and specifications are needed to accurately delineate the recommended repair work. Each supplemental DSR includes full professional design service necessary to provide complete and detailed plans and specifications necessary to publicly bid each of the projects. The plans and specifications will be very focused on quantities, locations and repair methodology. The professional services work performed during the initial DSRs did not go into this level of detail because the initial goal was to first determine scope of damage. The fee structure for full professional engineering & design services is budgeted at 12% of the estimated construction cost, which is commensurate with the industry standard for this type of project work.</p> <p><u>Step 3 - Part of This Supplemental #2 DSR #3401</u> Bid & Award Phase: Based on full and complete plans and specifications, this facility was advertised for public bid, and award is based on lowest responsible bid as required by public contract law. See attached documentation for lowest bid. Professional Design Services identified in Step 2 continue through the construction phase as part of the basic service</p> <p><u>Step 4 - Part of This Supplemental #2 DSR #3401</u> Construction Phase: Based on award, construction will commence in accordance with the plans and specifications. Professional Design Services identified in Step 2 continue through the construction phase as part of the basic service. Construction inspection services will need to be initiated at the start of construction and is estimated @6%.</p>					
PREPARED BY: Marcia Burchiel			TITLE: DAPS I		



COUNTY OF HUMBOLDT
DEPARTMENT OF PUBLIC WORKS
1106 SECOND STREET
EUREKA, CALIFORNIA 95501

BID OPENING

PROJECT: HUMBOLDT COUNTY EUREKA VETERANS MEMORIAL BUILDING SEISMIC REPAIRS PROJECT
PROJECT NUMBER: 210502
TIME & LOCATION: TUESDAY, JANUARY 31, 2011 - 2:00 PM - ROOM 111, 825 5TH STREET, EUREKA, CA
ARCHITECTS ESTIMATE: \$6,354,641

<u>NAME & ADDRESS OF BIDDER</u>	<u>AMOUNT OF BID</u>
1. Sequoia Construction P.O. Box 6081 Eureka Ca. 95502	\$ 8,500,000.00
2. Dickson Builders 1200 West Hardis Eureka Ca. 95503	\$ 7,014,000.00
3. Randy Hill Construction 5237 Millard Estes Drive Chico Ca. 95973	\$ 8,760,000.00
4. HEWCO CONTRACTORS 217 E Street Eureka Ca. 95501	\$ 6,545,000.00
5. Deuco Builders	\$ 8,440,899.00
6.	
7.	
8.	
9.	
10.	