



# COUNTY OF HUMBOLDT

For the meeting of: 8/8/2023

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File #: 23-815

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**To:** Board of Supervisors  
**From:** County Administrative Office

**Agenda Section:** Consent

**Vote Requirement:** Majority

**SUBJECT:**

Bid Authorization for the Construction of the Social Services Building A Phase II ADA Modification Project, Project Number 2020-601

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Approve the attached plans and specifications for the Social Services Building A Phase II ADA Modification Project, project number 2020-601; 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 September 5, 2023 at 2:00 p.m.

**SOURCE OF FUNDING:**

ADA Internal Service Fund (3552-152)

**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 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 ADA. The Social Services Building A (“Building A”) Phase II ADA Modification Project is part of this compliance effort.

On July 29, 2020, the County of Humboldt entered into a consultant services agreement with Alameida Architecture to design Phase II ADA improvements for Building A located at 929 Koster Street, Eureka. The construction project will renovate, improve and remove barriers to access by demolishing the existing non-accessible ramps leading from the site arrival points to the facility entrance, installing ADA compliant handrails and railings on the front landing, replacing the existing non-accessible north walkway with ADA compliant flatwork, installing an ADA compliant curb ramp and crosswalk linking Building A with Social Services Building B (“Building B”), replacing a non-compliant section of the

accessible route in front of Building B and reconstruction of one (1) drive apron in the public right of way (“PROW”) as directed by the City of Eureka as a condition for the issuance of the building permit. Once complete, Building A will have an ADA accessible route linking the entrance to all site arrival points including the PROW and the newly constructed accessible parking stalls at the front of the facility.

Building A is a leased facility, and the terms and conditions of the lease obligates responsibility to the County of Humboldt for accessibility improvements required for all existing walkways adjacent to Building A excluding elements that are not currently constructed or features that are in the PROW. Per the terms and conditions of the lease, all other code required site amenities not currently constructed are the responsibility of the landlord.

Because this is a leased facility the City of Eureka is the Authority Having Jurisdiction and is the permitting agency. As a condition of the issuance of the building permit, the City of Eureka has required that the project include public improvements to the PROW which include accessibility upgrades to the city sidewalk at one of the driveway aprons on the parcel. The terms and conditions of the lease obligates responsibility for these public improvement to the landlord.

In an effort to streamline access barrier remediation efforts, to limit the disruption of construction on staff, the programs housed at the facilities, and the public served at these locations, and to ensure that all newly constructed elements meet or exceed requirements outlined in the ADA, County of Humboldt staff agreed to incorporate the project scope that is the responsibility of the landlord into one larger project and the County of Humboldt will act as the lead agency in the project development, oversight and execution.

The County of Humboldt will bid the project in a two-tier format with County of Humboldt responsible barriers listed in Tier One of the bid and landlord responsible barriers listed in Tier Two of the bid. The landlord will reimburse the County of Humboldt for any and all costs incurred as part of the project scope performed under the Tier Two work and will be compensated by the landlord at various project completion intervals. County of Humboldt staff worked with the landlord and Alameida Architecture in the review and development of the project’s plans and timeline.

The construction schedule is expected to be ninety (90) calendar days and is anticipated to begin in September 2023 and be completed by November 2023.

**FINANCIAL IMPACT:**

<b>Expenditures (ADA 3552-152)</b>	<b>FY23-24</b>
Budgeted Expenses	\$100,000.00
<b>Total Expenditures</b>	<b>\$100,000.00</b>
<b>Funding Sources (ADA 3552-152)</b>	<b>FY23-24 Adopted</b>
ADA ISF Fund Balance	\$100,000.00
<b>Total Funding Sources</b>	<b>\$100,000.00</b>

The total construction cost for the Social Services Building A Phase II ADA Modification Project is estimated at \$100,000, with approximately \$40,000 to be reimbursed by the landlord. Actual construction cost will not be known until the project has been bid. The ADA Compliance budget (3552 -152) has sufficient funds budgeted for this project in fiscal year 2023-24.

**STAFFING IMPACT:**

Approval of the attached plans and specifications for the Social Services Building A Phase II ADA Modification Project will not impact current staffing levels.

**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:**

None

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to approve the attached plans and specifications for the Social Services Building A Phase II ADA Modification Project. However, this alternative is not recommended as the Social Services Building A was one of the facilities listed in the Department of Justice Consent Decree as having barriers to access and was scheduled for accessibility modifications in the ADA Compliance Plan.

**ATTACHMENTS:**

1. Architectural Plans for the Social Services Building A Phase II ADA Modification Project, Project Number 2020-601
2. Lead Specifications for the Social Services Building A Phase II ADA Modification Project, Project Number 2020-601

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: None

Meeting of: None

File No.: None