



COUNTY OF HUMBOLDT

For the meeting of: 3/12/2024

File #: 24-273

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Humboldt County Probation Building Fire Reconstruction Project, Change Order Number: 4.0, Project Number 170212F

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Public Works Director to execute, Change Order Number 4.0 for a total cost increase of \$23,421.13 and a time extension of seven (7) calendar days;

SOURCE OF FUNDING:

Insurance Proceeds Liability (3524)

Capital Projects (3562-170)

DISCUSSION:

The Juvenile Hall Replacement Project (Project #170212) approved for construction by your Board on Aug. 16, 2016, included two (2) 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 Oct. 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.

Plans for the reconstruction of the building following the fire damage were prepared by Nichols, Melburg & Rossetto, the county's architect for the Juvenile Hall project. On June 13, 2023, reconstruction plans for the Probation Building were released for Bidding. Three (3) bids for the project were received on July 18, 2023.

On Aug. 8, 2023, your Board awarded the project to Adams Commercial General Contracting, Inc. in the amount of Two Million Six Hundred Ten Thousand Seven Hundred Sixty-Six Dollars (\$2,610,766.) for the base bid plus additive alternates 1, 2 & 3.

The Probation Building Fire Reconstruction Project started construction Sept. 13, 2023.

Construction Change Orders executed to date include three (3) change orders for a total of \$169,747.51 with 65 days-time extension to the project which were formally approved by the Public Works Director and your Board.

One (1) additional Change Order; 4.0 is for current consideration before the Board and is the subject of this agenda item and are detailed below.

Change Order 4.0 includes five (5) separate items. One (1) item includes a change to the driveway entrance at Harrison Avenue to enhance accessibility for crossing pedestrians. One (1) item installs additional remote temperature sensors in the building to better control the heating, ventilation and air conditioning (HVAC) system and provide conditioned air to building users. Two (2) items include replacement of items which were removed prior to this project and need replacement as a part of this project; a handrail run at one of the stairways and windowsill trim at some of the office. The final item includes some electrical and data jack changes to enhance usability for the building occupants, which are a result of requests made by Probation staff. These items are covered by funds previously provided to the project by the Probation Department. The total construction budget cost increase resulting from Change Order 4.0 is \$23,421.14 and includes a seven (7) day extension to the construction completion schedule.

The cumulative change between approved change orders 1 through 3 will total an increase of \$193,168.65 from the original budget and will have granted a total of 72 days of time extension to the original construction contract. The total construction cost following Change Order 4.0 will be \$2,803,934.65.

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

Currently, the county has received advances from its insurance carrier in the total amount of \$2,507,428.88. To date, \$514,234 has been spent in building preparation and design work for this project. \$1,993,482 is budgeted in Public Works Capital Projects (3562170) for fiscal year 2023-24.

The construction cost for this project is currently \$2,780,513.51. The approval of this change order will add \$23,421.14 to the construction cost of this project. Funding for the data and electrical system changes will be funded in the amount of \$3,943.36 through the Juvenile Regional Facility Fund (3782). A supplemental for transferring funds from the Juvenile Regional Facility Trust to Capital Projects (3652170) was approved with change order 2.0, and sufficient funding remains from that transfer to cover this cost. Funding for the remaining items including the accessible driveway entrance change, HVAC remote temperature sensors, added stair railing and window finish will be covered through a portion of the remaining Juvenile Hall contingency funding, or through the insurance carrier in the amount of \$19,477.78. This brings the anticipated total project budget to \$3,318,168.65. At this time, the total amount of costs to be reimbursed through the county's insurance carrier has not been finalized. Staff will come back to your Board at a later date with a supplemental budget.

Narrative Explanation of Staffing Impact:

No impact to staffing is anticipated as a result of this item.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework priority of providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Not to proceed with acceptance of this change order, however some of this work is necessary to complete the project in a safe manner, and other portions benefit the safety and usability of the project for staff and the public.

ATTACHMENTS:

Change Order 4.0

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; D-13; D-21;

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, 6/13/23; 8/8/23;1/23/24; 2/27/24

File No.: 19-153; 20-202; 20-207; 21-1586; 22-157; 22-634,23-811; 23-1130; 24-33; 24-193