

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

DEPT: Chief Executive Office

BOARD AGENDA #: B-8

AGENDA DATE: August 8, 2017

**SUBJECT:**

Approval of the Closeout and Successful Completion with Champion Industrial Contractors, Inc. for the Community Services-Facility Heating, Ventilation and Air Conditioning Replacement Project

**BOARD ACTION AS FOLLOWS:**

No. 2017-442

On motion of Supervisor Olsen, 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: Elizabeth A. King  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

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

DEPT: Chief Executive Office

BOARD AGENDA #: B-8

Urgent  Routine

AGENDA DATE: August 8, 2017

CEO CONCURRENCE:



4/5 Vote Required: Yes  No

---

**SUBJECT:**

Approval of the Closeout and Successful Completion with Champion Industrial Contractors, Inc. for the Community Services-Facility Heating, Ventilation and Air Conditioning Replacement Project

---

**STAFF RECOMMENDATIONS:**

1. Approve the closeout, acceptance and the Final Completion of the Community Services Facility Heating Ventilation and Air Conditioning Replacement Project with Champion Industrial Contractors, Inc. of Modesto, California.
2. Approve the final contract amount for the Community Services Facility Heating Ventilation and Air Conditioning Replacement Project with Champion Industrial Contractors, Inc. of Modesto California for \$6,277,321, which includes the August 16, 2016 Board of Supervisors approved contract of \$5,832,235 and \$445,086 in approved Change Orders.
3. Authorize the Project Manager, on behalf of the Board of Supervisors as the Awarding Authority, to finalize contract closeout details, sign completion documents, record the Notice of Completion, release retention less withholdings, and process all remaining closeout activities for the project.
4. Recognize Champion Industrial Contractors Inc, of Modesto, California and the Project Participants for their excellence in construction and project delivery.

**DISCUSSION:**

Constructed in 1994, the Community Services Facility (CSF), the County's largest facility, home to the Community Services Agency, Department of Child Support Services, the Alliance Worknet, and the Health Services Agency's Women and Infant Children and Nutrition and Education programs, Heating, Ventilation and Air Conditioning (HVAC) system had surpassed its useful life. The system required constant maintenance and repairs. On August 16, 2016, the Board of Supervisors approved a financing strategy for the project and awarded a Contract to Champion Industrial Contractors, Inc. of Modesto, California to replace eleven rooftop HVAC units at the CSF and update the entire HVAC system at the County's largest facility.

The project team composed of CSF staff, Capital Projects staff and the Contractor worked nights and weekends throughout the project. The project was completed successfully without any interruption to visitors and very minor disruption to staff. The new HVAC system, in full operation since May, has exceeded the team's expectations.

Approval of the Closeout and Successful Completion with Champion Industrial Contractors, Inc. for the Community Services-Facility Heating, Ventilation and Air Conditioning Replacement Project

---

On May 2, 2017, the Board of Supervisors approved a Change Order with Champion Industrial Contractors, Inc. for \$35,292 to upgrade the water pumps for the new boiler system at the CSF. Included in this Change Order was approval for a non-compensatory time extension through July 31, 2017, for additional scope of work only. All other contract work was successfully completed prior to the original date of June 8, 2017, as listed in the contract. The Chief Operations Officer, acting as Project Manager, issued a Certificate of Substantial Completion on July 1, 2017.

In addition to project closeout, it is recommended that the Board of Supervisors recognize Champion Industrial Contractors, Inc., of Modesto California and the key project participants for their excellence in construction and project delivery. Several representatives of the Contractor and other project participants will be present at the August 8, 2017 Board of Supervisors meeting.

**POLICY ISSUE:**

The Board of Supervisors has the responsibility for final acceptance of capital improvement projects.

**FISCAL IMPACT:**

The total project budget for the CSF HVAC Replacement Project is \$8.9 million. The project is funded by \$1.3 million in appropriations from the Department of Child Support and \$7.6 million in direct lease financing with the Bank of the West.

It is estimated that the successful delivery of this project will result in significant project savings. The Project Team is finalizing a final phase plan for emergency backup power for future Board of Supervisors consideration. At this time, there will be at least \$1.5 million in savings that be used to “buy down” or pay early a portion of the original debt obligation, further reducing the County’s cost for this improvement.

The final contract amount with Champion Industrial Contractors, Inc. is \$6,277,321 which includes the base contract amount of \$5,832,235 and \$445,086 in approved Change Orders.

**BOARD OF SUPERVISORS’ PRIORITY:**

Approval of this item is consistent with the Board of Supervisors’ Priority of Efficient Delivery of Public Services by ensuring that County’s largest facility will operate in a comfortable air conditioned environment.

**STAFFING IMPACT:**

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

**CONTACT PERSON:**

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

Approval of the Closeout and Successful Completion with Champion Industrial Contractors, Inc. for the Community Services-Facility Heating, Ventilation and Air Conditioning Replacement Project

---

**ATTACHMENT(S):**

1. Notice of Completion
2. Project Closeout Report

# Attachment 1



Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2017-0057809-00**

Wednesday, AUG 09, 2017 09:11:55  
 Ttl Pd \$0.00 Rcpt # 0004007464  
 OJC/R2/1-1

RECORDING REQUESTED BY  
 AND RETURN TO:

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

**NOTICE OF COMPLETION**  
**Community Service Facility (CSF) HVAC Rooftop Equipment & Controls Replacement**  
**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 Contractors, Inc. for a work of improvement described as CSF HVAC Rooftop Equipment & Controls Replacement 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 086-015-016

251 E. Hackett Road, Modesto, CA 95358

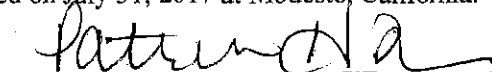
- 4) That the full name and address of the Owner of said Property is as follows: Stanislaus County c/o Chief Executive Office, Attn: Patricia Hill Thomas, 1010 10<sup>th</sup> Street, Suite 6800, Modesto, CA 95354.
- 5) That the nature of the title of the stated Owner is: in fee.
- 6) The name of the original contractor for said work of improvement is Champion Industrial Contractors, Inc. of Modesto, California.
- 7) That on July 31, 2017, the above described work of improvement on the real property herein described was completed.



Patricia Hill Thomas  
 Chief Operations Officer of Stanislaus County

**VERIFICATION**

I, Patricia Hill Thomas, declare that I am the Chief Operations 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 July 31, 2017 at Modesto, California.



Patricia Hill Thomas  
 Chief Operations Officer of Stanislaus County

Notarization is not required  
 for recording a Notice of Completion.  
 See Civil Code Section 3093 and Government Code Section 27287.



# Attachment 2

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

TO: **STANISLAUS COUNTY, (OWNER)**

DATE OF FINAL COMPLETION:  
**JULY 31, 2017**

PROJECT TITLE: **CSF HVAC ROOFTOP EQUIPMENT &  
CONTROLS REPLACEMENT  
BID PACKAGE 1, CONSTRUCTION**

PROJECT OR SPECIFIED PART SHALL INCLUDE:  
**BID PACKAGE 1,  
CONSTRUCTION**

LOCATION: **251 E. HACKETT ROAD, MODESTO, CA 95358**  
OWNER: **STANISLAUS COUNTY**  
CONTRACTOR: **CHAMPION INDUSTRIAL CONTRACTORS, INC.**  
CONTRACT FOR: **BID PACKAGE 1, CONSTRUCTION**  
CONTRACT DATE: **AUGUST 16, 2016**

The following have determined the work performed under this contract has been inspected by authorized representatives of the Owner, Contractor, and Architect/Engineer, 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.


**CAPITAL ENGINEERING CONSULTANTS, INC.**  
CONSULTANT

BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE DATE

**CHAMPION INDUSTRIAL CONTRACTORS, INC.**  
CONTRACTOR

BY:  \_\_\_\_\_ **08.03.17**  
AUTHORIZED REPRESENTATIVE DATE

**STANISLAUS COUNTY CAPITAL PROJECTS**  
CONSTRUCTION MANAGER

BY:  \_\_\_\_\_ **8/3/17**  
AUTHORIZED REPRESENTATIVE DATE

**STANISLAUS COUNTY**  
OWNER

BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE DATE

REMARKS: **None.**