



COUNTY OF HUMBOLDT

For the meeting of: 6/13/2023

File #: 23-811

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Authorization for the Probation Building Fire Restoration, Project Number 170212F

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive the plans and specifications pertaining to the Probation Building Fire Restoration Construction Project, Project Number 170212F
2. Authorize the Clerk of the Board to advertise the Probation Building Fire Restoration Construction Project, pursuant to Section 22037 of the California Public Contract Code on June 13, 2023, with bids to be opened on July 11, 2023 at 2:00 PM

SOURCE OF FUNDING:

Liability Fund (3524)

DISCUSSION:

The Juvenile Hall Replacement Project (Project #170212) approved for construction by your Board on August 16, 2016, included two phases. Phase 1 provided for the construction of the new Juvenile Hall facility located adjacent to the original Juvenile Hall Building. Phase 2 involved the demolition of the old Juvenile Hall facility and included the engineered seismic restoration to the existing Probation Administration Building, and which had previously shared structural elements and foundations and other building systems with the old Juvenile Hall building.

On October 21, 2021, during phase 2 renovation work at the existing Probation Facility, a fire occurred at the interior of the building, affecting significant portions of the building which suffered extensive fire, smoke, water and other damages throughout the interior and parts of the exterior. Extensive post-fire investigation and cleanup efforts forced the county to evacuate the facility and halt previous renovation work in order to perform hazardous material removal including asbestos and additionally so that restoration planning efforts could proceed.

Pre-construction planning efforts involved the removal of smoke, water, and fire damaged interior

surfaces, as well as removal of all identified asbestos containing materials by a licensed hazardous materials demolition contractor. Currently all interior construction preparation as well as construction documents for fire restoration are finalized and ready for bidding, which will result in an award of the construction contract to a qualified public works contractor.

The Public Works Department continues to work with the county’s insurance carrier to establish construction costs and identify damages resulting from the fire event. There will be costs for which the county (and not an insurance carrier) will be responsible to pay to complete the reconstruction of the building. These costs may include the following:

- Work defined as a betterment to the building beyond code-required upgrades (e.g., work that may be deemed an upgrade rather than a like replacement of what was in the building at the time of the fire). This includes several items of work that the Probation Department has requested. This type of work is relatively limited, and it is anticipated that the county will seek to bid this work separately as additive alternates (or otherwise segregate these costs); and
- Work performed at the Project which is not required to be performed as a result of the fire damage.

Once the project cost is established through the bidding process, the county will be able to finalize the amount of reconstruction costs to be reimbursed through the insurance carrier. To date, the county has received (as advances) from its insurance carrier the sum of \$2,507,428.88 to be applied against hard and soft project costs for reconstruction, including hazmat cleanup, preparation of restoration plans and specifications, and performance of reconstruction work, as well as construction administration and project supervision services.

FINANCIAL IMPACT:

Expenditures (1100170)	FY22-23 Adopted	FY23-24 Projected
Budgeted Expenses	\$276,375	\$1,993,194
Total Expenditures	\$276,375	\$1,993,194
Funding Sources (1100170)	FY22-23 Adopted	FY23-24 Projected*
Insurance Proceeds	\$276,375	\$1,993,194
Total Funding Sources	\$276,375	\$1,993,194

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

At this time, the amount of costs to be reimbursed through the county’s insurance carrier has not been finalized, pending receipt of bids for this project. Currently, the county has received advances from its insurance carrier a total amount of \$2,507,428.88. To date a total of \$514,234.30 has been spent in building preparation, and design work on this project. The current projected construction cost is anticipated to be approximately \$3,560,000 as identified by the county’s design team. Consistent with the comments above, additional information regarding project costs, including costs, if any, that may not be reimbursed through the county’s insurance carrier, will be brought to the Board for review at the time of bid award.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to release the Probation Building Fire Restoration Project construction documents out to bid. However, this alternative is not recommended because the existing building requires this work to proceed to allow for reoccupation following the fire.

ATTACHMENTS:

1. 170212F-Probation Fire Bid Drawings
2. 170212F-Probation Fire Bid Specifications

PREVIOUS ACTION/REFERRAL:

Board Order No.: G-6; H-3; C-8; C-8; C-17; C-25; C-10; C-18; C-18; H-5; C-19-; C-12; C-15; C-37; C-13; C-21; C-24; C-25

Meeting of: 2/3/11; 4/10/12; 11/27/12; 12/11/12; 5/14/13; 8/13/13; 4/8/14; 7/1/14; 10/6/15; 11/30/15; 5/31/16; 6/7/16; 8/16/16; 6/27/17; 12/11/18; 2/19/19; 2/25/20; 11/2/21

File No.: 19-153; 20-202; 20-207; 21-1586; 22-157; 22-634