

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

DEPT: Chief Executive Office

BOARD AGENDA #: \*B-5

AGENDA DATE: May 2, 2017

**SUBJECT:**

Approval of a Change Order and Limited Time Extension with Champion Industrial Contractors Inc., to Upgrade the Water Pumps and Associated Equipment Serving the Boiler at the Community Services Facility Within the Approved Project Budget

**BOARD ACTION AS FOLLOWS:**

No. 2017-222

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: PAM VILLARREAL, Assistant Clerk

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Chief Executive Office  
Urgent  Routine

BOARD AGENDA #: \*B-5

AGENDA DATE: May 2, 2017

CEO CONCURRENCE: *pht*

4/5 Vote Required: Yes  No

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**SUBJECT:**

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**STAFF RECOMMENDATIONS:**

1. Authorize the Project Manager to process a Change Order with Champion Industrial Contractors Inc., for \$35,292 to remove and replace four existing heating hot water pumps and associated equipment serving the boiler at the Community Services Facility, within the approved Project Budget.
2. Approve a limited purpose non-compensatory time extension with Champion Industrial Contractors Inc., to July 31, 2017 allow for the upgrade to the boiler system.
3. Direct the Auditor-Controller to transfer funds from the approved Construction Contingency Budget to the Construction Account in accordance with the recommendation and the Budget Journal which is attached.

**DISCUSSION:**

On May 3, 2016, the Board of Supervisors approved a contract with Champion Industrial Contractors Inc. of Modesto, California to replace eleven (11) roof-top Heating Ventilation and Air Conditioning (HVAC) units at the Community Services Facility.

In addition to the eleven roof-top units that service Community Services Facility (CSF), the building has four (4) existing individual heating hot water system pumps, four (4) existing hot water shut off valves, and four (4) existing suction diffusers that support the critical hot water systems serving the heating system throughout the facility. These units ensure that sensitive the facility receives warm conditioned air during the winter months. The heating hot water pumps and associated equipment are twenty-three years old, and as with the original hot water boilers which are being replaced within the project, they have passed their useful life and require constant repair and maintenance.

The heating hot water pumps are an essential part of the boiler system that allows the boilers to provide heat to the facility. Due to the age of the existing pumps and associated equipment, it is recommended to replace all of the hot water equipment at the same time as the new boiler system. Having a complete heating hot water system will protect against system failure in the case of matching original equipment with new state of the art equipment within the same system.

Approval of a Change Order and Limited Time Extension with Champion Industrial Contractors Inc., to Upgrade the Water Pumps and Associated Equipment Serving the Boiler at the Community Services Facility Within the Approved Project Budget.

The Contract with Champion Industrial Contractors Inc. requires the HVAC Replacement Project to be completed by June 8, 2017. The project and current scope is well ahead of schedule and substantially under budget.

During construction, the Project Team has determined that the hot water pumps need to be replaced in addition to replacing the facility's boilers. The boiler replacement is part of the original project scope; however, the hot water pumps replacement is not. The order and installation time for the hot water pumps is expected to take 6-8 weeks. The Project Manager is recommending a non-compensatory time extension for the limited purpose of the installation of the new hot water pumps. The remainder of the project is on time and will be under budget. The Project Manager will work with the team and the Contractor to successfully obtain Substantial and Final completion on this Project. As a result, the bonds and retention will be reduced for the extended period to obtain and install the water pipes as recommended. The Project Team is also evaluating the need for an emergency generator and repairs to the facility's roof as part of a final phase of this project.

**POLICY ISSUE:**

The County's Change Order Policy requires that the Board of Supervisors approve all Change Orders in excess of \$25,000.

**FISCAL IMPACT:**

Included in the approved, 8.9 million project budget is \$1,660,152 for Project Contingency. To date, the County has authorized \$402,491 in Change Orders. Should the Board of Supervisors approve this Change Order, the remaining Construction Contingency balance would be \$1,222,369.

<b>Cost of recommended action:</b>	\$ 35,292
<b>Source(s) of Funding:</b>	
CSF HVAC Debt Services Funds	\$ 35,292
<b>Funding Total:</b>	\$ 35,292
<b>Net Cost to County General Fund</b>	\$ -

<b>Fiscal Year:</b>	16/17
<b>Budget Adjustment/Appropriations needed:</b>	YES

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this Change Order is consistent with the Board of Supervisors Efficient Delivery of Services by ensuring that the sensitive computer equipment and customer data at the Community Services Facility is stored in a safe environment.

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**STAFFING IMPACT:**

There is no incremental staffing impact associated with this action. Successful delivery of the project will be handled by the Chief Operations Officer and existing Capital Projects staff.

**CONTACT PERSON:**

Patricia Hill Thomas, Chief Operations Officer/Project Manager, Telephone (209) 525-6333.

**ATTACHMENT(S):**

1. Budget Journal

# Attachment 1



# STANISLAUS COUNTY CAPITAL PROJECTS

## CHANGE ORDER NO. 014

**PROJECT: COMMUNITY SERVICES FACILITY HVAC ROOFTOP EQUIPMENT AND CONTROLS REPLACEMENT PROJECT  
 BID PACKAGE 1, DESIGN & CONSTRUCTION**

**CONTRACTOR: CHAMPION INDUSTRIAL CONTRACTORS, INC.**

**BRIDGING ENGINEER: CAPITAL ENGINEERING CONSULTANTS, INC.**

**DESCRIPTION OF WORK REQUESTED:**

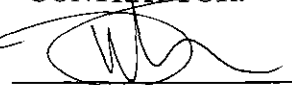
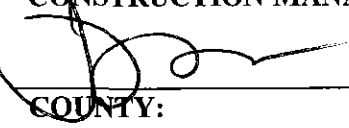
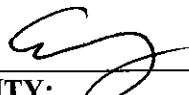
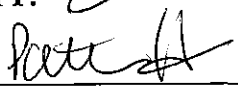
Provide and install new heating hot water boiler pumps and all valves per Champion's PCO-19 option 2 dated, 4/20/17. This change order includes a non-compensatory time extension of 54 days, which changes the Substantial Completion and Final Completion Dates to the following:

- Substantial Completion to July 1, 2017
- Final Completion to July 31, 2017.

**CROSS-REFERENCE INFORMATION:**

RFI No. N/A      PCO No. 19  
 COR No. N/A    RFQ No. 006R  
 CP No. 19        CD No. N/A

**CONTRACTOR AGREES:** TO FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL WORK REQUIRED TO COMPLETE THE ABOVE-DESCRIBED WORK CHANGE IN ACCORDANCE WITH THE REQUIREMENTS FOR WORK COVERED BY THE CONTRACT FOR THE STATED CONSIDERATION. CONTRACTOR AGREES TO PERFORM THE ABOVE-DESCRIBED CHANGES FOR THE AMOUNT AND WITHIN THE TIME INDICATED.

<b>CONTRACTOR:</b> 	<b>DATE:</b> 05.26.17	<b>ORIGINAL CONTRACT:</b> \$5,832,235
<b>CONSTRUCTION MANAGER:</b> 	<b>DATE:</b> 5/30/17	<b>PREVIOUS ADDS:</b> \$411,034
<b>COUNTY:</b> 	<b>DATE:</b> 5/6/17	<b>PREVIOUS DEDUCTS:</b> (\$4,118)
<b>COUNTY:</b> 	<b>DATE:</b> 6/13/17	<b>THIS CHANGE: ADD X DEDUCT</b> \$35,292
		<b>CONTRACT TO DATE:</b> \$6,274,443
		<b>CONTRACT TIME:</b> <u>Increase</u> Decrease 54 Days
<b>PAGE 1 OF 1</b>		<b>DATE OF COMPLETION:</b> July 1, 2017