



COUNTY OF HUMBOLDT

For the meeting of: 6/29/2021

File #: 21-710

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Change Order Authorization for The Humboldt County Correctional Facility Accessibility Improvement Project, Project Number 2019-102.

RECOMMENDATION(S):

That the Board of Supervisors:

1. Authorize the Purchasing Agent to sign the first Change Order for The Humboldt County Correctional Facility Accessibility Improvement Project, Project Number 2019-102.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

On Dec. 8, 2020, your Board authorized staff to award the Humboldt County Correctional Facility Accessibility Improvement Project to Adams Commercial General Contracting, Inc. (ACGC) of Eureka, California for the base bid amount of \$1,110,756. The construction project will renovate and improve accessibility features for the designated accessible showers, lavatories, toilets, and handrails in each of the remaining housing units, replacement of the second-floor inmate restroom door and the renovation of one of the staff restrooms on the second floor as well as remediate other miscellaneous barriers to access within the facility. Fixtures not required to be compliant with the Americans with Disabilities Act (ADA) such as the non-designated accessible toilets, lavatories, urinals, and showers were excluded from the project's design and scope.

Chronic leaks and other plumbing system failures have plagued the non-ADA designated showers, toilets, urinals, and lavatories in the 219 dormitory and have resulted in water damage to adjacent areas of the facility. Staff requested a quote from ACGC to replace the remaining four showers, floor coverings and one of the toilets to make critical repairs to the 219 dormitory not within the current ADA construction project. ACGC provided a quote in the amount of \$100,050.32.

Staff made an additional request for replacement of the flooring in room 266 at the same time as the ADA modifications and floor replacement took place in the adjacent restroom. Staff requested a quote

from ACGC which was \$1,060.30.

Staff determined that incorporating the critical repairs to the 219 dormitory as a change order to the ongoing Humboldt County Correctional Facility Accessibility Improvement Project would be the appropriate route as it provides a multitude of benefits to the county in lieu of commissioning a future standalone project for repairs. Some benefits include and are not limited to reduced inmate population levels in response to the COVID 19 pandemic. Entire housing units can be left unoccupied during the construction and used as swing space to relocate inmates to other areas of the facility while improvements are made. During non-pandemic conditions when the facility is operating closer to capacity, this swing space would not be available, and improvements would need to occur while the dormitories are occupied making construction coordination and phasing efforts more costly and much more difficult.

Recent and projected future spikes in the commodities and building materials markets would likely have negative financial implications on the repair costs if the repairs are delayed or commissioned into a standalone future project. ACGC is already onsite making similar repairs as part of the current project which results in savings to the county in the staff time required to design, bid, and construct the repairs as well as the costs associated with contractor mobilization and phasing if the project were to be a standalone future project.

FINANCIAL IMPACT:

The original contract sum with ACGC is \$1,110,756. Change Order 1 in the amount of \$101,110.62, establishes a revised current contract value of \$1,211,866.62. The Sheriff's Department, Correctional Facility budget unit 243, has adequate funding for Change Order 1.

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 recommendation to authorize the Purchasing Agent to sign Change Order 1. However, this is not recommended as delaying the repairs to the 219 dormitory will likely result in more water damage to surrounding areas as well as heightened costs to the county because of increasing escalation costs resulting from recent and projected future spikes in the commodities and building materials markets, increased difficulties with phasing a construction project as the facility inmate population increases in coming months as well as increased costs associated with contractor mobilization and increased staff time to manage a standalone project from design, to bid, to construction.

ATTACHMENTS:

Attachment 1- Change Order 1

File #: 21-710

PREVIOUS ACTION/REFERRAL:

Board Order No.: C13, C7

Meeting of: 9/15/2020, 12/8/2020

File No.: 20-1107, 20-1333