



COUNTY OF HUMBOLDT

For the meeting of: 3/22/2022

File #: 22-308

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Change Order Authorization, Final Acceptance for Construction of the Garberville Complex, Project Number 2018-502, and Supplemental Budget (4/5 vote required).

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve and authorize the Purchasing Agent to execute, Change Order 1 for a \$369,203.25 cost increase and a time extension of 120 days for the Garberville Complex Project;
2. Accept the work of Adams Commercial General Contracting, Inc. as complete for the Garberville Complex Project;
3. Authorize the Purchasing Agent to sign the Notice of Completion for the project; and
4. Approve the attached supplemental in the amount of \$739,547.94 for Fiscal Year (FY) 2021-22 from Finance Plan to fund 3552, budget unit 152 (4/5 vote required).

SOURCE OF FUNDING:

ADA Internal Service Fund (3552)
2020 Finance Plan

DISCUSSION:

On March 17, 2020, your Board awarded the Garberville Mini-Complex project to Adams Commercial General Contracting, Inc. (ACGC) for the base bid amount of \$2,059,100. The scope of the construction project included the demolition of two existing buildings and construction of a new modular complex located at 715 Cedar Street, Garberville. The project included the demolition of two structures located on the parcel; a modular facility housing the Garberville Branch of the Humboldt County Library and a stick framed structure housing the Second District Supervisor's Office. A new modular building was placed on the site that houses the Garberville Branch of the Humboldt County Library, the Garberville Sheriff's Sub-Station, and a multi-purpose conference room that can be utilized for a variety of uses including but not limited to a meeting location for the Garberville Veterans as well as other county programs, members of the public and service groups who may need meeting space in the Southern Humboldt Region. The complex has a centralized public Americans with Disabilities Act (ADA) accessible restrooms, private single user ADA compliant restroom for the

Sheriff's Substation, new parking lot, site lighting, site improvements complete with fully an accessible parking stall and an accessible path of travel linking the public right of way to site amenities. Upgrades to site utilities such as electrical, water, electrical back-up generation, fiber optic internet communications and waste were also critical design elements to the project.

During the course of construction, the contractor uncovered several site conditions that were previously unforeseen and needed correction in order for the project to proceed. Unforeseen site conditions included the discovery of a previously unknown four-inch water main serving residential customers that passed directly through the parcel, discovery of an abandoned septic tank which required additional permitting and remediation efforts and an unsuitable asphalt foundation which required redesign and replacement with concrete prior to the modulars delivery.

Also, during the Pacific Gas and Electric (PG&E) permitting phase, PG&E engineers required the contractor to relocate the electrical main service board from the proposed location at the rear of the parcel to the front of the complex. PG&E engineers required the contractor to provide a trench, conduit, backfill and asphalt patching from the complex to a newly placed power pole located nearly a city block away from the complex site. This additional work fell outside of the original contract scope.

Change Order 1, in the amount of \$369,203.25 is the result of these required changes to the original contract scope.

On Dec. 14, 2021, your Board authorized the County Administrative Officer to execute the California Department of Housing and Community Development (CDHCD) power of attorney forms for the transfer of title for the eight modular buildings that comprise the Garberville Mini-Complex from the name of the building manufacturer to the county. To date, the county has not received titles of ownership from CDHCD.

Other than transfer of title from the manufacturer to the county from CDHCD, ACGC has substantially completed their contract obligations and therefore, the project can be accepted as complete in accordance with the contract documents. The Board of Supervisors must accept the project prior to filing final acceptance. After your Board's acceptance and receipt of the building titles from CDHCD, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory 35-day lien period can begin. Following completion of the lien period, the county 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:

The total base bid in the amount of \$2,059,100.00 combined with Change Order 1 in the amount of \$369,203.25 establishes a \$2,428,303.25 total construction cost for the Garberville Complex Project.

ADA Compliance (3552152) did not budget project costs in the FY 2021-22 budget for the Garberville Complex Project. Therefore, a supplemental budget request in the amount of \$739,547.94 is needed. Project costs include \$370,344.69 for contract scope work and \$369,203.25 for Change Order 1. This request does not exceed 2020 Finance Plan funds previously authorized for the Garberville Complex

Project.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by fostering transparent, accessible, welcoming and user friendly services , and provides for and maintains infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve Change Order 1, not to authorize the supplemental budget request and not to approve the Purchasing Agent signing the Notice of Completion for the project. However, this is not recommended as ACGC has completed Change Order 1 and has completed their contractual obligations and therefore, is entitled to release of retention once ownership titles are received from CDHCD and at the conclusion of the 35-day lien period.

ATTACHMENTS:

Change Order1
Notice of Completion
Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Board Order No.: 19-1768, 20-315, 21-1693, 21-1823
Meeting of: 12-16-2019, 3-17-2020, 12-14-2021, 1-25-2022
File No.: C12, C10, D8, D9