



COUNTY OF HUMBOLDT

For the meeting of: 1/23/2024

File #: 24-33

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Change Order 2.0 to the Humboldt County Probation Building Fire Reconstruction Project (Project No. 170212F) and supplemental budget of \$100,000 (4/5 vote)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Public Works Director to execute, Change Order 2.0 for the Humboldt County Probation Building Fire Reconstruction Project (Project No. 170212F), for a total cost increase of Eighty-Four Thousand Three Hundred Eleven Dollars and Ninety-Six Cents (\$84,311.96) and a time extension of fourteen (14) calendar days (4/5 vote required);
2. Approve a transfer from Juvenile Regional Facility fund (3782) to Capital Projects (3562-170) in the amount of One Hundred Thousand Dollars (\$100,000.00) and the associated supplemental budget to fund certain betterments to the Probation Building Fire Reconstruction Project that have been requested by the Humboldt County Probation Department (4/5 vote required); and
3. Direct the Clerk of the Board to provide the Humboldt County Department of Public Works with one (1) fully executed, certified copy of the Board order related to this item.

SOURCE OF FUNDING:

Insurance Proceeds Liability (3524); Capital Projects (3562-170); Juvenile Regional Facility Fund (3782)

DISCUSSION:

The Juvenile Hall Replacement Project (Project No. 170212) approved for construction by the Humboldt County Board of Supervisors (“Board”) on August 16, 2016, included two (2) phases. Phase 1 provided for the construction of the new Juvenile Hall facility located adjacent to the original Juvenile Hall Building. Phase 2 involved the demolition of the old Juvenile Hall facility and included engineered seismic restoration of the existing Probation Administration Building, which had previously shared structural elements and foundations and other building systems with the old Juvenile Hall building.

On October 21, 2021, during phase 2 renovation work at the existing Probation Facility, a fire occurred in the interior of the building, affecting significant portions of the building which suffered extensive fire, smoke, water and other damages throughout the interior and parts of the exterior. Extensive post-fire investigation and cleanup efforts forced the County of Humboldt to evacuate the facility and halt previous renovation work in order to perform hazardous material removal, including, without limitation asbestos, so that restoration planning efforts could proceed.

Pre-construction planning efforts involved the removal of smoke, water and fire damaged interior surfaces, as well as removal of all identified asbestos containing materials by a licensed hazardous materials demolition contractor. Plans for the reconstruction of the building following the fire damage were prepared by Nichols, Melburg & Rossetto, the County of Humboldt's architect for the Juvenile Hall Replacement project.

On June 13, 2023, reconstruction plans for the Probation Building were released for Bidding. Three (3) bids for the Probation Building Fire Reconstruction Project were received on July 18, 2023. The Board subsequently awarded the Probation Building Fire Reconstruction Project to Adams Commercial General Contracting, Inc. in the amount of Two Million Six Hundred Ten Thousand Seven Hundred Sixty-Six Dollars (\$2,610,766.00) for the base bid plus additive alternates 1,2 and 3 on August 8, 2023. The Probation Building Fire Reconstruction Project started construction on September 13, 2023.

Construction Change Orders executed to date include one (1) change order for a total of fifty-Nine Thousand Three Hundred Eighty Dollars and Seventy-Two Cents (\$59,380.72) with a time extension of thirty (30) days, which was formally approved by the Public Works Director under authority consistent with California Public Contract Code Section 20142. One (1) additional Change Order; 2.0 is for current consideration before the Board and is the subject of this agenda item and is detailed below.

Change Order 2.0 includes three (3) separate items. The first is the addition of surveillance, security and access control systems to the project at the request of the Humboldt County Probation Department ("Probation"). These systems are betterments to the Probation Building Fire Reconstruction Project to be paid for through Probation's contributions to the construction budget. A change to the mechanical ducting of the project was necessary due to unanticipated floor height discrepancy. Termite damage repair and replacement to existing framing members was necessary to ensure the structural integrity of the building. This was not fire damage and will be paid for by the County of Humboldt as a necessary repair out of the remaining Juvenile Hall Replacement Project contingency fund. The total construction budget cost increase resulting from Change Order 2.0 is Eighty-Four Thousand Three Hundred Eleven Dollars and Ninety-Six Cents (\$84,311.96) and includes a time extension of fourteen (14) calendar days to the construction completion schedule.

The cumulative change between approved Change Order 1.0 and this Change Order 2.0 will total an increase of One Hundred Forty-Three Thousand Six Hundred Ninety-Two Dollars and Sixty-Eight Cents (\$143,692.68) from the original budget and will have granted a time extension totaling forty-four

calendar days to the original construction completion schedule. The total construction cost following Change Order 2.0 will be Two Million Seven Hundred Fifty-Four Thousand Four Hundred Fifty-Eight Dollars and Sixty-Eight Cents (\$2,754,458.68).

FINANCIAL IMPACT:

Expenditures (3562-170)	FY23-24 Adopted
Budgeted Expenses	\$1,993,482.00
Additional Appropriation Requested	\$100,000.00
Total Expenditures	\$2,093,482.00
Funding Sources (3562-170)	FY22-23 Adopted
Insurance	\$1,993,482.00
State/Federal Funds (3782)	\$100,000.00
Total Funding Sources	\$2,093,482.00

**Projected amounts are estimates and are subject to change.*

FINANCIAL IMPACT:

Currently, the County of Humboldt has received advances from its insurance carrier in the total amount of \$2,507,428.88 for completion of the Probation Building Fire Reconstruction Project. To date \$514,234.00 has been spent in building preparation, and design work for this project. \$1,993,482 is budgeted in Public Works Capital Projects (3562170) for fiscal year 2023-24. The construction cost for this project is currently \$2,670,146.72. Funding for security, surveillance and card readers will be funded in the amount of \$64,177.08 through the Probation Department. A supplemental budget transferring funds from the Juvenile Regional Facility fund to Capital Projects to cover this and future change orders is attached. Funding for the mechanical ducting and termite damage repair will be covered through a portion of the remaining Juvenile Hall Replacement Project contingency funding in the amount of \$20,134.88. This brings the anticipated total project budget to \$3,268,692.68. At this time, the total amount of costs to be reimbursed through the County of Humboldt’s insurance carrier has not been finalized. Staff will come back to your Board at a later date with a supplemental budget.

FINANCIAL IMPACT:

Approval of Change Order 2.0 to the Probation Building Fire Reconstruction Project will not impact current staffing levels.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors’ Strategic Framework by providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve Change Order 2.0 to the Probation Building Fire Reconstruction

Project. However, this alternative is not recommended as some of this work is necessary to complete the project in a safe manner, and other portions benefit the safety and usability of the Humboldt County Probation Administration Building for staff and the public.

ATTACHMENTS:

1. Change Order 2.0
2. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Board Order No.: G-6; H-3; C-8; C-8; C-17; C-25; C-10; C-18; C-18; H-5; C-19-; C-12; C-15; C-37; C-13; C-21; C-24; C-25, D-13

Meeting of: 2/3/11; 4/10/12; 11/27/12; 12/11/12; 5/14/13; 8/13/13; 4/8/14; 7/1/14; 10/6/15; 11/30/15; 5/31/16; 6/7/16; 8/16/16; 6/27/17; 12/11/18; 2/19/19; 2/25/20; 11/2/21, 6/13/23; 8/8/23

File No.: 19-153; 20-202; 20-207; 21-1586; 22-157; 22-634,23-811; 23-1130