

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

DEPT: General Services Agency

BOARD AGENDA: 5.B.9  
AGENDA DATE: June 29, 2021

**SUBJECT:**

Approval to Accept the Turlock Branch Library Expansion and Renovation Project;  
Approval of the Final Construction Contract in the Amount of \$9,555,453 with  
Roebbelen Contracting Inc., and Related Matters

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2021-0297**

On motion of Supervisor Withrow Seconded by Supervisor B. Condit  
and approved by the following vote,

Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, 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, Clerk  
Stanislaus County Board of Supervisors,  
State of California

  
\_\_\_\_\_

File No.

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

DEPT: General Services Agency

BOARD AGENDA:5.B.9  
AGENDA DATE: June 29, 2021

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Accept the Turlock Branch Library Expansion and Renovation Project;  
Approval of the Final Construction Contract in the Amount of \$9,555,453 with  
Roebbelen Contracting Inc., and Related Matters

**STAFF RECOMMENDATION:**

1. Accept the Turlock Branch Library Expansion and Renovation Project and approve of the final construction contract in the amount of \$9,555,453, with Roebbelen Contracting Inc, which includes the original contract amount of \$8,990,269 and \$565,184 in approved Change Orders.
2. Authorize the Project Manager to initiate construction closeout activities for the project, including filing of Notices of Completion and release of project retention.
3. Authorize the Project Manager to plan appropriate public dedication events using project funds.

**DISCUSSION:**

On November 19, 2019, the Board of Supervisors approved a Design-Build Construction Agreement with Roebbelen Contracting Inc. (Roebbelen), of El Dorado Hills, California and LDA Partners, LLP. (LDA) of Stockton, California for construction and renovation of the Turlock Library Renovation and Expansion Project. The Board of Supervisors also approved an amended project budget of \$12,795,302, which included a construction contract in the amount of \$8,990,269, and \$3,805,033 for project design, administration, and project contingency.

The Roebbelen Team achieved substantial completion of construction on May 23, 2021 and final completion of construction on June 22, 2021. The expanded and renovated facility is approximately 16,595 square feet and includes dedicated children and teen spaces, flexible study rooms, quiet reading room, a 1,655 square foot community room, main outdoor courtyard, and a dedicated children courtyard. Also included are staff office spaces with work room, break room, dedicated restroom, and dedicated storage areas. The final construction contract with Roebbelen is \$9,555,453, which includes the base construction contract and all approved change orders. If approved by the Board of Supervisors, the Project Manager will file the required Notice of Completion with the Stanislaus County Clerk-Recorder's Office and release project retention when appropriate.

This Project was constructed during the pandemic and the Roebbelen and LDA Design-Build Team have successfully completed the construction of a modern and contemporary facility. The renovated and expanded library will serve the community of Turlock and Stanislaus County for generations to come. This effort has been supported by the Friends of the Turlock Library who have generously donated funds for project enhancements.

It is recommended that the Board of Supervisors authorize the Project Manager, in collaboration with the Stanislaus County Librarian, to use public funds to host a dedication ceremony. Opening of the new library is planned for August 2021.

The completion of this project along with the recently dedicated and opened Empire Library marks a significant milestone in the Board of Supervisors direction to expand and improve libraries in the communities of Turlock and Empire to serve Stanislaus County residents.

**POLICY ISSUE:**

The Board of Supervisors directs the County’s Capital Facilities efforts and accepts the completion of capital project. California Civil Code Section 8182 (a) states, “An owner may record a notice of completion on or within 15 days after the date of completion of a work of improvements.” Civil Code Section 9200 states, “Completion of a work of improvement occurs at the earliest of the following times: (a) Acceptance of the work of improvement by the Public entity.”

**FISCAL IMPACT:**

On November 19, 2019, the Board of Supervisors approved an amended project budget of \$12,795,302 from the following sources:

Category	Approved Budget
Library Fund Balance	\$3,550,463
Internal Borrowing from Tobacco Endowment Fund	\$6,300,000
Public Facilities Fees (PFF)	\$1,115,175
General Fund (Deferred Maintenance)	\$500,000
General Fund (Assignment)	\$1,329,664
<b>Total</b>	<b>\$12,795,302</b>

The approved project budget included a construction contract in the amount of \$8,990,269, and \$3,805,033 for project design, administration, and project contingency. The final construction contract with Roebbelen is \$9,555,453, which includes the base contract in the amount of \$8,990,269 and \$565,184 in approved Change Orders. The Change Orders included, owner’s request, changed conditions, and repairing existing conditions. The project also included a donation in the amount of \$119,192 from the Friends of the Turlock Library that was used to enhance the children’s reading area and the outdoor courtyard seat walls.

As of May 2021, there are \$1.7 million funds available within the project budget. Remaining costs for the project include the procurement of fixtures, furnishings and equipment, the cost to relocate the Library from their storage facility in Salida, a public dedication ceremony, and the cost to secure the current location. It is anticipated that there will be over \$1.0 million in project savings. Any savings will be returned to the appropriate funding sources.

**BOARD OF SUPERVISORS' PRIORITY:**

The recommended actions are consistent with the Board's priorities of *Promoting First-Rate Learning and Delivering Efficient Public Services and Community Infrastructure* by approving the final construction contract with the Roebbelen Team and authorizing the use of public funds for an appropriate grand opening/dedication ceremony.

**STAFFING IMPACT:**

Project closeout activities, public dedication, and securing the current location will be successfully completed by existing staff in the General Services Agency and the Stanislaus County Library.

**CONTACT PERSON:**

Andrew Johnson, GSA–Assistant Director Capital Facilities	(209) 525-4380
Patricia Hill Thomas, Project Manager	(209) 525-4380
Sarah Dentan, Stanislaus County Librarian	(209) 558-7801

**ATTACHMENT(S):**

1. Project Close Out Report - Available from Clerk

# Project Close Out Report

(Available from Clerk)



Stanislaus County Recorder  
Donna Linder, County Clerk-Recorder

DOC - 2021-0063126

Wednesday, June 30, 2021 11:12:24

Customer: Public

Total Paid: \$0.00

Receipt #: 2021008176

MMA/CHKQZV2/1-1

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**  
**Turlock Library Renovation & Expansion Project:**  
**Roebbelen Contracting, 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 Roebbelen Contracting, Inc. for a work of improvement described as the Turlock Library Renovation & Expansion Project 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 Turlock and is described as follows:

APN 061-033-056

550 N. Minaret Avenue, Turlock, CA 95380

- 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 Roebbelen Contracting, Inc. of El Dorado Hills, California.
- 7) That on June 22, 2021, the above described work of improvement on the real property herein described was completed.

Andrew Johnson  
Assistant Director of Stanislaus County General Services Agency

**VERIFICATION**

*Andy Johnson*

I, ~~Patricia Hill Thomas~~, declare that I am the Project Manager for 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 June 29, 2021 at Modesto, California.

Andrew Johnson  
Assistant Director of Stanislaus County General Services Agency

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

*MA*