COUNTY OF HUMBOLDT

For the meeting of: 10/8/2024

File #: 24-1401

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:
Bid Award for the Ferndale Veterans Memorial Building HVAC Upgrade Project, Project Number 170250, and Supplemental Budget for Public Works Capital Projects, 3562170, in the Amount of $325,739 (4/5 Vote Required)

RECOMMENDATION(S):
That the Board of Supervisors:

1. Receive and file the bids for the Ferndale Veterans Memorial Building HVAC Upgrades Project, Project Number 170250;
2. Award the project to the lowest responsible and responsive bidder, DelBiaggio Construction Inc., dba DCI Builders, Ferndale, California, in the amount of $875,250 for the base bid plus additive alternate 1;
3. Authorize the Chair of the Board to execute the attached construction agreement with DelBiaggio Construction Inc., dba DCI Builders after staff approves the bonds and insurance; and
4. Approve the attached supplemental budget for the Public Works Capital Project budget, 3562170, in the amount of $325,739 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 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 heating, ventilation, and air conditioning (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.

Plans for the work were prepared by Public Works and their engineering consultant Frontier Consulting Engineers and were released for bidding on Aug. 13, 2024. Bids for the project were received on Sept. 17, 2024. Three general contractors submitted bids, which are tabulated below. The bid shall be awarded to the lowest responsive and responsible bidder based on the base bid plus additive alternate 1 as shown in the tabulation.

Bids for Project #170250 - Ferndale Veterans Memorial Building HVAC Upgrades - 9/17/2024		
Contractor	Base Bid + Alternate 1 Bid	Total Bid
DelBiaggio Construction DBA DCI Builders, Ferndale, CA	$851,750.00 + $23,500.00	**$875,250.00**
James Day Construction Inc. DBA Coastal Mountain Electric, Clearlake, CA	$1,079,051.00 + $34,00.00	**$1,113,051.00**
Adams Commercial General Contracting, Eureka, CA	$856,661.00 + $23,678.00	**$880,339.00**

Staff recommends inclusion of alternate 1, installation of fabric-wrapped sound panels in the ceiling space of the main assembly hall to mitigate reverberation of sound on the hard ceiling surfaces following removal of the acoustic ceiling.

The anticipated total project cost for this work is estimated to be $1,075,947, 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 (3464)

FINANCIAL IMPACT:

Expenditures (3562170)	**FY24-25 Projected***
Budgeted Expenses	$ 661,646
Additional Appropriation Requested	$ 325,739
Total Expenditures	**$ 987,385**

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

Funding Sources (3562170)	**FY24-25 Projected***	
General Fund	$288,438	
State/Federal Funds		
Fees/Other		
Deferred Maintenance	$ 698,947	
Contingencies		
Total Funding Sources	**$ 987,385**	

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

Narrative Explanation of Financial Impact:
When the 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. A supplemental was approved by your Board at bid release appropriating $373,208 from the Deferred Maintenance fund for the anticipated cost of the project.

With receipt of this bid, current estimates put the total project costs at $1,075,947. This requires funding to be added to the project from the Deferred Maintenance Fund to cover current anticipated costs and work activity in the amount of $325,739. The requested

supplemental budget will increase the Board-adopted revenue and expense budget for the Public Works - Capital Projects, 3526-170, for FY 2024-25.

STAFFING IMPACT:

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

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to award the Ferndale Veterans Memorial Building HVAC Upgrades Project. However, this alternative is not recommended due to the need for a functional HVAC system in the building for user comfort and to prevent future maintenance issues that may occur as a result of inadequate building space conditioning.

ATTACHMENTS:

1. 170250-Ferndale Vets HVAC Upgrades Bid Results
2. Construction Agreement Form
3. Supplemental Budget

PREVIOUS ACTION/REFERRAL:

Meeting of: 08/13/2024
File No.: 24-1171

powered by Legistar™