



# COUNTY OF HUMBOLDT

For the meeting of: 5/16/2023

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File #: 23-566

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**To:** Board of Supervisors  
**From:** County Administrative Office  
**Agenda Section:** Consent  
**Vote Requirement:** Majority

**SUBJECT:**

Bid Award Authorization for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project, Project Number 2020-101

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Receive and file bids for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project, Project Number 2020-10;
2. Award the project agreement to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc. in the amount of \$514,068;
3. Authorize the Purchasing Agent to sign a project agreement with Adams Commercial General Contracting, Inc., that is substantially similar to the sample agreement attached hereto after review and approval by County Counsel, Risk Management and the County Administrative Office; and
4. Authorize the Purchasing Agent to execute contract change orders up to the amount of \$51,406.

**SOURCE OF FUNDING:**

ADA Compliance (3552-152)  
2020 Finance Plan  
Judicial Council of California

**DISCUSSION:**

On Sept.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 (“ADA”) Compliance Project. The purpose of the Humboldt County ADA 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 ADA. The Humboldt County Courthouse Fourth Street Entrance ADA 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 provide design and construction oversight to remediate barriers to access as defined under the ADA to the Fourth Street entrance of the Humboldt County Courthouse.

The Fourth Street entrance to the courthouse serves as the accessible entrance to programs, services, and activities located in the building. This project will include replacing the accessible parking stall in the Fourth Street parking lot adjacent to the building with an ADA compliant van accessible stall, replacing the aging moisture barrier located between the parking lot asphalt and the ceiling of the Office of Emergency Services located directly below. The project will replace the accessible route linking the building entrance to the public right of way on the Fourth Street side of the courthouse as well as replacing the problematic outward swinging entrance and exit doors located in the Fourth Street security vestibule with electronic sliding doors similar to the ones used on the Fifth Street side of the facility. Decorative security retaining wall type bollards designed to prevent vehicles from driving into the security vestibule will be installed around the newly constructed accessible route and Fourth Street parking lot. This project will also include painting and flooring replacement on the Ground Floor Hall between the security vestibule and the Sheriff’s Office lobby.

Interior and disruptive work will be conducted outside of normal business hours in an effort to limit impacts on programs, services and activities offered within the building. The project is anticipated to take 180 days to complete. Staff worked with Public Works, Sheriff’s Office, Judicial Council of California (“JCC”) and NMR in developing the phasing plan and scope of the project.

On March 13, 2023, the Board authorized the Humboldt County Courthouse Fourth Street ADA Modification Project to be advertised for public bid. On April 11, 2023, the County of Humboldt received and opened one responsive bid from Adams Commercial General Contracting, Inc. - Eureka, California in the amount of \$514,068.

The general conditions set forth in the project specifications manual require that the project be awarded on the merits of the lowest qualified, responsible, and responsive base bid. Staff recommends that your Board award this project to Adams Commercial General Contracting, Inc.- Eureka, California for the total base bid award amount of \$514,068.

The Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project is in line with the ADA Compliance Plan adopted by your Board on June 29, 2021, and the Humboldt County Facilities Master plan by investing in county facilities.

**FINANCIAL IMPACT:**

<b>Expenditures (Fund, Budget Unit)</b>	<b>FY22-23</b>	<b>FY23-24 Projected</b>	<b>FY24-25 Projected</b>
Budgeted Expenses	200,000	358,658	
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>200,000</b>	<b>358,658</b>	

<b>Funding Sources (Fund, Budget Unit)</b>	<b>FY22-23 Adopted</b>	<b>FY23-24 Projected*</b>	<b>FY24-25 Projected*</b>
2020 Finance Plan	200,000	158,656	
State/Federal Funds (JCC) - Shared Cost		188,662	
PRISM Grant		11,250	
<b>Total Funding Sources</b>	<b>200,000</b>	<b>358,568</b>	

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

Current project expenses combined with the base bid amount of \$514,068 establishes an estimated project cost of \$558,568. Per the Joint Occupancy Agreement with the JCC, the JCC will be responsible for an estimated cost share in the amount of \$188,662 of project costs for design and renovations that occur in shared spaces within the courthouse and the construction and installation of the security bollards. The County of Humboldt has received funding from a PRISM grant in the amount of \$11,250 for the replacement of the moisture barrier in the ceiling of Sheriff’s Department basement office. The County of Humboldt will be responsible for the remaining costs which will be funded through the 2020 Finance Plan. The ADA Compliance Budget, 3552-152, has sufficient funds budgeted for this project in the current fiscal year (FY) and proposed FY 2023-24 budgets. The architects estimate was \$480,000; the sole responsive bid was approximately \$34,000 above the estimate. Staff recommends awarding the project in order to avoid escalating construction costs, new bids above \$514,068, increase in staff time and the delay of the overall project schedule.

**STRATEGIC FRAMEWORK:**

The recommended actions support the following areas of the Board of Supervisors’ Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: Foster transparent, accessible, welcoming and user friendly services

Strategic Plan: 4.2 - Create a community where county programs services and facilities are accessible to all with disabilities

**OTHER AGENCY INVOLVEMENT:**

Judicial Council of California

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Your Board could, cancel the bid and instruct staff to advertise and re-solicit bids however, this is not recommended as a second round of bids may result in increased base bid amounts, higher escalation costs, costs associated with increased staff time.

**ATTACHMENTS:**

1. Bid Results
2. Construction Agreement

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**File #: 23-566**

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**PREVIOUS ACTION/REFERRAL:**

Board Order No.: I-1, D-4

Meeting of: 6/29/21, 3/14/2023

File No.: 21-351, 23-247