



COUNTY OF HUMBOLDT

For the meeting of: 6/14/2022

File #: 22-694

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Change Order Authorization for the Garberville Public Health ADA Modification Project, Project Number 2020-602 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Purchasing Agent to execute, the attached change order for the Garberville Public Health ADA Modification Project, Project Number 2020-602 (4/5 Vote Required).

SOURCE OF FUNDING:

DHHS (1160-511)

DISCUSSION:

On September 7, 2016, the County of Humboldt entered into a Consent Decree with the United States Department of Justice (“DOJ”) that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all County of Humboldt owned and leased facilities that provide programs, services or activities to the public into compliance with the Americans with Disabilities Act (“ADA”). After significant progress with access barrier removal, the DOJ opted not extend the Consent Decree and the Consent Decree expired on March 13, 2020. This project illustrates the County of Humboldt’s continued commitment towards access barrier removal at its remaining facilities.

On January 25, 2022, the Humboldt County Board of Supervisors (“Board”) authorized staff to award the Garberville Public Health ADA Modification Project to Adams Commercial General Contracting, Inc. (“ACGC”) of Eureka, California for the base bid amount of One Hundred Eighty-Seven Thousand Nine Hundred Fifty Dollars (\$187,950.00). The project will renovate and remove barriers to access in the single user restrooms making one (1) fully ADA compliant, reconstruct three (3) service counters, replace the front door and reconstruct the parking lot with one (1) ADA accessible van parking stall and a compliant path of travel linking the facility to the pedestrian right-of-way as well as the newly constructed Garberville County Complex across the street.

The Garberville Public Health Office offers a number of services to Southern Humboldt such as CalWORKs, WIC, Behavioral Health and Public Health Field Nursing Programs. The original project scope planned on the facility being occupied by the programs during the course of construction where services would continue to be offered to the public while the ADA improvements transpired. Since the project was awarded, swing space became available in an alternate near-by location which afforded staff the ability to temporarily relocate the programs throughout the duration of construction. The Garberville Public Health Office was then vacated and furnishings and contents were removed from the facility to accommodate the construction project. Since the programs were able to fully relocate and the facility was empty, staff determined now would be the ideal time to replace the floor coverings in the areas of the facility that fell outside of the original contract scope and requested a change order proposal from ACGC to remove the existing worn and deteriorated carpet and replace it with resilient vinyl flooring which better aligns with the needs of a facility and the type of services rendered at this location. Resilient vinyl flooring offers a host of advantages over the existing carpet in that it is easier to maintain throughout its life span, it promotes cleanliness as it is easier to sanitize and it performs better than carpet in facilities that offer medical and social service type programs. Further, as part of the attached change order, some asbestos containing materials will be professionally abated and removed from the facility.

Recent and projected future spikes in the commodities and building materials markets would likely have negative financial implications on the replacement costs if the flooring replacement is delayed or commissioned into a standalone 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 oversee the installation of the new flooring as well as the costs associated with the contractor mobilization and phasing if the project were to be a standalone project. Further, the facility is empty of contents and the programs have temporarily relocated allowing for an easier installation which results in lower labor costs.

Accordingly, staff recommends that the Board approve, and authorize the Purchasing Agent to execute, the attached change order for the Garberville Public Health ADA Modification Project in the amount of Sixty-Seven Thousand Nine Hundred Sixteen Dollars (\$67,916.00) to remove the existing worn carpet floor coverings, professionally abate asbestos containing materials and install new resilient vinyl floor coverings.

FINANCIAL IMPACT:

The original contract sum with ACGC is One Hundred Eighty-Seven Thousand Nine Hundred Fifty Dollars (\$187,950.00). This combined with the attached change order in the amount of Sixty-Seven Thousand Nine Hundred Sixteen Dollars (\$67,916.00) establishes a revised current contract value of Two Hundred Fifty-Five Thousand (\$255,866.00). The Humboldt County Department of Health and Human Services will be funding the attached change order from budget unit 1160-511 and has adequate funding in the fiscal year 2021-2022 budget available to cover costs associated with this change order.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' 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:

The Board may choose not to approve the attached change order for the Garberville Public Health ADA Modification Project. However, this is not recommended as delaying the flooring replacement will result in increased costs because of anticipated escalation costs resulting from recent and projected future spikes in the commodities and building materials markets, increased difficulties with conducting asbestos containing materials abatement work and installing new flooring in a program occupied facility, increased time and costs associated with contractor mobilization and increased staff time to manage a standalone project from design, to bid, to installation.

ATTACHMENTS:

1. Change Order Number 1 for the Garberville Public Health ADA Modification Project

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-10; D-9

Meeting of: 10/19/2021; 1/25/2022

File No.:21-1433; 21-1823