COUNTY OF HUMBOLDT

For the meeting of: 7/22/2025

File #: 25-548

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: 4/5th

SUBJECT:

Change Order 3.0 for the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project, Project Number 162830 and Supplemental Budget Request in the amount of Forty-Two Thousand Seven Hundred Nine Dollars ($42,709.00) for Public Works Capital Projects Budget Unit 3562-170 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept the work of BESC, Inc., doing business as California Heating, as substantially complete for the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project; and
2. Authorize the Public Works Director, or a designee thereof, to file the Notice of Completion for the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project as required; and
3. Approve, and authorize the Public Works Director, or a designee thereof, to execute, Change Order 3.0 with BESC, Inc., doing business as California Heating, for a total cost increase of Forty -Two Thousand Seven Hundred Nine Dollars ($42,709.00) and a time extension of two hundred ten (210) days (4/5 Vote Required); and
4. Approve the attached supplemental budget in the amount of Forty-Two Thousand Seven Hundred Nine Dollars ($42,709.00) from Deferred Maintenance Fund to Public Works Capital Projects budget unit 3562-170 (4/5 Vote Required).

STRATEGIC PLAN:

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

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

DISCUSSION:

On November 29, 2022, the Board approved award of the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project, Project Number 162830, to the lowest responsible and responsive bidder, BESC, Inc., doing business as California Heating, in the amount of Three Hundred Ten Thousand Dollars ($310,000.00) for the base bid plus additive alternate. Two (2) prior change orders have been approved for this project. Change Order 1.0 was approved for a deduction of Forty Thousand Dollars ($40,000.00) resulting from revised design and an approved substitution request, and Change Order 2.0 was approved for added cost of Sixty-Four Thousand Sixty-Two Dollars ($64,062.00) for replacement of unit serving staff areas and balancing the staff area heating, ventilation and air conditioning system bringing the project total to Three Hundred Thirty-Four Thousand Sixty-Two Dollars ($334,062.00).

During the course of construction, the Information Technology Building at 839 Fourth Street, Eureka, California is in need of replacement of the cooling coils in an existing interior air handling unit serving the county's network infrastructure. As a part of the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project, the older of the two (2) air handling units and both rooftop chiller units were replaced. During the replacement of the older unit and installation and hookup of the new chillers, it was discovered that the existing unit's coils had deteriorated to the point of not being capable of holding a refrigerant charge due to their age and therefore would no longer function properly. This unit is currently backed up with a temporary modular cooling unit which is not a long-term solution for cooling the space. Loss of these cooling systems could be catastrophic to the County of Humboldt's information technology infrastructure.

BESC, Inc., doing business as California Heating, has provided a cost proposal for sourcing and installing new custom coils to replace the existing non-functional coils. These coils are made-to-order and are not off the shelf parts. The cost proposal for the new coils, along with a new steel stand for the existing air-handling unit has a value of Forty-Two Thousand Seven Hundred Nine Dollars ($42,709.00). Replacement of the entire air-handling unit was examined, but the cost was prohibitive at much more than twice the cost. Due to the critical nature of the issue and identification of available funding as described below, Public Works approved the ordering and installation of the coils.

BESC Inc., doing business as California Heating, has substantially completed their contract obligations and therefore the Information Technology Network Operations Center Heating, Ventilation and Air Conditioning Replacement Project can be accepted as substantially complete in accordance with the contract documents. The Board must accept the project-related work 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 is complete.

SOURCE OF FUNDING:
American Rescue Plan Act (3232-120200); Deferred Maintenance Fund (3564)

FINANCIAL IMPACT:

Expenditures (3562-170)	**FY24-25**
Budgeted Expenses	$334,062.00
Additional Appropriation Requested	$42,709.00
Total Expenditures	**$376,771.00**
Funding Sources (3562170)	**FY24-25**
State/Federal Funds	$334,062.00
Deferred Maintenance	$42,709.00
Total Funding Sources	**$376,771.00**

Currently, the project construction agreement, following previously accepted Change Orders 1.0 and 2.0, has a maximum amount payable of Three Hundred Thirty-Four Thousand Sixty-Two Dollars ($334,062.00). The cost of Change Order 3.0 is Forty-Two Thousand Seven Hundred Nine Dollars ($42,709.00), which would bring the total construction cost to Three Hundred Seventy-Six Thousand Seven Hundred Seventy-One Dollars ($376,771.00). Sufficient funds are available in the Deferred Maintenance Trust Fund to cover the additional cost of Change Order 3.0.

STAFFING IMPACT:
The recommended actions will not impact current staffing levels.

OTHER AGENCY INVOLVEMENT:
None

ALTERNATIVES TO STAFF RECOMMENDATIONS:
The Board may choose not to accept the project as complete or proceed with replacing the coils in the air conditioning-1 unit of the Network Operations Center. This is not recommended, as the critical work has been completed and this would not allow for redundant backup of the necessary cooling system of the Humboldt County Information Technology Network Operations Center. Cycling the redundant air conditioning units allows for longer service life, as well as allowing for cooling backup in case of failure of the other unit. Failure could damage network systems and would require system-wide shut down while emergency repairs are made at a greater cost.

ATTACHMENTS:
1. Change Order 3.0
2. Supplemental Budget

PREVIOUS ACTION/REFERRAL:
Meeting of: 10/4/2022; 11/29/22
File No.: 22-1297; 22-1527