



# COUNTY OF HUMBOLDT

For the meeting of: 5/21/2024

---

**File #:** 24-220

---

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

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Final Acceptance of the Humboldt County Clark Complex Americans with Disability Act Modification Project, Project Number 2022-401

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Accept the Humboldt County Clark Complex Americans with Disability Act Modification Project; and
2. Authorize the Purchasing Agent to sign the Notice of Completion for the project.

**SOURCE OF FUNDING:**

ADA Internal Service Fund (3552-152)  
General Fund (1100-277)

**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 Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all facilities owned or leased by the County of Humboldt that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act ("ADA"). The Clark Complex Americans with Disabilities Act Modification Project is part of this compliance effort.

On August 13, 2020, the County of Humboldt entered into a consultant services agreement with Brokaw Design to design ADA improvements at the Clark Complex. The construction project renovated, improved and removed barriers to access in the multi-user men's and woman's restrooms on the first floor, provided a facelift for the staff restroom behind the service counter, improved the accessible route to the main lobby with the installation of a wheelchair lift and reconstructed a portion of the parking lot with one (1) ADA accessible van parking stall. The Humboldt County ADA Compliance Team worked with the Humboldt County Public Works and Planning and Building Departments and Brokaw Design in the review and development of the plans and timeline for the Clark Complex Americans with Disabilities Act Modification Project.

On February 28, 2023, the Humboldt County Board of Supervisors ("Board") Authorized the bid award for construction of the Clark Complex Americans with Disabilities Act Modification Project to Adams Commercial General Contracting, Inc. of Eureka, California in the amount of Three Hundred Forty-Six Thousand Twelve Dollars (\$346,012.00).

On September 12, 2023, the Board authorized Change Order No. 1 in the amount of Fifty-One Thousand Two Hundred Forty-Six Dollars (\$51,246.00), which included necessary repairs for unexpected conditions uncovered during the construction process which established a revised total project construction cost of Three Hundred Ninety-Seven Thousand Two Hundred Fifty-Seven Dollars (\$397,257.00).

Adams Commercial General Contracting, Inc. has substantially completed their contractual obligations and therefore the Clark Complex Americans with Disabilities Act Modification Project can be accepted as complete in accordance with the contract documents. The Board must accept the project prior to filing final acceptance. After the Board’s acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory thirty-five (35) day lien period can begin. Following completion of the lien period, the County of Humboldt 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:**

<b>Expenditures</b>	<b>FY23-24</b>
Budgeted Expenses	\$318,800.00
Additional Appropriation Requested	\$148,038.00
<b>Total Expenditures</b>	<b>\$466,838.00</b>
<b>Funding Sources</b>	<b>FY23-24</b>
General Fund (1100-277)	\$148,038.00
ADA Compliance Budget (3552-152)	\$318,800.00
<b>Final Project Cost</b>	<b>\$466,838.00</b>

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

Expenses associated with the Clark Complex Americans with Disabilities Act Modification Project included Adams Commercial General Contracting, Inc’s base bid amount of Three Hundred Forty-Six Thousand Twelve Dollars (\$346,012.00), Change Order 1 in the amount of Fifty-One Thousand Two Hundred Forty-Six Dollars (\$51,246.00), the Design Firm Task Order fees in the amount of Fifty-Six Thousand Seven Hundred Fifty Dollars (\$56,750.00) and approximately Twelve Thousand Eight Hundred Thirty Dollars (\$12,830.00) in other project costs, for a total project value of Four Hundred Sixty-Six Thousand Eight Hundred Thirty-Eight Dollars (\$466,838.00). Project expenses in the amount of Three Hundred Eighteen Thousand Eight Hundred Dollars (\$318,800.00) were paid from ADA Compliance budget unit 3552-152 and One Hundred Forty-Eight Thousand Thirty-Eight Dollars (\$148,038.00) of project expenses were paid by Current Planning budget unit 1100-277 for a total project cost of Four Hundred Sixty-Six Thousand Eight Hundred Thirty-Eight Dollars (\$466,838.00).

**STRATEGIC FRAMEWORK:**

The recommended actions support the following areas of the Board of Supervisors’ Strategic Plan:

- 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 accept the Humboldt County Clark Complex Americans with Disability Act Modification Project. However, this alternative is not recommended as Adams Commercial General Contracting, Inc. has completed their contractual obligations and therefore are entitled to release of retention at the conclusion of the thirty-five (35) day lien period.

**ATTACHMENTS:**

1. Notice of Completion

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: D-7, D-9, D-27  
 Meeting of: 11/08/2022, 2/28/2023, 9/12/2023  
 File No.: 22-1469, 23-39, 23-1200