



COUNTY OF HUMBOLDT

For the meeting of: 8/8/2023

File #: 23-977

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Bid Authorization for the Construction of the Economic Development and Child Support Services Tenant Improvement and ADA Modification Project, Project Number 2021-601

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and approve the plans and specifications for the Economic Development and Child Support Services Tenant Improvement and ADA Modification Project, project number 2021-601; and
2. Authorize the Clerk of the Board to advertise the above-referenced project, pursuant to Section 22037 of the California Public Contract Code, with bids to be opened on Sept. 5, 2023.

SOURCE OF FUNDING:

Department of Child Support Services (1380-206)
Economic Development (1120-275)

DISCUSSION:

On Sept. 7, 2016, the county entered into a Consent Decree with the United States Department of Justice (DOJ) 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 county-owned and leased facilities that provide programs, services, and activities to the public into compliance with the Americans with Disabilities Act (ADA). The Economic Development and Child Support Services Tenant Improvement and ADA Modification Project is part of this effort.

On July 29, 2020, the County of Humboldt entered into a consultant services agreement with Alameida Architecture to design ADA and tenant improvements for the Economic Development and Child Support Services programs located at 2420 6th Street, Eureka.

On June 8, 2021, funding of \$500,000 from the General Fund was recommended for Economic Development to remove barriers to access and make improvements tailored to Economic Development’s program specific needs in the unused space formerly occupied by Child Support Services. On June 29, 2021, your Board adopted the fiscal year 2021-22 budget with this recommendation. Child Support Services requested a modernization of their space in a manner that will meet the current and future program space and operational needs of the program. This project will include a redesign of the public lobby, to be shared between Child Support Services and Economic Development, and will be used as a showroom to display and showcase products and services offered and produced by local Humboldt County based businesses. The multi-user restrooms will have limited alterations made to remediate barriers to access and a new ADA compliant all gender single user restroom will be constructed adjacent to the public lobby. All building alterations completed as part of this project will meet or exceed accessibility requirements under the ADA

This project supports the Board adopted Facilities Master Plan by co-locating county programs, in centralized campuses as Child Support Services and Economic Development are in close proximity to the Office of Elections and multiple Department of Health and Human Services programs.

The project will be bid having program specific elements lumped into individual sums, meaning all work required for Economic Development will constitute one sum, all work required for Child Support Services in a second sum, and all work that is for shared building elements will be in a third sum and will be equally split between the Economic Development and Child Support Services. The project will be awarded to the contractor submitting the lowest qualified cumulative bid between the sum of the three categories. The construction schedule is expected to be 180 calendar days and is anticipated to begin in Oct. 2023 and be completed by June 2024. The county ADA Compliance Team worked with Public Works Facilities, Economic Development, Child Support Services, and the property owner in the development of the project scope and timeframe.

FINANCIAL IMPACT:

Expenditures	FY23-24
Budgeted Expenses (Economic Development 1120-275)	\$300,000
Budgeted Expenses (Child Support Services 1380-206)	\$300,000
Total Expenditures	\$600,000
Funding Sources (Fund, Budget Unit)	FY23-24 Adopted
(Economic Development 1120-275)	\$300,000
(Child Support Services 1380-206)	\$300,000
Total Funding Sources	\$600,000

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

Narrative Explanation of Financial Impact:

The estimate for the Economic Development and Child Support Services Tenant Improvement and ADA Modification Project is \$600,000. Project costs to date are \$94,015 for design and permit fees.

Sufficient funds have been budgeted in the adopted fiscal year 2023-24 budget in Economic Development (1120-275) and Child Support Services (1380-206) for this project.

STAFF IMPACT:

Narrative Explanation of Staffing Impact:

There is no impact to staff at this time.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board's Strategic Framework.

Core Roles: Support business, workforce development and creation of private-sector jobs

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:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve staff recommendations to approve the plans and specifications and authorization to bid. However, Economic Development and Child Support Services are each currently operating in space that does not suit the individual program needs, current space is underutilized, and the facility has barriers to access and is scheduled for ADA modifications in the ADA Compliance Plan. Additionally, Economic Development is currently operating in swing space located at the rear of the facility. This space does not work well for the programs offered by Economic Development due in part to there not being a public facing entrance.

ATTACHMENTS:

Attachment 1- Architectural Plans for EDDCSS

Attachment 2- Lead Specifications for EDDCSS

PREVIOUS ACTION/REFERRAL:

Board Order No.: I.1, D-20

Meeting of: 6/8/21, 6/29/2021

File No.: 21-922