



COUNTY OF HUMBOLDT

For the meeting of: 3/17/2020

File #: 20-315

To: Board of Supervisors
From: County Administrative Office
Agenda Section: Consent

SUBJECT:

Bid Award Authorization for the Construction of the Garberville Mini-Complex - Project Number 2018-502

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for the Garberville Mini-Complex, Project Number 2018-502;
2. Award the project to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc.; and
3. Authorize the Purchasing Agent to sign the construction agreement with Adams Commercial General Contracting, Inc., in the form of the attached sample agreement subject to approval from County Counsel and Risk Management.

SOURCE OF FUNDING:

ADA Internal Service Fund (3552)

DISCUSSION:

Nov. 13, 2018, your Board authorized staff to advertise a Request for Qualifications for architectural design and construction management services for the proposed Garberville Mini-Complex. On Feb. 19, 2019, your Board authorized staff to award the project and enter into a consultant services agreement with Sally Swanson Architects, Inc. (SSA) to design architectural drawings and technical specifications for the construction of the Garberville Mini-Complex project.

On Dec. 16, 2019, your Board authorized the Garberville Mini-Complex Project to be advertised for public bid. On Feb. 18, 2020, the county received and opened two (2) bids with results as follows:

| | |
|--|-------------|
| Contractor: | Base Bid: |
| Pierson Company, Eureka, CA | \$2,277,500 |
| Adams Commercial General Contracting, Inc., Eureka, CA | \$2,059,100 |

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. In this case, staff recommends that your Board award this project to Adams Commercial General Contracting, Inc., Eureka, CA, for the total base bid award amount of \$2,059,100.

The engineer's estimate for construction of the Garberville Mini-Complex is \$2,999,110. The lowest qualified, responsible and responsive bid was \$940,010 under the engineer's estimate.

FINANCIAL IMPACT:

The Adams Commercial General Contracting, Inc. base bid total of \$2,059,100 for construction of the Garberville Mini-Complex combined with construction contingencies is currently estimated at \$2,265,010. The total project cost is estimated at \$2,619,100. In FY 2018-19, your Board allocated \$350,000 to the ADA Compliance Budget (3552-152) towards project expenses. On Nov 13, 2018, your Board approved a budget transfer for the project in the amount of \$600,000. On Feb. 26, 2019, your Board approved an additional funding allocation of \$1.5 million from the 2016 Finance Plan. The 2016 Finance Plan has since been terminated and paid off prior to the draw of these approved funds. Staff is working to develop a 2020 Finance Plan. Once established, the 2020 Finance Plan will be utilized as the funding source for the approved \$1.5 million allocation.

Staff anticipates bringing a supplemental budget request in the amount of \$169,100 for the remaining balance to be funded from the 2020 Finance Plan. If your Board should choose not to adopt the 2020 Finance Plan, staff will identify additional funding sources for your Board to consider for the supplemental budget request.

STRATEGIC FRAMEWORK:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to award the project, however, this is not recommended as the county may be subject to fines for non-compliance, as the existing Garberville branch of the Humboldt County Library and the existing Garberville Sheriff's Sub-Station are both facilities identified by the United States Department of Justice as having Americans with Disabilities Act barriers that must be removed as part of the consent decree signed by your Board on Sep. 7, 2016. Further, both facilities are frequently plagued with building system failures as well as contain massive amounts of deferred maintenance and both sites have outlived their intended useful life span.

ATTACHMENTS:

Attachment 1- Bid Results List- Garberville Mini-Complex

Attachment 2- Construction Agreement- Adams Commercial General Contracting

File #: 20-315

PREVIOUS ACTION/REFERRAL:

Board Order No.: C5, I1, I2, C12

Meeting of: 11/13/2018, 11/13/2018, 2/26/2019, 12/16/2019

File No.: 18-1442, 18-1488, 19-269, 19-1768