



COUNTY OF HUMBOLDT

For the meeting of: 9/12/2023

File #: 23-1200

To: Board of Supervisors
From: Planning and Building Department
Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Supplemental Budget and Change Order Authorization for the Clark Complex ADA Modification Project, Project Number 2022-401 and Other Building Improvements. (4/5 vote required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve the attached supplemental budget in the amount \$270,000 from the General Fund and establish a fixed asset line 8186-Building Improvements County Owned in budget unit 1100277 (4/5 Vote Required); and
2. Authorize the Purchasing Agent to sign Change Order 1 for the Clark Complex ADA Modification Project, Project Number 2022-401 in the amount of \$51,246 and add 60 Calendar Days to the Project Completion Time. (4/5 Vote Required)

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

Approval of this item will allocate funds that should have been carried forward to Fiscal Year (FY) 2023-24 and allow funding of Americans with Disabilities Act (ADA) and other building improvements at the Clark Complex.

In FY 2021-22, an allocation of \$358,185 was provided to the Current Planning budget unit (1100277) for building improvements. During FY 2021-22, a total of \$87,623.86 was spent. With the adoption of the budget for FY 2022-23, a total of \$270,000 was carried over to fund ongoing improvements. This money could not be spent until the necessary Americans with Disabilities Act (ADA) improvements were completed to ensure cost overruns could be addressed. The remaining ADA work is continuing into the current fiscal year.

As budgets were prepared and submitted, an oversight resulted in the omission of the request to carry over unused funds from FY 2022-23 to FY 2023-24.

While this request includes a transfer in from General Fund balance, the funds were previously allocated to budget unit 1100277 and have not been allocated for any other use in balancing the budget unit.

Allowing the carryover of funds will provide the necessary resources to complete the ongoing ADA work and building improvements.

On Feb. 28, 2023, your Board Authorized the bid award for construction of the Clark Complex ADA Modification Project to Adams Commercial General Contracting, Inc. (ACGC) in the amount of \$346,012. The project scope includes removing barriers to access in the multi-user men's and woman's restrooms on the first floor, provide a facelift in the staff restroom behind the service counter, improve the accessible route to the main lobby by installing a wheelchair lift, and reconstruct a portion of the parking lot with an ADA-accessible van parking stall.

During the course of construction, the contractor encountered several unexpected conditions that require a change in the overall project scope that includes; additional asphalt patching and chamfering, reframing structural members to accommodate relocated drain lines in both multi-user restrooms, additional wall framing to accommodate as-built discrepancies, additional light fixtures due to the new framing configuration, removal of and reconstruction of the main stairway to the building entrance to address excessive cross slope and tread height deficiencies at the lift landing and stair case. Before your Board today is Change Order 1 in the amount of \$51,246. ACGC has requested 60 additional days to complete the work in Change Order 1.

FINANCIAL IMPACT:

Expenditures (1100-277)	FY22-23 Adopted	FY23-24 Adopted
Budgeted Expenses	\$270,000	0
Supplemental Requested	\$0	\$270,000
Total Expenditures	\$0	\$270,000

Narrative Explanation of Funding Impact:

The supplemental budget request is for funds previously allocated and not spent in FY 2022-23. These funds have not been re-allocated for other uses in the Planning and Building Department. This request will carryover previously allocated funds and allow building improvements to continue.

Current project expenses are \$415,128 combined with Change Order 1 in the amount of \$51,246 establishes a total estimated project cost of \$466,374. The ADA Compliance Budget (3552152) has allocated \$318,317 to cover project expenses. This establishes a projected budget short fall of \$148,057 to cover current project expenses including Change Order 1 will be funded through Current Planning (1100277) upon approval of this supplemental request.

STAFFING IMPACT:

This request has no impact on staffing. All work associated with this funding are being performed by contractors.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework priority of providing for and maintaining infrastructure and managing our resources to ensure sustainability of services.

OTHER AGENCY INVOLVEMENT:

1. None.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to allow funds from FY 2022-23 to carry over to the current fiscal year. This is not recommended since the ADA project is underway and if additional funds are not allocated, the project will not be completed.

ATTACHMENTS:

1. Change Order 1
2. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-7, D-9

Meeting of: 11/08/2022, 2/28/2023

File No.: 22-1469, 23-39