

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-3

Urgent Routine

AGENDA DATE April 3, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Final Acceptance for the Immediate Repairs for the Heating, Ventilation and Air Conditioning System at the Downtown Men's Jail with Champion Industrial Contractors, Inc.

STAFF RECOMMENDATIONS:

1. Approve the final acceptance and completion of the immediate repairs for the heating, ventilation and air conditioning system at the downtown Men's Jail with Champion Industrial Contractors, Inc.
2. Approval of the final contract with Champion Industrial Contractors, Inc. of Modesto, California as follows:

Original Contract:	\$ 637,000
Change Orders:	\$ 21,845
Deductive Change Orders:	\$ (144,500)
Total Contract:	\$ 514,345

(Continued on Page 2)

FISCAL IMPACT:

On October 18, 2011, the Board of Supervisors approved the award of a sole source construction contract for immediate repairs for the heating, ventilation, and air conditioning system at the downtown men's jail in Modesto, California to Champion Industrial Contractors, Inc. of Modesto, California for the lump sum amount not to exceed \$637,000. With the Board's approval of the contract with Champion Industrial Contractors, Inc., the total recommended project was \$840,270 as outlined in the sources and uses chart below:

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-135

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Final Acceptance of the Immediate Repairs for the Heating, Ventilation and Air Conditioning System at the Downtown Men's Jail with Champion Industrial Contractors, Inc.

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RECOMMENDATIONS: (Continued)

3. Authorize the Project Manager on behalf of the Board of Supervisors as the Awarding Authority, to sign the completion documents, record the Notices of Completion, release retention, and process all remaining close out activities for the above contracts and the project.

4. Direct the Auditor-Controller to transfer appropriations of \$161,365 back to the Chief Executive Office Plant Acquisition budget as detailed in the attached Budget Journal form.

FISCAL IMPACT: (Continued)

Downtown Men's Jail HVAC Sources	Amount
Chief Executive Office Plant Acquisition	\$800,000
Chief Executive Office Plant Acquisition Deferred Maintenance	\$40,720
Total	\$840,720

Downtown Men's Jail HVAC Uses	Amount
Previous Expenditures for Chiller Compressor /HVAC Evaluation	\$33,162
Sheriff Staff Overtime	\$10,000
Services and Supplies	\$76,079
Other Charges (Auditor, Building Maintenance, Purchasing, Mailroom)	\$20,779
Construction Contingency	\$63,700
Construction Contract	\$637,000
Total	\$840,720

The HVAC Project at the Downtown Men's Jail was approved to be funded through an operating transfer out of existing appropriations of \$840,720 from the Chief Executive Office Plant Acquisition budget to the new Capital Project fund. Of the total recommended project budget approved by the Board of Supervisors, \$637,000 was for the construction contract which included allowances that were estimated at that time to cost \$144,500 including the following:

Approval of the Final Acceptance of the Immediate Repairs for the Heating, Ventilation and Air Conditioning System at the Downtown Men's Jail with Champion Industrial Contractors, Inc.

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- Repair/replacement of jail security grilles;
- Repair/replacement of supply air grilles;
- Overtime labor for work in the live jail setting; and
- Possible removal of five reheat coils.

At this time, staff is requesting the Board of Supervisors approve the final contract with Champion Industrial Contractors, Inc. of Modesto, California for the final contract cost of \$514,345. During the course of construction, the Project Manager processed change order requests totaling \$21,845. As a result of the project coming in below the original estimated project budget, the Project Manager recommends the Board of Supervisors approve a deductive change order totaling \$144,500, for a total final contract amount of \$514,345. Staff also recommends to transfer remaining appropriations of \$161,365 back to the Chief Executive Office Plant Acquisition budget, the original source of funding, as outlined in the attached Budget Journal form.

As the awarding authority, the Board of Supervisors is also requested to authorize the Project Manager to sign the completion documents, record the Notices of Completion, release retention, and process all remaining closeout activities for the above contracts and the project.

The project has been completed on time and within the approved project budget

DISCUSSION:

The Downtown Men's Jail was constructed in 1955 and is the central intake facility of the county. The housing units in this facility are of the old linear design with open bars and long corridors. The facility is three stories high with the exercise yard located on the roof. The age and continuous use of the facility require a constant level of maintenance and repair.

Given the urgency of the repairs needed and the critical nature of the Downtown Jail operation, On October 18, 2011, the Board of Supervisors approved the award of a sole source construction contract for immediate repairs for the heating, ventilation, and air conditioning system at the downtown men's jail to Champion Industrial Contractors, Inc. of Modesto, California for the lump sum amount not to exceed \$637,000.

Project Outcomes

The Project has been successfully completed on time and significantly under budget. The recently completed project by the County's Capital Project Team included improvements to the steam heating piping system and penthouse heating and cooling coils banks. The existing steam piping system was found to have piping corrosion and leaks in the condensate vacuum return piping. The existing piping was upgraded by abandoning the internal steam and condensate vacuum piping system and locating a

Approval of the Final Acceptance of the Immediate Repairs for the Heating, Ventilation and Air Conditioning System at the Downtown Men's Jail with Champion Industrial Contractors, Inc.

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new piping attached to the outside of the building. To accomplish this, the internal zone heating coils were made inoperative since they were a part of the original system piping that was failing due to vacuum leaks, deficient controls, and lack of piping insulation. This approach allowed the jail to remain in operation during the building upgrades and repairs.

The new piping system also replaced the penthouse steam heating and cooling coils, coil bank support frames, condensate drain pans, piping system accessories, and new plenum wall insulation. The existing cooling tower was replaced with a new cooling tower and piping modifications were made to the condensate pumping piping. To improve air flow in the staff areas 23 supply air outlets were either added or replaced. Modifications were also made to the outside air ductwork and building louvers to improve air flow. With the new penthouse revisions, the building air flow was increased by 25% due to the replacement of the deteriorated penthouse coil banks.

POLICY ISSUES:

Approval of this action supports the Board's priority of A Safe Community and the Efficient Delivery of Public Services by implementing immediate repairs of critical heating, ventilation and air conditioning systems at the Downtown Men's Jail to ensure inmate health and safety is maintained.

STAFFING IMPACTS:

Existing Chief Executive Office – Capital Projects staff managed this effort and Sheriff Detention staff in the procurement of services and to permit the conduct of essential County operations and services while repairs and upgrades to the HVAC system are completed.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333.

County of Stanislaus: Auditor-Controller Legal Budget Journal

Database
Set of Books

FMSDBPRD.CO.STANISLAUS.CA.US.PROD
County of Stanislaus

Balance Type	Budget
Category	* List - Text Budget - Upload
Source	* List - Text CEO MEL
Currency	* List - Text USD
Budget Name	List - Text LEGAL BUDGET
Batch Name	Text
Journal Name	Text JV CEO CP
Journal Description	Text Downtown Men's Jail HVAC Repair Project
Journal Reference	Text
Organization	List - Text Stanislaus Budget Org

Upl	Fund	Org	Acc't	GL Proj	Loc	Misc	Other	Debit		Credit		Period	Line Description
								incr appropriations	decr appropriations	decr est revenue	incr est revenue		
				7	6	6	5	(format > number > general)		MMM-YY			
				5							List - Text		
Pa	2059	0061137	80300							122,665		Apr-11	Dec Appr Structures
Pa	2059	0061137	80570							38700			Decrease Change Order Cont
Pa	2059	0061137	85850					161,365				Apr-11	Inc Oper Transf Out
Pa	0100	0016031	46615							161365		Apr-11	Inc Oper Transf In
Pa	0100	0016031	61830					161,365				Apr-11	Inc Major Alt In Plant Ac

Totals:	322,730.00	322,730.00
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Explanation:
Transfer back appropriations of \$161,365 to CEO Plant Acquisition

Requesting Department	CEO	Data Entry	Auditors Office Only
Mark E. Loeser	<i>Patricia De Mon</i>		<i>M. Elliott</i>
Signature	Signature	Keyed by	Prepared By
03.28.12	3/29/12		3/28/12
Date	Date	Date	Date



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0029273-00

Wednesday, APR 04, 2012 14:20:51
Ttl Pd \$0.00 Rcpt # 0003192399
OLD/R2/1-1

RECORDING REQUESTED BY
AND RETURN TO:

Stanislaus County
Chief Executive Office
Attn: Patricia Hill Thomas
1010 10th Street, Suite 6800
Modesto, California 95354

NOTICE OF COMPLETION

Downtown Men's Jail Steam and Cooling Systems Repair: Champion Industrial Contractors, Inc.

NOTICE IS HEREBY GIVEN:

- 1) That Stanislaus County is the owner of real property ("Property") in paragraph 3, below.
- 2) That Stanislaus County awarded a construction contract to Champion Industrial Construction, Inc. for a work of improvement on the Property described in Paragraph 3, below.
- 3) That the Property herein referred to is situated in the State of California, County of Stanislaus, City of Modesto and is described as follows:

APN 105-025-003 1115 H Street, Modesto, CA 95354

- 4) That the full name and address of the Owner of said Property is as follows: Stanislaus County c/o Chief Executive Office, Attn: Patricia Hill Thomas, 1010 10th Street, Suite 6800, Modesto, CA 95354.
- 5) That the nature of the title of the stated Owner is: in fee.
- 6) The name of the original contractor for said work of improvement is Champion Industrial Construction, Inc of Modesto, California.
- 7) That on April 3, 2012 a work of improvement on the real property herein is described was completed.

VERIFICATION

I, Patricia Hill Thomas, declare that I am the Chief Operations Officer/Assistant Executive Officer of Stanislaus County, and that the County is the owner of the property described above. I have read the foregoing notice and know the contents thereof, and the same is true of my knowledge. I declare under penalty of perjury that the foregoing is true and correct. Executed on April 3, 2012 at Modesto, California.

Patricia Hill Thomas
Chief Operations Officer/Assistant Executive Officer
of Stanislaus County

STANISLAUS COUNTY

Downtown Men's Jail Steam and Cooling Systems Repair

PROJECT CLOSE OUT REPORT

Owner:	Stanislaus County
Construction Manager:	Stanislaus County Capital Projects
Contractor:	Champion Industrial Contractors, Inc.
Date:	April 3, 2012

STANISLAUS COUNTY CAPITAL PROJECTS

CONTRACT FINAL COMPLETION REPORT AND ACCEPTANCE RECOMMENDATION

TO: **STANISLAUS COUNTY**
Downtown Men's Jail Steam
& Cooling Systems Repair
Modesto, CA

Date: **April 3, 2012**

PROJECT:
Downtown Men's Jail Steam
& Cooling Systems Repair

CONTRACTOR:
Champion Industrial Contractors, Inc.

ORIGINAL CONTRACT AMOUNT	DURATION	LIQUIDATED DAMAGES
\$637,000	120 Calendar Days	N/A

REVISED CONTRACT AMOUNT
\$514,345

STARTING DATES	CONTRACT	ACTUAL	NUMBER OF DAYS OVERRUN
	11/07/11	11/07/11	None

COMPLETION DATES	CONTRACT	ACTUAL SUBSTANTIAL	TIME EXTENSIONS
	03/05/12	03/05/12	0 Calendar Days

1.	TIME ANALYSIS SUMMARY AND LIQUIDATED DAMAGE ASSESSMENT	SECTION I
2.	SUMMARY OF POTENTIAL CLAIMS FROM THE CONTRACTOR	SECTION II
3.	SUMMARY OF POTENTIAL CLAIMS AGAINST THE CONTRACT AND/OR WITHHOLDINGS	SECTION III
4.	RECORD DOCUMENTS	SECTION IV
5.	OPERATION/MAINTENANCE MANUALS AND TESTING	SECTION V
6.	CHANGES	SECTION VI
7.	CERTIFICATES OF COMPLETION	SECTION VII
8.	FINAL PAYMENT	SECTION VIII
9.	WARRANTIES AND GUARANTEES	SECTION IX
10.	SPARE PARTS	SECTION X
11.	PROJECT DIRECTORY AND LOGS	SECTION XI

THE CONTRACTOR IS COMPLETE, AND IT IS RECOMMENDED THAT THE CONTRACT BE ACCEPTED.

SECTION I

TIME ANALYSIS SUMMARY

AND

LIQUIDATED DAMAGES

SECTION I: Time Analysis Summary and Liquidated Damages

The Contractor was awarded a Contract for the Downtown Men's Jail Steam and Cooling Systems Repairs on November 1, 2011. The original Contract provided a duration of one-hundred and twenty days (120) calendar days to complete the Downtown Men's Jail Steam and Cooling Systems Repairs.

Notice to proceed for the Downtown Men's Jail Steam and Cooling Systems Repairs was issued on November 4, 2012 with day one as November 7, 2012. The contract duration of one-hundred and twenty days (120) calendar days established a substantial completion date of March 5, 2012. Substantial Completion was granted on March 5, 2012.

SECTION II

POTENTIAL CLAIMS

SECTION II: Potential Claims

There are no potential claims on this project.

SECTION III

CLAIMS AGAINST

the

CONTRACTOR

and

WITHHOLDINGS

SECTION III: Claims Against the Contractor and Withholdings

Stanislaus County has no claims or withholdings against the Contractor.

SECTION IV

RECORD

DRAWINGS

SECTION IV: Record Drawings

Record Drawings will be transmitted to General Services Agency.

SECTION V

OPERATION &

MAINTENANCE MANUALS,

AND TESTING

SECTION V: Operation and Maintenance Manuals, and Testing

Operation and Maintenance Manuals will be transmitted to General Services Agency.

Testing was completed on the following dates:

HVAC	February 29, 2012
Plumbing	December 23, 2011

SECTION VI

CHANGES

SECTION VI: Changes

The original Contract amount of \$637,000 included allowances totaling of \$144,500 for possible further repair of the systems in the jail. During the course of construction, the contract was increased by a total of four Changes totaling \$21,845. The allowances were not needed.

The following summary addressed the responsibility and the type of change including its percentage of the original Contract.

	<u>TOTAL</u>	<u>% OF CONTRACT</u>
E Errors & Omissions	\$0	0%
O Owner Requests	\$21,845	3.4%
C Changed Conditions	\$0	0%
S Settlement of Potential Claim	\$0	0%
V Value Engineering	\$0	0%
TOTAL	\$21,845	3.4%

SECTION VII

CERTIFICATES

of

COMPLETION

SECTION VII: Certificates of Completion

Attached are the 1) Certificate of Final Completion, and 2) Certificate of Substantial Completion.

CERTIFICATE OF SUBSTANTIAL COMPLETION

TO: STANISLAUS COUNTY, (OWNER)

DATE OF SUBSTANTIAL COMPLETION: **MARCH 5, 2012** PROJECT TITLE: **DOWNTOWN MEN'S JAIL STEAM AND COOLING SYSTEMS**

PROJECT OR SPECIFIED PART SHALL INCLUDE: **DOWNTOWN MEN'S JAIL STEAM AND COOLING SYSTEMS REPAIRS** LOCATION: **1115 H STREET, MODESTO, CA** OWNER: **STANISLAUS COUNTY** CONTRACTOR: **CHAMPION INDUSTRIAL CONTRACTORS, INC.** CONTRACT FOR: **REPAIRS** CONTRACT DATE: **NOVEMBER 1, 2011**

The work performed under this contract has been inspected by authorized representatives of the Owner, and Contractor, and the Project (or specified part of the Project, as indicated above) is hereby declared to be substantially complete on the above date.

DEFINITION OF SUBSTANTIAL COMPLETION

The date of substantial completion of a project or specified area of a project is the date when the construction is sufficiently completed, in accordance with the contract documents, as modified by any change orders agreed to by the parties, so that the Owner can occupy or utilize the project or specified area of the project for the use for which it was intended.

A tentative list of items to be completed or corrected is appended hereto. This list may not be exhaustive, and the failure to include an item on it does not alter the responsibility of the Contractor to complete all the work in accordance with the contract documents.

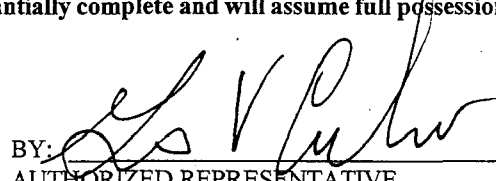
The Contractor accepts the above Certificate of Substantial Completion and agrees to complete and correct the items on the tentative list within the time indicated.

CHAMPION INDUSTRIAL CONTRACTORS, INC.
CONTRACTOR

BY:  3/15/12
AUTHORIZED REPRESENTATIVE DATE

The Owner accepts the project or specified area of the project as substantially complete and will assume full possession of the project or specified area of the project at NA (time), on March 5, 2012.

STANISLAUS COUNTY CAPITAL PROJECTS
CONSTRUCTION MANAGER

BY:  3/20/12
AUTHORIZED REPRESENTATIVE DATE

STANISLAUS COUNTY
OWNER

BY:  3/23/12
AUTHORIZED REPRESENTATIVE DATE

REMARKS: The Contractor must finish insulating pipes and the added scope of removing and installing twenty-three (23) supply air registers, clean up, and final documentation to achieve final completion.

**CERTIFICATE OF FINAL COMPLETION AND
RECOMMENDATION FOR ACCEPTANCE**

TO: STANISLAUS COUNTY, (OWNER)

**DATE OF FINAL COMPLETION:
APRIL 3, 2012**

**PROJECT TITLE: DOWNTOWN MEN'S JAIL
STEAM AND COOLING SYSTEMS**

**PROJECT OR SPECIFIED PART SHALL INCLUDE:
DOWNTOWN MEN'S JAIL
STEAM AND COOLING SYSTEMS
REPAIRS**

**LOCATION: 1115 H STREET, MODESTO, CA
OWNER: STANISLAUS COUNTY
CONTRACTOR: CHAMPION INDUSTRIAL
CONTRACTORS, INC.
CONTRACT FOR: REPAIRS
CONTRACT DATE: NOVEMBER 1, 2011**

The following have determined the work performed under this contract has been inspected by authorized representatives of the Owner and Contractor, and the Project (or specified part of the Project, as indicated above) is hereby declared to be complete and the Contract be accepted by the Owner.

**CHAMPION INDUSTRIAL CONTRACTORS, INC.
CONTRACTOR**

BY: _____
AUTHORIZED REPRESENTATIVE DATE

**STANISLAUS COUNTY CAPITAL PROJECTS
CONSTRUCTION MANAGER**

BY: _____
AUTHORIZED REPRESENTATIVE DATE

**STANISLAUS COUNTY
OWNER**

BY: _____
AUTHORIZED REPRESENTATIVE DATE

REMARKS: None.

SECTION VIII

FINAL

PAYMENT

SECTION VIII: Final Payment

See the attached request for final payment and release of retention.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (Owner):
 Stanislaus County Capital Projects
 1010 10th Street, Suite 2300
 Modesto, CA 95354
 ATTENTION:
 Gino Colacchia
 Construction Manager

CONTRACTOR:
 Champion Industrial Contractors, Inc.
 1420 Coldwell Avenue
 Modesto, California 95350
 PROJECT:
 Downtown Men's Jail Steam &
 Cooling Systems Repair

APPLICATION NO:
 PERIOD FROM: 3.1.12
 TO: 3.25.12
 ARCHITECT'S
 PROJECT NO:

5 Distribution to:
 Owner
 Contractor

CONTRACT DATE: September 20, 2011

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

The present status of the account for this Contract is as follows:

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1	1.5.12	\$7,400.00	
2	2.14.12	\$6,006.00	
3	2.14.12	\$1,639.00	
4	3.15.12	\$6,800.00	
5	3.15.12		(\$144,500.00)
TOTALS			
Net change by Change Orders			(\$122,655.00)

ORIGINAL CONTRACT SUM	\$637,000.00
Net change by Change Orders	(\$122,655.00)
CONTRACT SUM TO DATE	\$514,345.00
TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$514,345.00
RETAINAGE 10% or total in Column 1 on Continuation Sheet	\$51,434.50
TOTAL EARNED LESS RETAINAGE	\$462,910.50
LESS PREVIOUS CERT.s FOR PAYMENT	\$422,640.00
CURRENT PAYMENT DUE	\$40,270.50

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of: California County of: Stanislaus
 Subscribed and sworn to before me this ___ day of ____, 2___
 Notary Public:
 My Commission expires:

CONTRACTOR:

By: *[Signature]* Date: _____

Signature	Date	Signature	Date
Signature	Date	Signature	Date

CONDITIONAL WAIVER AND RELEASE UPON
PROGRESS PAYMENT

Upon receipt by the undersigned of a check from Stanislaus County Capital Projects
in the sum of \$ 40,270.50 payable to Champion Industrial Contractors, Inc.
Amount of Check Company Name

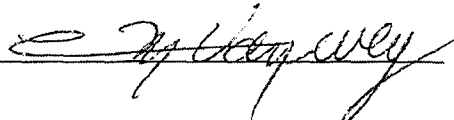
and when the check has been properly endorsed and has been paid by the bank upon which it is drawn,
this document shall become effective to release any mechanic's lien, stop notice, or bond right the
undersigned has on the job of Stanislaus County Capital Projects located at
Owner

Downtown Men's Jail Steam/Cooling System Repair to the following extent.
Job Description

This release covers a progress payment for labor, services, equipment or material furnished to through
Champion Industrial Contractors, Inc. thru 3-25-12
and does not cover any retentions retained before or after the release date: extras furnished before the
release date for which payment has not been received; extras or items furnished after the release date.
Rights based upon work performed or items furnished under a written change order which has been
fully executed by the parties prior to the release date are covered by this release unless specifically
reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right
shall not otherwise affect the contract rights, including rights between parties to the contract based
upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover
compensation for furnished labor, services, equipment, or material covered by this release if that
furnished labor, services, equipment or material was not compensated by the progress payment.
Before any recipient of this document relies on it, said party should verify evidence of payment to the
undersigned.

Dated: 3.20.12

CHAMPION INDUSTRIAL CONT.
Company Name

By: 

Title: EXEC. VICE-PRESIDENT

NOTE: This document has important legal consequences; consultation with an attorney is encouraged with respect to its
use or modification. This form is intended to meet the requirements of California Civil Code Section 3260(d)(1) as of
January 1, 1994

CHAMPION INDUSTRIAL CONTRACTORS, INC.
P.O. Box 4399
Modesto, California 95350

REQUEST FOR PAYMENT

From: Champion Industrial Contractors, Inc.
 P.O. Box 4399
 Modesto, CA 95350

To: Stanislaus County Capital Projects
 Attn: Accounts Payable
 1010 10th Street
 Modesto, CA 95354

Invoice: 38481
 Draw: 031C564000009
 Invoice date: 3/21/2012
 Period ending date: 3/25/2012

Contract For:

Request for payment:

Original contract amount	\$637,000.00	
Approved changes	-\$122,655.00	
Revised contract amount		\$514,345.00
Contract completed to date		\$514,345.00
Add-ons to date	\$0.00	
Less retainage	\$51,434.50	
Total completed less retainage		\$462,910.50
Less previous requests	\$422,640.00	
Current request for payment		\$40,270.50
Current billing		\$44,745.00
Current additional charges	\$0.00	
Less current retainage	\$4,474.50	
Current amount due		\$40,270.50
Remaining contract to bill	\$51,434.50	

Project: Stanislaus Cty Cptl Prjct

Contract date:

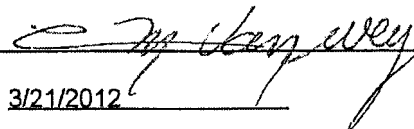
Architect:

Scope: Sheet Metal & Piping to upgrade HVAC Systems @
 Downtown Men's Jail.
 1115 H Street Modesto.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	15,045.00	
Total approved this Month	6,800.00	-144,500.00
TOTALS	21,845.00	-144,500.00
NET CHANGES by Change Order		-122,655.00

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Stanislaus County Capital Projects relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Champion Industrial Contractors

By: 
 Date: 3/21/2012

REQUEST FOR PAYMENT DETAIL

Project: 03-1-C5640 / Stanislaus Cty Cptl Prjct

Invoice: 38481

Draw: 031C564000009

Period Ending Date: 3/25/2012 Detail Page 2 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	Notice to Proceed								
2	Submittals	3,000.00	3,000.00			3,000.00	100.00		300.00
3	Mobilization	5,000.00	5,000.00			5,000.00	100.00		500.00
4	Job Site Meeting	500.00	500.00			500.00	100.00		50.00
5	Boiler Rm Steam Tests	61,000.00	61,000.00			61,000.00	100.00		6,100.00
6	Stm/Condst Piping to Penthouse	138,000.00	138,000.00			138,000.00	100.00		13,800.00
7	Encroachment Permit	1,500.00	1,500.00			1,500.00	100.00		150.00
8	Penthouse Coil Arrival	42,000.00	42,000.00			42,000.00	100.00		4,200.00
9	Penthouse Coil Crane Pick	5,000.00	5,000.00			5,000.00	100.00		500.00
10	Coils Test	1,000.00	1,000.00			1,000.00	100.00		100.00
11	Boiler Room Insulation	3,000.00	3,000.00			3,000.00	100.00		300.00
12	Boiler Rm-Piping Insulation	8,000.00	8,000.00			8,000.00	100.00		800.00
13	Penthouse Insulation	3,000.00		3,000.00		3,000.00	100.00		300.00
14	Start-up New Steam Hdr	3,000.00	3,000.00			3,000.00	100.00		300.00
15	Pre Test Air Flow Penthouse	500.00	500.00			500.00	100.00		50.00
16	New Coil Insulations-Testing	130,000.00	117,000.00	13,000.00		130,000.00	100.00		13,000.00
17	Cntrl Vlv Operation/Test	5,000.00		5,000.00		5,000.00	100.00		500.00
18	Insulate Coil Piping	3,000.00		3,000.00		3,000.00	100.00		300.00
19	Engineering	4,000.00	4,000.00			4,000.00	100.00		400.00
20	Encroachmnt Permit-Cooling Twr	1,200.00	1,200.00			1,200.00	100.00		120.00
21	Cooling Tower Arrival	41,300.00	41,300.00			41,300.00	100.00		4,130.00
22	Cooling Twr Crane Pick	20,000.00	20,000.00			20,000.00	100.00		2,000.00
23	Condensor Water Piping	3,000.00	3,000.00			3,000.00	100.00		300.00
24	Cap OA Open-Mixed Air Chmbr	1,000.00	1,000.00			1,000.00	100.00		100.00
25	Rmv Caps on (E) OA Louvers	2,000.00	2,000.00			2,000.00	100.00		200.00
26	Clean/Cap OA HR Modules-Roof	1,200.00	1,200.00			1,200.00	100.00		120.00
27	Test Air Flow-Penthouse	500.00		500.00		500.00	100.00		50.00
28	Walk Job/Create Punch List	800.00		800.00		800.00	100.00		80.00
29	Complete Punch List	5,000.00		5,000.00		5,000.00	100.00		500.00
30	Substantial Completion								
31	Final Completion/O&Ms Wrnty								
32	Project-Allowances	144,500.00		144,500.00		144,500.00	100.00		14,450.00
33	CO#1	7,400.00	7,400.00			7,400.00	100.00		740.00

REQUEST FOR PAYMENT DETAIL

Project: 03-1-C5640 / Stanislaus Cty Cptl Prjct

Invoice: 38481

Draw: 031C564000009

Period Ending Date: 3/25/2012 Detail Page 3 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	CO#2	6,006.00		6,006.00		6,006.00	100.00		600.60
35	CO#3	1,639.00		1,639.00		1,639.00	100.00		163.90
36	CO#4	6,800.00		6,800.00		6,800.00	100.00		680.00
37	CO#5	-144,500.00		-144,500.00		-144,500.00	100.00		-14,450.00

Totals		514,345.00	469,600.00	44,745.00		514,345.00	100.00		51,434.50
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APPLICATION AND CERTIFICATE FOR PAYMENT

TO (Owner):
 Stanislaus County Capital Projects
 1010 10th Street, Suite 2300
 Modesto, CA 95354

CONTRACTOR:
 Champion Industrial Contractors, Inc.
 1420 Coldwell Avenue
 Modesto, California 95350

APPLICATION NO: 6-Retention
 PERIOD FROM: 3.1.12
 TO: 3.25.12

Distribution to:
 Owner
 Contractor

ATTENTION:
 Gino Colacchia
 Construction Manager

PROJECT:
 Downtown Men's Jail Steam &
 Cooling Systems Repair

ARCHITECT'S
 PROJECT NO:

CONTRACT DATE: September 20, 2011

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

The present status of the account for this Contract is as follows:

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1	1.5.12	\$7,400.00	
2	2.14.12	\$6,006.00	
3	2.14.12	\$1,639.00	
4	3.15.12	\$6,800.00	
5	3.15.12		(\$144,500.00)
TOTALS			
Net change by Change Orders			(\$122,655.00)

ORIGINAL CONTRACT SUM	\$637,000.00
Net change by Change Orders	(\$122,655.00)
CONTRACT SUM TO DATE	\$514,345.00
TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$514,345.00
RETAINAGE 10% or total in Column 1 on Continuation Sheet	\$0.00
TOTAL EARNED LESS RETAINAGE	\$514,345.00
LESS PREVIOUS CERT.s FOR PAYMENT	\$462,910.50
CURRENT PAYMENT DUE	\$51,434.50

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]* Date: _____

State of: California County of: Stanislaus
 Subscribed and sworn to before me this ___ day of _____, 2___
 Notary Public:
 My Commission expires:

Signature	Date	Signature	Date
Signature	Date	Signature	Date

CONDITIONAL WAIVER AND RELEASE UPON
PROGRESS PAYMENT

Upon receipt by the undersigned of a check from Stanislaus County Capital Projects
in the sum of \$ 51,434.50 payable to Champion Industrial Contractors, Inc.
Amount of Check Company Name

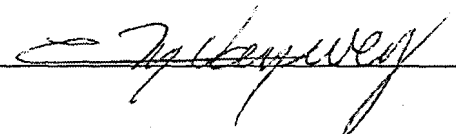
and when the check has been properly endorsed and has been paid by the bank upon which it is drawn,
this document shall become effective to release any mechanic's lien, stop notice, or bond right the
undersigned has on the job of Stanislaus County Capital Projects located at
Owner

Downtown Men's Jail Steam/Cooling System Repair to the following extent.
Job Description

This release covers a progress payment for labor, services, equipment or material furnished to through
Champion Industrial Contractors, Inc. thru 3-25-12
and does not cover any retentions retained before or after the release date: extras furnished before the
release date for which payment has not been received; extras or items furnished after the release date.
Rights based upon work performed or items furnished under a written change order which has been
fully executed by the parties prior to the release date are covered by this release unless specifically
reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right
shall not otherwise affect the contract rights, including rights between parties to the contract based
upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover
compensation for furnished labor, services, equipment, or material covered by this release if that
furnished labor, services, equipment or material was not compensated by the progress payment.
Before any recipient of this document relies on it, said party should verify evidence of payment to the
undersigned.

Dated: 3.20.12

CHAMPION INDUSTRIAL CONT.
Company Name

By: 

Title: EXEC. VICE-PRESIDENT

NOTE: This document has important legal consequences; consultation with an attorney is encouraged with respect to its
use or modification. This form is intended to met the requirements of California Civil Code Section 3260(d)(1) as of
January 1, 1994

CHAMPION INDUSTRIAL CONTRACTORS, INC.
P.O. Box 4399
Modesto, California 95350

REQUEST FOR PAYMENT

From: Champion Industrial Contractors, Inc.
 P.O. Box 4399
 Modesto, CA 95350

To: Stanislaus County Capital Projects
 Attn: Accounts Payable
 1010 10th Street
 Modesto, CA 95354

Invoice: 38482
 Draw: 031C564000010
 Invoice date: 3/21/2012
 Period ending date: 3/25/2012

Contract For:

Request for payment:

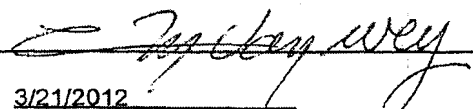
Original contract amount	\$637,000.00	
Approved changes	-\$122,655.00	
Revised contract amount		\$514,345.00
Contract completed to date		\$514,345.00
Add-ons to date	\$0.00	
Less retainage	\$0.00	
Total completed less retainage		\$514,345.00
Less previous requests	\$462,910.50	
Current request for payment		\$51,434.50
Current billing		\$0.00
Current additional charges	\$0.00	
Less current retainage	-\$51,434.50	
Current amount due		\$51,434.50
Remaining contract to bill	\$0.00	

Project: Stanislaus Cty Cptl Prjct
 Contract date:
 Architect:
 Scope: Sheet Metal & Piping to ugrade HVAC Systems @
 Downtown Men's Jail.
 1115 H Street Modesto.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	15,045.00	
Total approved this Month	6,800.00	-144,500.00
TOTALS	21,845.00	-144,500.00
NET CHANGES by Change Order		-122,655.00

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Stanislaus County Capital Projects relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Champion Industrial Contractors

By: 
 Date: 3/21/2012

REQUEST FOR PAYMENT DETAIL

Project: 03-1-C5640 / Stanislaus Cty Cptl Prjct

Invoice: 38482

Draw: 031C564000010

Period Ending Date: 3/25/2012 Detail Page 2 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	Notice to Proceed								
2	Submittals	3,000.00	3,000.00			3,000.00	100.00		
3	Mobilization	5,000.00	5,000.00			5,000.00	100.00		
4	Job Site Meeting	500.00	500.00			500.00	100.00		
5	Boiler Rm Steam Tests	61,000.00	61,000.00			61,000.00	100.00		
6	Stm/Condst Piping to Penthouse	138,000.00	138,000.00			138,000.00	100.00		
7	Encroachment Permit	1,500.00	1,500.00			1,500.00	100.00		
8	Penthouse Coil Arrival	42,000.00	42,000.00			42,000.00	100.00		
9	Penthouse Coil Crane Pick	5,000.00	5,000.00			5,000.00	100.00		
10	Coils Test	1,000.00	1,000.00			1,000.00	100.00		
11	Boiler Room Insulation	3,000.00	3,000.00			3,000.00	100.00		
12	Boiler Rm-Piping Insulation	8,000.00	8,000.00			8,000.00	100.00		
13	Penthouse Insulation	3,000.00	3,000.00			3,000.00	100.00		
14	Start-up New Steam Hdr	3,000.00	3,000.00			3,000.00	100.00		
15	Pre Test Air Flow Penthouse	500.00	500.00			500.00	100.00		
16	New Coil Insulations-Testing	130,000.00	130,000.00			130,000.00	100.00		
17	Cntrl Vlv Operation/Test	5,000.00	5,000.00			5,000.00	100.00		
18	Insulate Coil Piping	3,000.00	3,000.00			3,000.00	100.00		
19	Engineering	4,000.00	4,000.00			4,000.00	100.00		
20	Encroachmnt Permit-Cooling Twr	1,200.00	1,200.00			1,200.00	100.00		
21	Cooling Tower Arrival	41,300.00	41,300.00			41,300.00	100.00		
22	Cooling Twr Crane Pick	20,000.00	20,000.00			20,000.00	100.00		
23	Condensor Water Piping	3,000.00	3,000.00			3,000.00	100.00		
24	Cap OA Open-Mixed Air Chmbr	1,000.00	1,000.00			1,000.00	100.00		
25	Rmv Caps on (E) OA Louvers	2,000.00	2,000.00			2,000.00	100.00		
26	Clean/Cap OA HR Modules-Roof	1,200.00	1,200.00			1,200.00	100.00		
27	Test Air Flow-Penthouse	500.00	500.00			500.00	100.00		
28	Walk Job/Create Punch List	800.00	800.00			800.00	100.00		
29	Complete Punch List	5,000.00	5,000.00			5,000.00	100.00		
30	Substantial Completion								
31	Final Completion/O&Ms Wrnty								
32	Project-Allowances	144,500.00	144,500.00			144,500.00	100.00		
33	CO#1	7,400.00	7,400.00			7,400.00	100.00		

REQUEST FOR PAYMENT DETAIL

Project: 03-1-C5640 / Stanislaus Cty Cptl Prjct

Invoice: 38482

Draw: 031C564000010

Period Ending Date: 3/25/2012 Detail Page 3 of 3 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	CO#2	6,006.00	6,006.00			6,006.00	100.00		
35	CO#3	1,639.00	1,639.00			1,639.00	100.00		
36	CO#4	6,800.00	6,800.00			6,800.00	100.00		
37	CO#5	-144,500.00	-144,500.00			-144,500.00	100.00		

Totals		514,345.00	514,345.00			514,345.00	100.00		
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SECTION IX

WARRANTIES

And

GUARANTEES

SECTION IX: Warranties and Guarantees

The Contract Documents require a General Conditions Warranty for two (2) years from the date of Substantial Completion. The warranty requires all Contractors to repair or replace any or all of their work, together with any or all other work which may be damaged or displaced by so doing, that may prove to be defective in its workmanship, materials, or failure to conform to Contract provisions and requirements within a period of two (2) years from the date of Substantial Completion without expense whatever to the County, ordinary wear and tear and usual abuse or neglect excepted.

The Substantial Completion date of March 5, 2012, will commence the two-year warranty period. Damage or defective workmanship or materials will be covered under the warranty provisions of the Contract.

SECTION X
SPARE PARTS

SECTION X: Spare Parts

All spare parts were received by General Services Agency on February 29, 2012 (see the attached transmittal).

SECTION XI

PROJECT DIRECTORY

and

LOGS

SECTION XI: Project Directory and Logs

Attached are the Project Directory and Logs.

Project Directory
RFI Log
Proposed Change Order Log
Change Order Log

Stanislaus CountyTelephoneFaxCEO

Patricia Hill Thomas, Chief Operating Officer/ Assistant Executive Officer	Main	209-525-6333	525-4033
	Cell	209-604-4334	
		ThomasP@stancounty.com	

Leticia Lomeli, Executive Secretary		209-525-7693	525-4033
		Lomelil@stancounty.com	

Tim Fedorchak, Senior Management Consultant	Cell	209-652-1649	
		fedorct@stancounty.com	

Mark Loeser, Associate Management Consultant	Cell	209-658-8909	544-6226
		Loeserm@stancounty.com	

Norma Baker, Confidential Assistant IV		209-525-4375	525-4033
		bakernj@stancounty.com	

Capital Projects (CP)

1010 10th Street, Suite 2300
Modesto, CA 95354

Main	209-525-4380	525-4384
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Don Phemister, Senior Construction Manager	Cell	209-896-6499	525-4384
		Phemisd@stancounty.com	

Gino Colacchia, Construction Manager	Cell	209-652-0130	
		colacchiag@stancounty.com	

Darrell Long	Cell	209-652-1178	
		longda@stancounty.com	

Teresa Vander Veen, Administrative Assistant		209-525-4380	525-4384
		Vandrvnt@stancounty.com	

Elsa Biedenweg, Administrative Assistant		209-525-4380	525-4384
		biedenwe@stancounty.com	

General Services Agency (GSA)

1010 10th Street, Suite 5400
Modesto, CA 95354

Keith Boggs, Deputy Executive Officer	Cell	209-652-1514	544-6226
		boggsk@stancounty.com	

<u>CONTRACTOR</u>	<u>Telephone</u>	<u>Fax</u>
Champion Industrial Contractors, Inc. 1420 Coldwell Avenue PO Box 4399 Modesto, CA 95352	209-524-6601	524-6931
John Walter, CEO jwalter@championindustrial.com	Cell 209-988-9050	
Garry Thompson, Project Manager gthompson@championindustrial.com	Office 209-524-6931 Cell 209-652-1952	
Matt Christianson, Sr. Engineer mattc@championindustrial.com	Cell 209-993-6415 Office 209-524-6601 ext. 212	
Eli Champion, Plumbing-Piping VP echampion@championindustrial.com	Cell 209-652-0129	
Jeff Ohls, Piping Foreman	Cell 209-652-4517	
Blaine Ohls, Piping Journeyman		
Brian Smith, Sheet Metal Foreman bsmith@championindustrial.com	Office 209-524-6601 ext. 229 Cell 209-993-0499	
Jeff Hedden, Mechanical Services Manager jhedden@championindustrial.com	Office 209-526-4900 Cell 209-993-6404	
Danny Hicks, Mechanical Services	209-993-6402	
David Alfaro	209-649-7194	
Suzanne Grippi, Contract Administrator sgrippi@championindustrial.com		

Telephone

Fax

CONSULTANTS

J.W. Mack Consulting
1502 Glenn Avenue
Modesto, CA 95358

JW Mack
jwmackcon@aol.com

(209) 581-9646

581-9646

CONTRACTOR

Champion Industrial Contractors, Inc.
1420 Coldwell Avenue
PO Box 4399
Modesto, CA 95352

Telephone

Fax

209-524-6601

524-6931

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Office 209-524-6931

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mattc@championindustrial.com

Cell 209-993-6415

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Eli Champion, Plumbing-Piping VP
echampion@championindustrial.com

Cell 209-652-0129

Jeff Ohls, Piping Foreman

Cell 209-652-4517

Blaine Ohls, Piping Journeyman

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bsmith@championindustrial.com

Office 209-524-6601 ext. 229

Cell 209-993-0499

Jeff Hedden, Mechanical Services Manager
jhedden@championindustrial.com

Office 209-526-4900

Cell 209-993-6404

Danny Hicks, Mechanical Services

209-993-6402

David Alfaro

209-649-7194

Suzanne Grippi, Contract Administrator
sgrippi@championindustrial.com

Emergency Phone Numbers:

Champion 24-Hour Mechanical Services

209-526-4900

Garry Thompson

209-652-1952

Jeff Hedden

209-993-6404

**DOWNTOWN MEN'S JAIL REPAIRS
805 12TH STREET, MODESTO**

CHAMPION INDUSTRIAL CONTRACTORS

CHANGE ORDER LOG

CO	PCO	DESCRIPTION	DATE OF CO	IMPACT ON CONTRACT AMOUNT					REVISED DATE
				PREVIOUS ADDS	PREVIOUS DEDUCTS	AMOUNT THIS CHANGE	CURRENT CONTRACT	REMAINING CONTINGENCY	
		BASE CONTRACT AMOUNT					\$637,000		
1	1	Penthouse Condenser Water Pipe Rerouting	01/03/12	\$0	\$0.00	\$7,400	\$644,400	(\$7,400)	03/05/12
2	2	Provide SA Penthouse Insulation over Existing Insulation	02/24/12	\$7,400	\$0.00	\$6,006	\$650,406	(\$13,406)	03/05/12
3	3	Provide Spare Steam Trap & Control Valve	02/24/12	\$13,406	\$0.00	\$1,639	\$652,045	(\$15,045)	03/05/12
4	4	Add 23 Supply Air Outlets		\$15,045	\$0.00	\$6,800	\$658,845	(\$21,845)	03/05/12
5	5	Base Contract Allowance Credit		\$21,845	\$0.00	(\$144,500)	\$514,345	\$122,655	03/05/12
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	
				\$0	\$0		\$0	\$0	

STATUS CODE

RESPONSIBILITY CODE

PROPOSED CHANGE ORDER LOG

STANISLAUS COUNTY

DOWNTOWN JAIL REPAIRS

CHAMPION INDUSTRIAL CONTRACTOS

1 - Pricing Required
 2 - Estimate Required
 3 - T & M
 4 - Negotiations
 5 - Change Order
 6 - Void, No Cost

A - Acceleration
 C - Changed Conditions
 E - Errors & Omissions
 O - Owner Request
 V - Value Engineering

REFERENCES					DESCRIPTION	DATES						Tracking				PRICING			STAR	RES		
PCO No.	RFI No.	NC No.	FI No.	CO No.		Issued To GC	GC Price Received	SCCP Estimate	Just'f Written	Schedule Analyzed	Negotiate Complete	Change Order	Issue To Pricing	Issue To Est.	Price To Nego	Nego To CO	GC Prel Est. CM Est.	Contractor Estimate			Negotiated CO Amount	
01	3000	--	--	01	Penthouse Condenser Water Pipe Rerouting	1/3/11	12/13/11					1/3/12	-	-	-	40,911	\$7,400	\$7,400	\$7,400	5		
02	3001	--	--	02	Provide SA Penthouse Insulation over Existing Insulation	2/14/12	2/13/12					2/21/12	2/24/12	(1)	-	8	3	\$6,006	\$6,006	\$6,006	5	
03	3002	--	--	03	Provide Spare Steam Trap & Control Valve	2/14/12	2/14/12					2/21/12	2/24/12	-	-	7	3	\$1,639	\$1,639	\$1,639	5	
04	3003	--	--		Remove and Replace Twenty-Three (23) Supply Air Registers	3/15/12	3/15/12							-	-	-	-	\$6,800	\$6,800		1	
05	3004	--	--		Base Contract Allowance Credit	3/21/12	--	3/21/12					#####	-	-	-	-	(\$144,500)	(\$144,500)		1	
														-	-	-	-					
														-	-	-	-					
														-	-	-	-					
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