



COUNTY OF HUMBOLDT

For the meeting of: 7/9/2019

File #: 19-934

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Change Order Authorization for Fortuna Veterans Hall Americans with Disabilities Act (ADA) Project located at 1426 Main Street, Fortuna, CA; Project Number 2017-402

RECOMMENDATION(S):

That the Board of Supervisors

1. Authorize the Purchasing Agent to sign Change Order number 5 in the amount of \$51,942 for the Fortuna Veterans Hall Americans with Disabilities Act (ADA) Project.

SOURCE OF FUNDING:

ADA Internal Service Fund (3552)

DISCUSSION:

On Sept. 7, 2016, the county 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 (ADA) Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all county-owned and leased facilities providing programs, services and activities to the public into compliance with the Americans with Disabilities Act by Sept. 7, 2019. The Fortuna Veterans Hall is a facility listed as part of this compliance effort.

On Dec. 18, 2018, your Board authorized staff to award the Fortuna Veterans Hall Americans with Disabilities Act (ADA) Project to DCI Builders, Inc. in the amount of \$210,475. The scope of construction work included an accessible path of travel from the public right of way to the building entrance, a van accessible parking stall, replacement of the lower and intermediate landings at the access ramp, installation of assisted opening devices at the accessible facility doors, a wheelchair lift at the stage located in the main hall, and the addition of a fully accessible unisex restroom.

Upon the construction of new exterior accessible site amenities, staff determined and confirmed with the county's independent licensed architect (ILA) that the existing accessible ramp runs to the building main entrance had excessive slopes that fell outside of the tolerances governed by the ADA and

California Building Code and would require the ramp to be redesigned, demolished and reconstructed which was outside of the original scope of work. On April 29, 2019, staff amended the professional services agreement with Brokaw Designs, Inc. to incorporate a new accessible ramp design into the project.

On May 1, 2019, staff determined that existing header clearances in the newly constructed stage lift pit were too narrow and would need to be altered and raised to be code compliant which is outside of the scope of work.

At staff's request, DCI Builders, Inc. submitted a change order proposal in the amount of \$51,942, to relocate the header at the stage lift pit and demolish and reconstruct the existing non-compliant ramp in accordance to the designs submitted by Brokaw Design, Inc. The engineer's estimate for the ramp renovation portion is approximately \$188,522, if the project were to be constructed outside of the agreement with DCI Builders, Inc. Incorporating this change order with the current project will potentially create a cost savings to the county of \$136,580.

This Change Order will be the fifth Change Order in the project and is brought before your Board today as it exceeds Change Order thresholds and requires board approval. Change Order number 1 was a credit to the county for a reduction in the project sign package scope. Change Order number 2 was primarily the reframing of a hazardous wall located behind the stage that was discovered during the project construction phase as well as flooring repairs required on the stage at the lift landing. Change Order number 3 was for the removal of truncated domes and providing appropriate detectible warnings at the building's entrance. Change Order 4 was for additional asphalt repairs to the building parking lot to improve site drainage conditions and to divert water away from the building.

FINANCIAL IMPACT:

The cost of the Fortuna Veterans Hall Americans with Disabilities Act (ADA) Project bids combined with other project expenses came in at \$274,476 which is approximately \$85,329, under the budgeted project estimates of \$359,805. The current project expenses combined with Change Order number 5 in the amount of \$51,942, establishes a revised project cost of \$326,418. The ADA Compliance budget has sufficient funds allocated to this project for this increase.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by fostering transparent, accessible, welcoming and user friendly services and enforces laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the recommendations to approve this change order however, this is not recommended as the county may be subject to fines for non-compliance, as the Fortuna Veterans Hall is a facility identified by the DOJ with ADA barriers that must be removed prior to the

termination of the consent decree and the work that is specified to be completed in the this change order will continue to escalate in price as well as leave the existing ramp in a state of noncompliance with the ADA.

ATTACHMENTS:

Change Order 5
Fortuna Veterans Hall Ramp Revision
Fortuna Veterans Hall Ramp Revision 2

PREVIOUS ACTION/REFERRAL:

Board Order No.: C6, C7
Meeting of: 10/16/2018, 12/18/2018
File No.: 18-1993, 18-1641