



COUNTY OF HUMBOLDT

For the meeting of: 5/21/2024

File #: 24-748

To: Board of Supervisors
From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Award Authorization for the Conflict Counsel Americans with Disabilities Act Compliance Project (Project Number 2024-402)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for the Conflict Counsel Americans with Disabilities Act Compliance Project;
2. Award the Conflict Counsel Americans with Disabilities Act Compliance Project to the lowest responsible and responsive bidder, Sequoia Construction Specialties in the amount of One Hundred Sixty Thousand Eighty-One Dollars (\$160,081.00);
3. Authorize the Purchasing Agent to sign a project agreement with Sequoia Construction Specialties that is substantially similar to the sample agreement attached hereto, after review and approval by County Counsel and Risk Management; and
4. Authorize the Purchasing Agent to execute contract change orders for the Conflict Counsel Americans with Disabilities Act Compliance Project up to Sixteen Thousand Eight Dollars (\$16,008.00).

STRATEGIC PLAN:

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

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 3002 - Invest in county facilities

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 ("ADA") 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 ADA.

The Humboldt County Conflict Counsel's Office is currently located in a facility that was listed in the consent decree as having barriers to access as defined under the ADA. The building that Conflict Counsel is currently located is a Victorian, built in 1900, and is not conducive to ADA barrier remediation while maintaining the Victorian aesthetic of the building.

On November 7, 2023, the Humboldt County Board of Supervisors ("Board") authorized the County of Humboldt to enter into a commercial lease with the owners of 515 J Street, Eureka, California. Per the lease terms, the County of Humboldt agreed to

remediate site arrival point barriers to access prior to program occupancy.

The Conflict Counsel Americans with Disabilities Act Compliance Project consists of reconstruction of one (1) van accessible parking stall, relocation of the entrance door, reconfiguration of the retaining wall, development of an accessible path of travel, and removal and replacement of the stairs that serve the second story of the facility located at 515 J Street, Eureka, California. The project is estimated to take ninety (90) calendar days to complete. The Humboldt County ADA Compliance Team worked with the Department of Public Works, County Information Technology, and Brokaw Design for the design and timeline of project delivery.

The Humboldt County ADA Compliance Team will be conducting project work in-house that will move a wall and a toilet on the second floor making the restroom compliant with the ADA. Additionally, staff will install a sign package and make other minor ADA improvements to the interior ground floor space. Staff estimates that this work will cost approximately Fifteen Thousand Two Hundred Ninety-Seven Dollars (\$15,297.00). The Humboldt County ADA Compliance Team elected to self-perform this work as a cost saving measure to reduce the overall expenses related to the Conflict Counsel Americans with Disabilities Act Compliance Project.

On April 9, 2024, the Board authorized the Conflict Counsel Americans with Disabilities Act Compliance Project to be advertised for public bid. On April 30, 2024, the County of Humboldt received and opened two bids and the results are as follows:

Contractor	Base Bid
Adams Commercial General Contracting, Inc.	\$174,476.00
Sequoia Construction Specialties	\$160,081.00

The general conditions set forth in the project specifications manual require that the project be awarded on the merits of the lowest qualified, responsible, and responsive base bid. Accordingly, staff recommends that your Board award this project to Sequoia Construction Specialties for the total base bid amount of One Hundred Sixty Thousand Eighty-One Dollars (\$160,081.00).

SOURCE OF FUNDING:

2020 Finance Plan

FINANCIAL IMPACT:

Expenditures (1100-246)	FY23-24	FY24-25 Projected*
Budgeted	\$85,000.00	
Additional Appropriation Requested		\$205,436.00
Total Expenditures	\$85,000.00	\$205,436.00
Funding Sources (1100-246)	FY23-24	FY24-25 Projected*
2020 Finance Plan	\$85,000.00	
Finance Plan		\$205,436.00
Total Funding Sources	\$85,000.00	\$205,436.00

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

The total costs associated with the Conflict Counsel Americans with Disabilities Act Compliance Project are estimated to be Two Hundred Ninety Thousand Four Hundred Thirty-Six Dollars (\$290,436.00). This amount is based on Sequoia Construction Specialties base bid amount of One Hundred Sixty Thousand Eighty-One Dollars (\$160,081.00) plus design costs in the amount of Sixty-Eight Thousand Nine Hundred Eighteen Dollars (\$68,918.00) as well Thirty-One Thousand One Hundred Forty Dollars (\$31,140.00) for project contingencies, Fifteen Thousand (\$15,000.00) for data network installation through the Humboldt County Information Technology Division and Fifteen Thousand Two Hundred Ninety-Seven Dollars (\$15,297.00) for work performed in-house.

On November 7, 2023, the Board approved a supplemental budget transfer in the amount of Eighty-Five Thousand Dollars (\$85,000.00) to begin designing the Conflict Counsel Americans with Disabilities Act Compliance Project. Staff will come back to the Board with a supplemental budget in fiscal year 2024-2025 using County Administrative Office approved finance plan funding in the amount of Two Hundred Five Thousand Four Hundred Thirty-Six Dollars (\$205,436.00). As a result, the recommended actions will not impact the Humboldt County General Fund.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to award the Conflict Counsel Americans with Disabilities Act Compliance Project to Sequoia Construction Specialties, cancel the bid and/or instruct staff to advertise and re-solicit bids. However, this alternative is not recommended as a second round of bids may result in increased base bid amounts, higher escalation costs, and costs associated with increased staff time. Further, Conflict Counsel is currently located in a building that was listed in the Consent Decree as having barriers to access as defined under the ADA and must be relocated to a fully accessible facility as soon as possible.

ATTACHMENTS:

1. Bid Results
2. Construction Agreement

PREVIOUS ACTION/REFERRAL:

Meeting of: 11/7/2023, 4/9/2024

File No.: 23-1323, 24-656