COUNTY OF HUMBOLDT

For the meeting of: 4/14/2026

File #: 26-219

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:
Bid Award Authorization for the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project, Project Number 2024-101

RECOMMENDATION(S):
That the Board of Supervisors:

1. Receive and file the bids for construction of the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project, Project Number 2024-101;
2. Award the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project, Project Number 2024-101 to the lowest responsible and responsive bidder, DGN Builds, Inc. in the amount of One Million Five Hundred Ninety-Nine Thousand Dollars ($1,599,000.00);
3. Authorize the Humboldt County Purchasing Agent, or a designee thereof, to execute the attached construction agreement with DGN Builds, Inc. regarding completion of the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project, Project Number 2024-101;
4. Authorize the Purchasing Agent to execute contract change orders for the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project up to Ninety-Two Thousand Four Hundred Fifty Dollars ($92,450.00); and
5. Direct the Clerk of the Board to provide the County Administrative Office 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 Sept. 7, 2016, the County of Humboldt entered into a consent decree with the United States Department of Justice that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the Humboldt

County Americans with Disabilities Act Compliance Project is to bring all facilities owned or leased by the County of Humboldt that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act. The Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project is part of this compliance effort.

The Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project will address accessibility upgrades and deferred maintenance needs at the Humboldt County Agricultural Department facility located at 5630 South Broadway Street, Eureka, California. The project is being developed in collaboration with the Humboldt County Agricultural Commissioner, University of California Cooperative Extension, Department of Public Works - Natural Resources Division and Nichols, Melburg & Rossetto AIA & Associates, Inc. Upon completion of the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project, the Department of Public Works - Natural Resources Division will relocate to the Agricultural Building and co-locate with the Agricultural Commissioner and the University of California Cooperative Extension. This co-location is consistent with the campus concept included in the County of Humboldt's 2020 Facilities Master Plan.

Project improvements include creation of an accessible path of travel from the public bus stop to the facility entrance; installation of one (1) accessible van parking stall and one (1) standard accessible parking stall connected to a new accessible route; and construction of a compliant accessible ramp at the auditorium wing entrance. Noncompliant ramps will be removed and replaced, and compliant railings and stair nosing striping will be installed at all stair locations. Interior work includes replacement of flooring, excluding hardwood areas, replacement of baseboards throughout the building and removal of all kitchenettes.

Restroom improvements include full remodeling of four (4) multiuser restrooms and one (1) single-user, all-gender restroom to meet Americans with Disabilities Act requirements. Additional work is primarily comprised of deferred maintenance items, including, without limitation, painting all interior painted surfaces, replacing damaged or deteriorated siding, repainting the exterior, addressing peeling paint conditions, reroofing the entire facility and repairing dry rot within the roofing system. A new accessible path of travel will also be established from South Broadway Street to a new public entrance providing after-hours access to the large meeting room.

The task order with Nichols, Melburg & Rossetto Architects Inc. was initiated on November 25, 2024. Construction is estimated to take approximately two hundred eighty (280) calendar days to complete.

On January 6, 2026, the Humboldt County Board of Supervisors ("Board") authorized the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project to be advertised for public bid. On February 3, 2026, the County of Humboldt subsequently received and opened six (6) bids, with the following results:

Contractor	**Base Bid**
RH Construction	$1,942,000
DGN Builds Inc.	$1,599,000
Pierson Company	$2,118,900
Broward Builders	$1,824,624
Adams Commercial General Contracting Inc.	$1,619,858
Sequoia Construction	$1,987,954

A bid protest was submitted by the second-lowest bidder alleging that the apparent low bidder's submission contained several errors within the bid forms. The protest also claims that the apparent low bidder failed to list all subcontractors performing work exceeding one-half of one percent (0.5%) of the total project value, as required. After careful review of the bids submitted, staff have confirmed the errors to be clerical in nature, having minimal effect on the bid integrity. Further, DGN Builds, Inc. confirms that they will be self-installing all trades not listed on the subcontractors' list. The general conditions set forth in the project specifications manual require that the project be awarded to the lowest qualified, responsible and responsive bidder. Based on this requirement, staff recommends that the Board award the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project to DGN Builds, Inc. for the total base bid amount of One Million Five Hundred Ninety-Nine Thousand Dollars ($1,599,000.00).

SOURCE OF FUNDING:
2020 Finance Plan Advanced Draw; Amended 2020 finance Plan; Deferred Maintenance Fund (3464); ADA Trust (4491); Public Works Capital Projects (3562) and General Fund UC Cooperative Extension (1100-632)

FINANCIAL IMPACT:

Expenditures (3552)	**FY 25-26**	**FY 26-27 Projected***
Budgeted Expenses	$648,656.00	$1,362,959.00
Total Expenditures	**$648,656.00**	**$1,362,859.00**
Funding Sources	**FY 25-26**	**FY 26-27 Projected***
2020 Finance Plan Draw	$66,015.00	$139,366.00
Amended 2020 Finance Plan	$211,805.00	$499,923.00
Deferred Maintenance (3464)	$129,068.00	$272,476.00
ADA Trust Fund (4491)	$205,640.00	$434,130.00
UC Cooperative General Fund Contribution (1100-632)	$28,092.00	$0.00
Capital Project Fund (3562)	$8,036.00	$16,964.00
Total Funding Sources	**$648,656.00**	**$1,362,859.00**

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

The total costs associated with the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project are estimated to be Two Million Eleven Thousand Five Hundred Fifteen Dollars ($2,011,515.00). This estimate is based on current budget allocations and projections and reflects anticipated project costs spanning fiscal years 2025-2026 and 2026-2027. Sufficient appropriations for the full estimated project cost have been included in the fiscal year 2025-2026 adopted budget for Americans with Disabilities Act Compliance budget unit 3552-152. However, due to shifting construction timelines the project is now expected to continue into fiscal year 2026-2027.

Funding for the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project has been dedicated from multiple sources. These include Two Hundred Five Thousand Three Hundred Eighty-One Dollars ($205,381.00) from the 2020 Finance Plan, Seven Hundred Eleven Thousand Seven Hundred Twenty-Eight Dollars ($711,728.00) from the Amended 2020 Finance Plan, Four Hundred One Thousand Five Hundred Forty-Four Dollars ($401,544.00) from the Deferred Maintenance Fund (3464), Six Hundred Thirty-Nine Thousand Seven Hundred Seventy Dollars ($639,770) from the Americans with Disabilities Act Trust Fund (4491), Twenty-Eight Thousand Ninety-Two Dollars ($28,092.00) from the UC Cooperative Extension (1100-632) and Twenty-Five Thousand Dollars ($25,000.00) from the Public Works Capital Project Fund (3562). Projected amounts are estimates and are subject to change as construction progresses.

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 approve the award the Humboldt County Agricultural Building Americans with Disabilities Act Compliance Project to DGN Builds, Inc. and may direct staff to cancel or delay, and revise and re-advertise, the project. However, this alternative is not recommended, as the facility currently contains multiple barriers to access as defined under the Americans with Disabilities Act and was identified for remediation under the Humboldt County Americans with Disabilities Act Compliance Project. In addition, the building has significant deferred maintenance needs, including, without limitation, deteriorated restrooms, flooring, paint, siding, roofing and other noncompliant infrastructure that negatively impact public accessibility, operational efficiency and staff functionality. Delaying approval would likely result in increased construction costs and further defer necessary accessibility and maintenance improvements.

ATTACHMENTS:

1. Bid Results
2. Construction Agreement

PREVIOUS ACTION/REFERRAL:

Meeting of: 01/06/26
File No.: 25-1149