



COUNTY OF HUMBOLDT

For the meeting of: 9/23/2025

File #: 25-1126

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Bid Award Authorization for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) and Supplemental Budget for County Administrative Office - Americans with Disabilities Act Compliance Budget Unit 3552-152 in the Amount of Two Hundred Twenty-Seven Thousand Nine Hundred Twenty Dollars (\$227,920.00) for Fiscal Year 2025-2026 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and file the bids for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601); and
2. Award the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc. in the amount of Two Hundred Sixty-Seven Thousand One Hundred Twenty-Two Dollars (\$267,122.00); and
3. Authorize the Purchasing Agent to execute a construction agreement with Adams Commercial General Contracting, Inc. regarding completion of the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) that is substantially similar to the attached sample construction agreement, after review and approval by County Counsel, Risk Management and the County Administrative Office - Management and Budget Team; and
4. Authorize the Purchasing Agent to execute contract change orders for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) up to Twenty-Six Thousand Seven Hundred Twelve Dollars (\$26,712.00); and
5. Approve the attached supplemental budget for the County Administrative Office - Americans with Disabilities Act Compliance Budget Unit 3552-152 in the amount of Two Hundred Twenty-Seven Thousand Nine Hundred Twenty Dollars (\$227,920.00) for fiscal year 2025-2026 (4/5 vote required); and
6. Authorize the Director of Library Services to temporarily modify the location and hours of operation for the Fortuna Library during construction of the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601); and
7. Direct the Clerk of the Board to provide the County Administrative Office - Americans with Disabilities Act Compliance Team with one (1) fully executed, certified copy of the Board order related to this Item.

STRATEGIC PLAN:

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Safe & Healthy Communities

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

On September 7, 2016, the County of Humboldt entered into a consent decree with the United States Department of Justice that required 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 facilities owned or leased by the County of Humboldt that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act. The Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) is part of this compliance effort.

In the early part of 2022, County of Humboldt staff collaborated with the City of Fortuna to prepare and submit an application to the California State Library Building Forward Infrastructure Grant Program. On October 19, 2022, the City of Fortuna was awarded a grant in the amount of Two Hundred Nineteen Thousand Eighty-Three Dollars (\$219,083.00). The Humboldt County Board of Supervisors ("Board") subsequently approved the use of Humboldt County Library fund balance in the amount of One Hundred Nine Thousand Five Hundred Forty-Two Dollars (\$109,542.00) to fulfill the required local match on May 16, 2023. These combined funds were designated for Americans with Disabilities Act architectural barrier remediation, tenant improvements and critical infrastructure upgrades at the Fortuna Branch of the Humboldt County Library.

On February 5, 2024, the County of Humboldt executed a task order with Alameida Architecture for the provision of design and construction observation services. Based on the final project design provided by Alameida Architecture, the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) includes, without limitation: reconstruction of two single-user, all-gender restrooms to meet Americans with Disabilities Act requirements; reconfiguration of the circulation desk to improve accessibility and layout; creation of an enhanced teen section; and full interior refurbishments, including, but not limited to, new paint and flooring.

During construction of the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601), continuity of library services will be provided at the City of Fortuna's Rohner Recreation Hall located at 5 Park Street, Fortuna, California. The modified hours of operation for the Fortuna Library during the construction period are as follows: 12:00 p.m. to 5:00 p.m. on Tuesday; 10:00 a.m. to 6:00 p.m. on Wednesday; and 10:00 a.m. to 5:00 p.m. on Thursday through Saturday.

The Humboldt County Americans with Disabilities Act Compliance Team will serve as the lead agency for project management and will coordinate closely with the City of Fortuna throughout construction of the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601). Construction is anticipated to take up to ninety (90) calendar days following award.

On July 22, 2025, the County of Humboldt received one (1) responsive bid for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) from Adam's Commercial General Contracting, Inc. for the base bid total of Two Hundred Fifty-Four Thousand Eight Hundred Forty-One Dollars (\$254,841.00), with an add alternate for reconstruction of new accessible computer workstations in the amount of Twelve Thousand Two Hundred Eighty-One Dollars (\$12,281.00). In accordance with the general conditions outlined in the project specifications manual, the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) must be awarded to the lowest qualified, responsible and responsive bidder. Based on this requirement, staff recommends awarding the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) to Adams Commercial General Contracting, Inc. in the amount of Two Hundred Sixty-Seven Thousand One Hundred Twenty-Two Dollars (\$267,122.00).

SOURCE OF FUNDING:

Americans with Disabilities Act Internal Services Fund (3552); City of Fortuna - California State Library Building Forward Infrastructure Grant Program

FINANCIAL IMPACT:

Expenditures (3552-152)	FY24-25	FY25-26
Budgeted Expenses	\$38,869.00	\$85,000.00
Additional Appropriation Requested	\$0.00	\$227,920.00
Total Expenditures	\$38,870.00	\$312,820.00
Funding Sources (3552-152)	FY24-25	FY25-26

Fund Balance	\$12,957.00	\$105,809.00
Non-County Agency	\$25,913.00	\$207,920.00
Total Funding Sources	\$38,870.00	\$312,820.00

The total cost estimate for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601) is Three Hundred Fifty-One Thousand Six Hundred Ninety Dollars (\$351,690.00). Project costs include the bid award to Adams Commercial General Contracting, Inc. in the amount of Two Hundred Sixty-Seven Thousand One Hundred Twenty-Two Dollars (\$267,122.00), a ten percent (10%) contingency of Twenty-Six Thousand Seven Hundred Twelve Dollars (\$26,712.00), design and pre-planning services in the amount of Forty-Nine Thousand Eight Hundred Fifty-Four Dollars (\$49,854.00) and inhouse project work and certified access specialist inspections in the amount of Eight Thousand Two Dollars (\$8,002.00).

The County of Humboldt will pay project costs upfront and invoice the City of Fortuna for reimbursement of the grant award on a quarterly basis. The attached supplemental will support this methodology and includes the Humboldt County Library's remaining cost share in the amount of Twenty Thousand Eight Hundred Nine Dollars (\$20,809.00) and costs outside of the available grant funding in the amount of Twenty-Three Thousand One Hundred Sixty-Three Dollars (\$23,163.00). The approved fiscal year 2025-2026 budget for County Administrative Office - Americans with Disabilities Act Compliance budget unit 3552-152 includes Eighty-Five Thousand Dollars (\$85,000.00) for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601). There are sufficient funds in the Americans with Disabilities Internal Services Fund (3552) balance for the County of Humboldt's remaining grant cost share and project costs over the grant amount.

The County Administrative Office will bring an item forward to adjust the fixed asset funding included in the approved fiscal year 2025-2026 budget for Humboldt County Library budget unit 1500-621 at the first quarter budget review.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:

City of Fortuna; California State Library

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the recommended bid award to Adams Commercial General Contracting, Inc. and the attached supplemental budget for the Fortuna Library Americans with Disabilities Act Compliance Project (Project Number 2024-601). However, this alternative is not recommended as the project is supported by dedicated grant funding through the California State Library's Building Forward Infrastructure Grant Program and reflects a strong partnership with the City of Fortuna to improve access to library services. Approving the bid award to Adams Commercial General Contracting, Inc. will ensure that the County of Humboldt can proceed with important facility upgrades that enhance accessibility and long-term usability of the Fortuna Library.

ATTACHMENTS:

1. Bid Results
2. Sample Construction Agreement
3. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Meeting of: 05/16/2023, 3/4/2025

File No.: 23-590, 25-365