



COUNTY OF HUMBOLDT

For the meeting of: 5/23/2023

File #: 23-629

To: Board of Supervisors
From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Award 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. Receive and file the bids for the Humboldt County Courthouse Restrooms Americans with Disabilities Act Modification Project, Project Number 2020-102;
2. Award the Tier 1 project agreement to the lowest responsible and responsive bidder, Adams Commercial General Contracting, Inc. in the amount of \$2,185,849;
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 \$218,584.90.

SOURCE OF FUNDING:

ADA Compliance (3552-152); 2020 Finance Plan; 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 (“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 Restrooms 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 was bid in three (3) 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) multiuser 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) 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 only incorporated 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, Sheriff's Office, Judicial Council of California ("JCC") and NMR in developing the phasing plan and scope of the project.

The Humboldt County Courthouse Restroom 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 of Humboldt facilities.

On March 14, 2023, the Board authorized the Humboldt County Courthouse Restrooms ADA Modification Project to be advertised for public bid. On April 18, 2023, the County of Humboldt received and opened one (1) responsive bid and the results are as follows:

Contractor	Tier 1 Add Alternate 2	Tier 2 Alternate 1	Tier 1- Base Bid	Total Base Bid Plus Add Alternates 1 and 2
Adams Commercial General Contracting, Inc. - Eureka, California	\$260,873	\$1,212,670	\$712,306	\$2,185,849

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 plus Add Alternates 1 and 2 for a total award amount of \$2,185,849.

FINANCIAL IMPACT:

Expenditures (Fund, Budget Unit)	FY21-22	FY22-23	FY23-24 Projected	FY24-25 Projected
Budgeted Expenses	\$75,700	\$15,079	\$1,507,810.73	
Additional Appropriation Requested				
Total Expenditures	\$75,700	\$15,079	\$1,507,810.73	
Funding Sources (Fund, Budget Unit)	FY 21-22 Costs	FY22-23 Adopted	FY23-24 Projected*	FY24-25 Projected*
2020 Finance Plan	\$75,700	\$15,079	\$1,507,810.73	
State/Federal Funds (JCC)			\$768,817.27	
Total Funding Sources	\$75,700	\$15,079	\$2,276,628	

Current project expenses combined with the base bid amount of \$2,185,849 which includes Add Alternates 1 and 2, establishes an estimated project cost of \$2,276,628. Per the Joint Occupancy Agreement with the JCC, the JCC will be responsible for an estimated cost share in the amount of \$768,817.27 of project costs for design and renovations that occur in shared spaces within the courthouse. The County 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. The architect’s estimate was \$1,800,000; the sole responsive bid was approximately \$385,000 above the estimate. Your Board could request that the bid be re-solicited however, staff recommends awarding the project in order to avoid escalating construction costs, bids above \$2,185,849, increases 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

File #: 23-629

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:

The 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 and increased costs associated with additional staff time.

ATTACHMENTS:

1. Bid Results
2. Sample Agreement

PREVIOUS ACTION/REFERRAL:

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

Meeting of: 6/29/2021, 3/14/2023

File No.: 21-351,23-246