

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

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # \*B-1

Urgent \_\_\_\_\_ Routine X

AGENDA DATE February 6, 2001

CEO Concurs with Recommendation YES pt NO \_\_\_\_\_  
(Information Attached)

4/5 Vote Required YES \_\_\_\_\_ NO X

SUBJECT:

APPROVAL OF COMPLETION AND ACCEPTANCE OF THE COUNTY CENTER III,  
BUILDING 1, REMODEL.

STAFF

RECOMMEN-1. ACCEPT THE COMPLETED COUNTY CENTER III, BUILDING 1, REMODEL.  
DATIONS: 2. APPROVE THE FINAL CONTRACT WITH THE CONTRACTOR, MENGHETTI  
CONSTRUCTION, INC., OF MODESTO, CA, AS FOLLOWS:

ORIGINAL CONTRACT - \$ 879,152  
TOTAL CHANGE ORDERS - \$ 28,360  
FINAL CONTRACT COST - \$ 907,512

3. AUTHORIZE THE CHIEF EXECUTIVE OFFICER, ON BEHALF OF THE BOARD OF SUPERVISORS, AS THE AWARDING AUTHORITY, TO SIGN THE COMPLETION DOCUMENTS.
4. ACCEPT THE PROJECT AND AUTHORIZE THE NECESSARY RECORDING OF THE FINAL NOTICE OF COMPLETION AND ALL OTHER NECESSARY CLOSE OUT ACTIVITIES.

FISCAL

IMPACT: The original project budget for the Remodel of County Center III, Building 1, as approved by the Board of Supervisors was \$1,100,000. The Architect and Construction Manager's estimate was \$800,000 for the construction contract. The low bid of \$879,152 was over the Construction Budget by \$79,152. SCOE agreed to fund the difference pursuant to the County SCOE Agreement, and they agreed to fund an additional \$17,863 for alternate bids they desired. The project was completed within the revised budget of \$1,197,015. Attached is a copy of the Final Job Cost Report.

BOARD ACTION

No. 2001-80

On motion of Supervisor Caruso, Seconded by Supervisor Blom,  
and approved by the following vote,

Ayes: Supervisors: Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: Mayfield,

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

Motion:

*Christine Ferraro*

File No.

ATTEST: REAGAN M. WILSON, Clerk By: Deputy

**DISCUSSION:** Remodeling of County Center III, Building 1, is part of the Master Plan of the downtown effort approved by the Board of Supervisors on July 20, 1999. The Stanislaus County Office of Education (SCOE) has relocated into the newly remodeled former County Administration Building located at 1100 H Street. A portion of the County Center III complex has been vacated and sold to Save Mart. However, a portion of County Center III was renovated to serve the continuing needs of the County and SCOE. This project provided space for the Stanislaus County Institute Employee Training and Development Program. SCOE leased a portion of the building for its printing facilities.

On July 20, 1999, the Board approved the recommendations regarding County projects relating to the Downtown Plan, including the County Center III project. Because of budget limitations, the interior decor of the remodel was intentionally very minimal to keep within budget constraints. On December 21, 1999, the Board approved the design plan for this project and authorized the Clerk to advertise for bids.

On February 10, 2000, five contractor submitted bids for the Remodel of County center III, Building 1 project. The low bidder withdrew its bid and the contract was awarded to Menghetti Construction for \$879,152. The budget for the work was \$800,000, and SCOE agreed to pay the difference of \$79,152. SCOE also agreed to pay an additional \$17,863 for two alternate bids they felt were essential to their operations.

The project has been completed, and we recommend (1) that the Board of Supervisors accept the work of the contractor (subject to any applicable warranty periods), (2) sign the Certificate of Completion, and (3) sign the Notice of Completion submitted herewith.

A Notice of Completion for this project will be filed and recorded with the Stanislaus County Clerk-Recorder. This action will authorize the Chair to sign on behalf of the awarding agency, and Staff to file necessary Notice of Completion of Capital Projects under the direction of the Chief Executive Office. Payment will be issued 35 days after Notice of Completion as set forth by State Code.

**POLICY  
ISSUE:**

The project should be accepted by the Board of Supervisors based on recommendations from the Staff, and the attached Certificate of Completion.

**STAFFING  
IMPACT:**

The staffing impact will not be affected by Final Acceptance of the project. The facility was occupied in June 2000.

PROJECT COST REPORT

	DESCRIPTION	Budget	ACTUAL CONTRACTUAL COMMITMENTS			FORECAST COMMITMENTS		ACTUAL COST	FORECAST
			ORIGINAL CONTRACT	CHANGES TO DATE	CURRENT CONTRACT	PENDING CHANGES	COST AT COMPLETION	TOTAL Sep30,2000	(OVER)/UNDER BUDGET
1000	<b>DESIGNERS &amp; CONSULTANTS</b>								
63000 01.	Arch & Engr Fees	\$ 60,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 2,100.00	\$ 62,100.00	\$ 62,016.42	\$ (2,100.00)
02.	Other Design Consultants (Acoustics, Lighting, etc	\$ 10,000.00	\$ 11,235.00	\$ 2,035.00	\$ 13,270.00	\$ -	\$ 13,270.00	\$ 13,370.00	\$ (3,270.00)
	Karcher Environmental	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ (5,000.00)
03.	Programming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04.	Environmental Impact Reports	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05.	Code Required Testing Firms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
63000 06.	Construction Manager	\$ 65,001.00	\$ 61,080.00	\$ -	\$ 61,080.00	\$ -	\$ 61,080.00	\$ 56,505.00	\$ 3,921.00
63000 07.	Inspectors	\$ 7,999.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ (2,000.00)	\$ 4,000.00	\$ 3,972.30	\$ 3,999.00
08.	Geotechnical Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
09.	Surveys	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal Design &amp; Consultant</b>	<b>\$ 143,000.00</b>	<b>\$ 138,315.00</b>	<b>\$ 7,035.00</b>	<b>\$ 145,350.00</b>		<b>\$ 145,450.00</b>	<b>\$ 140,863.72</b>	<b>\$ (2,450.00)</b>
2000	<b>CONSTRUCTION &amp; EQUIPMENT</b>								
01.	Infrastructure (Streets & Traffic, Utility Service)	\$ 5,001.00	\$ -	\$ -	\$ -	\$ (5,001.00)	\$ -	\$ -	\$ 5,001.00
02.	Utility Connections (Fees Charged by Utility Companies)	\$ 6,000.00	\$ -	\$ -	\$ -	\$ (6,000.00)	\$ -	\$ -	\$ 6,000.00
03.	Abatement And Demolition	\$ 70,000.00	\$ -	\$ -	\$ -	\$ (70,000.00)	\$ -	\$ -	\$ 70,000.00
	APC Contractors	\$ -	\$ 54,364.00	\$ -	\$ 54,364.00	\$ -	\$ 54,364.00	\$ 54,364.00	\$ (54,364.00)
05.	Menghetti	\$ 897,015.00	\$ 879,152.00	\$ 28,360.00	\$ 907,512.00	\$ -	\$ 907,512.00	\$ 859,488.00	\$ (10,497.00)
	Deschamps Labs	\$ -	\$ 2,390.40	\$ -	\$ 2,390.40	\$ 13,000.00	\$ 15,390.40	\$ 15,399.72	\$ (15,390.40)
	Valair Parts	\$ -	\$ 9,457.00	\$ -	\$ 9,457.00	\$ 500.00	\$ 9,957.00	\$ 9,904.27	\$ (9,957.00)
	Stiles Custom Metals	\$ -	\$ 17,325.00	\$ -	\$ 17,325.00	\$ (750.00)	\$ 16,575.00	\$ 16,749.00	\$ (16,575.00)
	SJ Company	\$ -	\$ 24,800.00	\$ -	\$ 24,800.00	\$ -	\$ 24,800.00	\$ 24,800.00	\$ (24,800.00)
	SJ Company	\$ -	\$ 10,206.00	\$ -	\$ 10,206.00	\$ -	\$ 10,206.00	\$ 10,206.00	\$ (10,206.00)
06.	Furniture, Fixtures, & Equip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07.	Signage & Graphics	\$ 8,000.00	\$ -	\$ -	\$ -	\$ (8,000.00)	\$ -	\$ -	\$ 8,000.00
08.	Data & Communication Wiring Only	\$ 7,999.00	\$ -	\$ -	\$ -	\$ (7,999.00)	\$ -	\$ -	\$ 7,999.00
09.	Owner Furnished Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
09.	Design & Construction Contingency	\$ 40,000.00	\$ -	\$ -	\$ -	\$ (40,000.00)	\$ -	\$ -	\$ 40,000.00
10.	Escalation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.	Arts Enrichment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal Constr &amp; Equipment</b>	<b>\$1,034,015.00</b>	<b>\$ 997,694.40</b>	<b>\$ 28,360.00</b>	<b>\$1,026,054.40</b>		<b>\$1,038,804.40</b>	<b>\$ 990,910.99</b>	<b>\$ (4,789.40)</b>
3000	<b>PERMITS &amp; FEES</b>								
01.	Building Permits	\$ 3,500.00	\$ 2,465.00	\$ -	\$ 2,465.00	\$ (500.00)	\$ 1,965.00	\$ 1,950.00	\$ 1,535.00
02.	Project Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03.	Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04.	Accounting, & Finance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05.	Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06.	Owner Contingency	\$ 5,500.00	\$ -	\$ -	\$ -	\$ (500.00)	\$ 5,000.00	\$ -	\$ 500.00
75311	Govt Fund Service	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,003.19	\$ (1,000.00)
75312	Govt Fund Service	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ 50.00	\$ 45.96	\$ (50.00)
07.	Owner Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62600	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 10.00	\$ 5.61	\$ (10.00)
63930 08.	Outside Printing Costs	\$ 10,000.00	\$ -	\$ -	\$ -	\$ (6,200.00)	\$ 3,800.00	\$ 3,799.89	\$ 6,200.00
74090	Quick Copy Service	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ 300.00	\$ 292.32	\$ (300.00)
74370 09.	Onsite Office Costs	\$ 1,000.00	\$ -	\$ -	\$ -	\$ (400.00)	\$ 600.00	\$ 590.67	\$ 400.00
	Fed Ex	\$ -	\$ -	\$ -	\$ -	\$ 25.00	\$ 25.00	\$ 19.74	\$ (25.00)
	<b>Subtotal Permits &amp; Fees</b>	<b>\$ 20,000.00</b>	<b>\$ 2,465.00</b>	<b>\$ -</b>	<b>\$ 2,465.00</b>		<b>\$ 12,725.00</b>	<b>\$ 7,707.38</b>	<b>\$ 7,250.00</b>
	<b>LAND ACQUISITION</b>								
01.	Site Selection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02.	Real Estate Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03.	Surveys & Investigations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04.	Land Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05.	Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06.	Site Clearing & Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal Land Acquisition</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,197,015.00</b>	<b>\$ 1,138,474.40</b>	<b>\$ 35,395.00</b>	<b>\$ 1,173,869.40</b>	<b>\$ -</b>	<b>\$ 1,196,979.40</b>	<b>\$ 1,139,482.09</b>	<b>\$ 10.60</b>

O'Brien Kreitzberg  
1012 - 11th Street, Suite 101, Modesto, CA 95354  
Phone: (209) 558-4100 FAX: (209) 558-4078

BOARD OF SUPERVISORS **TRANSMITTAL**

2001 FEB -7 P 4:43

**TO: Charlie Menghetti**  
**Menghetti Construction, Inc.**  
**1117 Country Club Drive**  
**Modesto, California 95356**

**SUBJECT: STANISLAUS COUNTY BUILDINGS REMODEL**  
**COUNTY CENTER III**

**DATE: 2/07/2001**

We are sending you   X   *attached*    *under separate cover* the following material:

- |                                         |                                       |                                            |
|-----------------------------------------|---------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Shop Drawings  | <input type="checkbox"/> Change Order | <input type="checkbox"/> Specifications    |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Plans        | <input type="checkbox"/> Computer Printout |
| <input type="checkbox"/> Prints         | <input type="checkbox"/> Samples      | <input type="checkbox"/> Updates           |

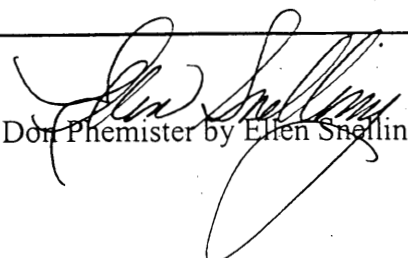
COPIES	DATE	DESCRIPTION
1		Copy of Notice of Completion

**REMARKS:**

Attached for your records is a copy of the Notice of Completion which was recorded February 6, 2001.

**COPIES:** Patricia Hill Thomas  
Andy Casazza  
Lily Farriester, Board  
Marlene Jackson, Auditor  
File AE 2.1.1 (519)  
File HE 20.5

**SIGNED:**

  
Don Phemister by Ellen Snelling



Stanislaus, County Recorder  
 Karen Mathews Co Recorder Office  
**DOC- 2001-0011392-00**

Tuesday, FEB 06, 2001 13:11:50  
 Ttl Pd \$0.00 Nbr-0000660770  
 ARE/R3/ 1-1

CHIEF EXECUTIVE OFFICE

2001 FEB 26 A 11:21

RECORDING REQUESTED BY  
 AND RETURN TO:

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

**NOTICE OF COMPLETION**

**NOTICE IS HEREBY GIVEN** that Stanislaus County, a political subdivision of the State of California ("County"), is the owner of the property located at 917 Oakdale Road, Modesto, County of Stanislaus, State of California, 95355 ("Property").

The County's address is: Stanislaus County, Chief Executive Office, Attn: Patricia Hill Thomas, 1010 10<sup>th</sup> Street, Suite 6800, Modesto, CA 95354.

A work of improvement on the Property was completed on May 15, 2000, and accepted by the Stanislaus County Board of Supervisors on February 6, 2001. Said work of improvement consists of construction building remodel on or about the Property.

The name of the Contractor for said work of improvement is: Menghetti Construction, Inc., Modesto, California.

**VERIFICATION**

I, Pat Paul, declare that I am the Chair of the Board of Supervisors of Stanislaus County, and that the County is the owner of the property described herein. 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 this 7<sup>th</sup> day of February, 2001, at Modesto, California.

Pat Paul, Chair of the Board of Supervisors  
 of Stanislaus County

FEB 6 2001

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

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