



# COUNTY OF HUMBOLDT

For the meeting of: 5/12/2026

---

File #: 26-323

---

**To:** Board of Supervisors

**From:** County Administrative Office

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Final Acceptance of the Fortuna Library Americans with Disabilities Act Compliance Project, Project Number 2024-601

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Accept the completion of the Fortuna Library Americans with Disabilities Act Compliance Project, Project Number 2024-601; and
2. Authorize the Purchasing Agent, or a designee thereof, to execute the attached Notice of Completion for Fortuna Library Americans with Disabilities Act Compliance Project, Project Number 2024-601; and
3. 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 Humboldt County Board of Supervisors ("Board") authorized the County of Humboldt to enter into a consent decree with the United States Department of Justice that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the 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 is part of this compliance effort.

In early 2022, the Humboldt County Library and Americans with Disabilities Act Compliance Team 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). On May 16, 2023, the Board 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. 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 included, 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, without limitation, new paint and flooring.

On September 23, 2025, the Board awarded the Fortuna Library Americans with Disabilities Act Compliance Project to Adams Commercial General Contracting, Inc. for the total contract amount of Two Hundred Sixty-Seven Thousand One Hundred Twenty-Two Dollars (\$267,122.00). On April 2, 2026, Change Order No. 1 was executed in the amount of Five Thousand Eight Hundred Three Dollars and Fifty-Three Cents (\$5,803.53) to address a door type change, relocation of the fire alarm system, replacement of exit signage, installation of a bathroom alarm strobe and replacement of a burglary alarm sensor. With this adjustment, the final total cost associated with the contract with Adams Commercial General Contracting, Inc. for the Fortuna Library Americans with Disabilities Act Compliance Project is Two Hundred Seventy-Two Thousand Nine Hundred Twenty-Five Dollars and Fifty-Three Cents (\$272,925.53).

Adams Commercial General Contracting, Inc. has substantially completed its contractual obligations. Accordingly, the Fortuna Library Americans with Disabilities Act Compliance Project can be accepted as complete in accordance with the contract documents. The Board must accept the Fortuna Library Americans with Disabilities Act Compliance Project prior to filing final acceptance. Following Board acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder, and the mandatory thirty-five (35) day lien period can begin. Upon completion of the lien period, the County of Humboldt may release the payment retention, provided that no stop notices have been filed, and any remaining contract work has been completed.

**SOURCE OF FUNDING:**

Americans with Disabilities Act Internal Services Fund (3552); City of Fortuna; California State Library Building Forward Infrastructure Grant Program, Library Fund (1500)

**FINANCIAL IMPACT:**

| <b>Expenditures (3552-152)</b>    | <b>FY 24-25</b> | <b>FY 25-26</b>  |
|-----------------------------------|-----------------|------------------|
| Budgeted Expenses                 | \$38,869        | \$283,646        |
| <b>Total Expenditures</b>         | <b>\$38,869</b> | <b>\$283,646</b> |
| <b>Funding Sources (3552-152)</b> | <b>FY 24-25</b> | <b>FY 25-26</b>  |
| Fund Balance                      | \$12,957        | \$94,550         |
| Non-County Agency                 | \$25,912        | \$189,096        |
| <b>Total Funding Sources</b>      | <b>\$38,869</b> | <b>\$283,646</b> |

The total cost for the Fortuna Library Americans with Disabilities Act Compliance Project is Three Hundred Twenty-Two Thousand Five Hundred Fifteen Dollars (\$322,515). Design costs with Alameida Architecture totaled Forty-Three Thousand Seven Hundred Eighteen Dollars (\$43,718.00). The total executed contract amount with Adams Commercial General Contracting, Inc., including all approved Change Orders, was Two Hundred Seventy-Two Thousand Nine Hundred Twenty-Five Dollars (\$272,925). Other non-contracted expenditures totaled Five Thousand Eight Hundred Seventy-Two Dollars (\$5,872.00).

The Fortuna Library Americans with Disabilities Act Compliance Project was funded through a combination of the California State Library Building Forward Infrastructure Grant Program, hosted by the City of Fortuna and the Humboldt County Library Fund. There are sufficient funds budgeted in the Americans with Disabilities Act Compliance Team budget unit (3552-152) in fiscal year 2025-2026 for project close out.

**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 accept completion of the Fortuna Library Americans with Disabilities Act Compliance Project. However, this alternative is not recommended, as Adams Commercial General Contracting, Inc. has completed its contractual obligations and is therefore entitled to release of retention at the conclusion of the thirty-five (35) day lien period.

**ATTACHMENTS:**

1. Notice of Completion

**PREVIOUS ACTION/REFERRAL:**

Meeting of: 05/16/2023, 3/4/2025, 9/23/2025

File No.: 23-590, 25-365, 25-1126