



COUNTY OF HUMBOLDT

For the meeting of: 3/14/2023

File #: 23-246

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Authorization for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project, Project Number 2020-102

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the plans and specifications for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project, Project Number 2020-102; and
2. Direct the Clerk of the Board to advertise the above-referenced project as required by Section 22037 of the California Public Contract Code, with bids to be open on April 18, 2023 at 2:00 p.m.

SOURCE OF FUNDING:

2020 Finance Plan and Judicial Council of California

DISCUSSION:

On September 7, 2016, the County of Humboldt entered 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 Humboldt County Americans with Disabilities Act Compliance Project is to bring all facilities owned and/or leased by the County of Humboldt that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act Compliance Project (“ADA”). The Humboldt County Courthouse Restroom ADA Modification Project is part of this compliance effort.

On July 28, 2020, the County of Humboldt entered into a consultant services agreement with Nichols, Melburg, and Rossetto Architects (“NMR”) to design ADA improvements and modernize the public restrooms in the Humboldt County Courthouse. The construction project will bid in three tiers.

The Tier 1 Bid will consist of full renovations and modernizations of all twenty (20) public restrooms

in the courthouse including remediation of all barriers to access as defined under the ADA in a minimum of two (2) gender specific restrooms on each floor in the building, converting two (2) multi-user restrooms located at the third floor elevator vestibule into two (2) single user all-gender restrooms with one (1) being made fully compliant with the ADA, and full renovations to the remaining (6) non-ADA restrooms located on the first, second and third floors.

The Tier 2 Bid will consist of performing full renovations, modernizations and ADA barrier removal of each of the ADA restrooms on each floor for a total of twelve (12) restrooms. The remaining eight (8) restrooms will be left untouched.

The Tier 3 Bid will only incorporate the minimum necessary remediation efforts required to remove barriers to access as defined under the ADA in two (2) of the multi-user gender specific restrooms per floor in the building for a total of twelve (12) restrooms. The Tier 3 Bid will reuse much of the existing finishes and will only encompass the minimum work necessary to make the restrooms fully compliant with the ADA.

In 2020, the County of Humboldt used CARES Act funding to purchase hands free touchless fixtures to replace the faucets, lavatories, toilets, urinals, flush-valves, and high/low drinking fountains in county facilities and will be providing these fixtures to the contractor to replace the plumbing fixtures in all areas affected by this project.

Other improvements that will occur regardless of which bid tier is selected will include the addition of high/low drinking fountains with hydration stations on the third and fourth floors as well as leveling and replacing the floor coverings at the third and fourth floor elevator vestibules. In addition, baby changing tables will be installed in each of the ADA compliant restrooms. The project is expected to be completed in two hundred seventy (270) days and will be broken into multiple phases and be largely performed outside of normal working hours so as to limit disruption and impact on courthouse occupants and the public. Staff worked with Public Works and NMR to determine the scope and timeline for the project.

FINANCIAL IMPACT:

Actual cost for the project will not be known until the project has officially bid, however the architect's estimate for full renovations for each restroom is estimated at approximately Ninety Thousand Dollars (\$90,000.00) each to complete. Project costs for the Tier 1 Bid is estimated at One Million Eight Hundred Thousand Dollars (\$1,800,000.00). The Tier 2 Bid is estimated to cost One Million Eighty Thousand Dollars (\$1,080,000.00). The Tier 3 Bid is estimated to cost Four Hundred Eighty Thousand Dollars (\$480,000.00).

Project costs will be split between the 2020 Finance Plan and Judicial Council of California (JCC). Per the Joint Occupancy Agreement with the JCC, the JCC will be responsible for 33.77% of project costs for renovations that occur in shared spaces within the courthouse. All twenty (20) restrooms in the building are interpreted under the JOA as meeting the definition of a shared space and this cost share will apply. The 2020 Finance Plan will pay for the modernization and efficiency measures and will be used to fund the ADA barrier remediation efforts and the JCC will pay for 33.77% of these alterations.

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:

Judicial Council of California

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to approve the plans and specifications for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project. However, this alternative is not recommended since the Humboldt County Courthouse was one (1) of the facilities listed in the Consent Decree as having barriers to access and was scheduled for ADA modifications in the ADA Compliance Plan.

ATTACHMENTS:

1. Architectural Plans for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project
2. Technical Specifications for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A