COUNTY OF HUMBOLDT

For the meeting of: 8/13/2024

File #: 24-1171

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:
Bid Authorization for the Ferndale Veterans Memorial Building HVAC Upgrades Project, Project #170250 and Supplemental Budget for Capital Projects, 3562170, in the amount of $373,208 (4/5 Vote Required)

RECOMMENDATION(S):
That the Board of Supervisors:

1. Receive the plans and specifications pertaining to the Ferndale Veterans Memorial Building Heating, Ventilation and Air Conditioning (HVAC) Upgrades Project, Project Number 170250;
2. Authorize the Clerk of the Board to advertise the Ferndale Veterans Memorial Building HVAC Upgrades Project, pursuant to Section 22037 of the California Public Contract Code on Aug. 13, 2024, with bids to be opened on Sept. 10, 2024, at 2:00 PM; and
3. Approve the attached supplemental budget for Capital Project budget unit 3562170 in the amount of $373,208 for fiscal year (FY) 2024-25 (4/5 Vote Required).

STRATEGIC PLAN:
This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Workforce & Operational Excellence
Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:
The Ferndale Veterans Memorial Building is a county owned building built in 1948-49 in the city of Ferndale which serves the veteran community and the general public. Through the years since its construction, it has been a much-used part of the community.

The building has had several iterations of mechanical heating systems, including using a boiler, a propane burning forced air unit, and most recently fuel burning monitor heaters. These systems have each failed in turn. The building is now in need of a functional HVAC system to maintain an appropriate interior climate for building users, and for maintaining a healthy and pleasant interior environment for this important community building.
A new system has been designed to meet this need. The system will be an efficient electric heat-pump system which will heat air distributed through a new ductwork system. To install the proposed efficient mechanical system in the building, a good portion of related work needs to be accomplished, including abatement of existing hazardous materials in the attic space and former boiler room, providing a new electrical service to the building to replace the outdated and underpowered main service, and installation of ceiling fans, lighting and insulation in the main assembly hall of the building. This work will also remove the suspended ceiling and repair existing water damage in the original vaulted ceiling of the assembly hall and paint.

The anticipated cost for this work is estimated to be $750,208, including hard construction costs, construction contingency funds, and soft costs including design, engineering, project management, construction administration and fees.

SOURCE OF FUNDING:
Capital Project Fund (3562) and Deferred Maintenance Fund (3564)

FINANCIAL IMPACT:

Expenditures (3562170)	**FY24-25 Projected***	**FY25-26 Projected***
Budgeted Expenses	$ 288,438	
Additional Appropriation Requested	$ 373,208	
Total Expenditures	$ 661,646	

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

Funding Sources (3562170)	**FY24-25 Projected***	**FY25-26 Projected***
General Fund	$288,438	
State/Federal Funds		
Fees/Other		
Deferred Maintenance	$ 373,208	
Contingencies		
Total Funding Sources	$ 661,646	

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

Narrative Explanation of Financial Impact:
When project was established, $377,000 was assigned from the General Fund for the replacement of the HVAC system. Previous fiscal year expenditures totaled $88,562.

Through the design process, additional work was found to be necessary, including water damage repairs and restoration of the ceiling in the main assembly hall and associated addition of insulation in the roof structure, demolition and repair of ceilings in other areas of the building to provide for access to concealed spaces for installation of new ductwork, & escalation costs.
Current estimates put the total project costs at $750,208. This requires funding to be added to the project from the Deferred Maintenance Fund to cover current anticipated costs, design, consolidation of interior work, and additional repairs work due to the age of the building in the amount of $373,208. The requested supplemental budget will increase the Board-adopted revenue and expense budget for the Public Works - Capital Projects Division (3562-170) for FY 2024-25.

STAFFING IMPACT:
Narrative Explanation of Staffing Impact:
Staffing will not be impacted due to this project.

OTHER AGENCY INVOLVEMENT:
CalOES

ALTERNATIVES TO STAFF RECOMMENDATIONS:
The Board can choose not to release the Ferndale Veterans Memorial Building HVAC Upgrades Project construction documents out to bid. However, this alternative is not recommended due to the need for a functional HVAC system in the building, and the need for additional repairs to keep the building in good usable condition.

ATTACHMENTS:
1. 170250-R1-Ferndale Vets HVAC Bid Drawings
2. 170250-R1-Ferndale Vets HVAC Specifications

3. Supplemental Budget

PREVIOUS ACTION/REFERRAL:
Meeting of: -
File No.: -