



COUNTY OF HUMBOLDT

For the meeting of: 2/4/2025

File #: 25-14

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Final Acceptance of the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project, Project Number 2020-101

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept the completion of the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project, Project Number 2020-101; and
2. Authorize the Purchasing Agent, or a designee thereof, to execute the Notice of Completion for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project; and
3. Direct the Clerk of the Board to provide the County Administrative Office - ADA Team with one (1) fully executed certified copy of the Board order related to this item.

STRATEGIC PLAN:

The recommended actions support the following areas of the Board of Supervisors' Strategic Plan:

Area of Focus: Core Services/Other

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

On July 18, 2020, the County of Humboldt entered into a consultant services agreement with Nichols, Melburg and Rossetto Architects for professional design and construction oversight for improvements intended to remediate barriers to access as defined under the Americans with Disabilities Act ("ADA") to the Fourth Street entrance of the Humboldt County Courthouse.

The Fourth Street entrance to the courthouse serves as the accessible entrance to programs, services and activities located in the building. This project included replacing the accessible parking stall in the Fourth Street parking lot adjacent to the building with an ADA compliant van accessible stall, replaced the aging moisture barrier located between the parking lot asphalt and the ceiling of the Office of Emergency Services located directly below. The project replaced the accessible route linking the building entrance to the public right of way on the Fourth Street side of the courthouse as well as replaced the problematic outward swinging entrance and exit doors located in the Fourth Street security vestibule with electronic sliding doors similar to the ones used on the Fifth Street side of the facility. Decorative security retaining wall type bollards designed to prevent vehicles from driving into the security vestibule were installed around the newly constructed accessible route and Fourth Street parking lot. This project included painting and flooring replacement on the ground floor hall between the security vestibule and the Sheriff's Office lobby.

On March 14, 2023, the Humboldt County Board of Supervisors ("Board") authorized the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project to be advertised for public bid. The Board subsequently authorized the

bid award for the Humboldt County Courthouse Fourth Street Americans with Disabilities Act Modification Project to Adam's Commercial General Contracting, Inc. of Eureka, California in the amount of Five Hundred Fourteen Thousand Sixty-Eight Dollars (\$514,068.00), on May 16, 2023.

Since the bid award, two (2) change orders have been executed resulting in an increase to the overall project cost by One Hundred Seventy-Three Thousand Fifty-Two Dollars (\$173,052.00). On October 24, 2023, the Board approved the first change order in the amount of One Hundred Thirty-Five Thousand Three Hundred Eight Dollars (\$135,308.00), which added basement roofing membrane replacement to areas under the Fourth Street public sidewalk which was previously outside the scope of the original project and added additional flooring replacement in the Ground Floor security vestibule to the project. On October 1, 2024, the Board authorized the second change order in the amount of Thirty-Seven Thousand Seven Hundred Forty-Four Dollars (\$37,744.00), which replaced the flooring on the ground floor to a more neutral style of flooring and repaired some water damaged drywall due to a roof leak.

Adam's Commercial General Contracting, Inc. has substantially completed their contractual obligations, and therefore, the Humboldt County Courthouse Fourth Street ADA Modification Project can be accepted as complete in accordance with the contract documents. The Board must accept the project prior to filing final acceptance. After the Board's acceptance, the required Notice of Completion can be filed with the Humboldt County Recorder and the mandatory thirty-five (35) day lien period can begin. Following completion of the lien period, the County of Humboldt can release or reduce the payment retention, provided that no stop notices have been filed and any remaining contract work has been completed.

SOURCE OF FUNDING:

2020 Finance Plan; Deferred Maintenance Fund (3464); Judicial Counsel of California; PRIZM Grant

FINANCIAL IMPACT:

The total cost for the Courthouse Fourth Street Americans with Disabilities Act Modification Project was Seven Hundred Forty-Four Thousand Nine Hundred Forty-Six Dollars (\$744,946.00). The total contract cost with Adam's Commercial General Contracting, Inc. is Six Hundred Eighty-Seven Thousand One Hundred Twenty Dollars (\$687,120.00). In fiscal year 2024-2025 Seventy-Six Thousand Dollars (\$76,000.00) was budgeted for any remaining costs of design, construction and inspections in ADA Compliance budget unit 3552-152. This project was funded through a combination of Finance Plan, Deferred Maintenance, Prizm Grant and Humboldt County Superior Court Cost Share funds.

STAFFING IMPACT:

The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:

Judicial Counsel of California

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to accept the Courthouse Fourth Street Americans with Disabilities Act Modification Project. However, this alternative is not recommended as Adam's Commercial General Contracting, Inc. has completed its contractual obligations and therefore are entitled to release of retention at the conclusion of the thirty-five (35) day lien period.

ATTACHMENTS:

1. Notice of Completion

PREVIOUS ACTION/REFERRAL:

Meeting of: 3/14/2023; 10/24/2023; 5/16/2023; 10/1/2024

File No.: 23-247; 23-1427; 23-566; 24-1208