



MEMORANDUM
PUBLIC WORKS AND FACILITIES
CAPITAL IMPROVEMENTS DIVISION
County of Placer

TO: Board of Supervisors DATE: August 23, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Rob Unholz, Capital Improvements Manager
SUBJECT: Capital Improvements / Award of Job Order Contract / Human Resources Remodel

ACTION REQUESTED

Award the Job Order for the Human Resources Remodel at 145 Fulweiler Avenue, Project No. 9424, to John F. Otto, Inc., dba Otto Construction, in the amount of \$413,579.55.

Authorize the Director of Public Works and Facilities, or designee, to execute said Job Order and approve any supplemental Job Orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND

On August 18, 2015 your board awarded a Job Order Contract (JOC) to John F. Otto, Inc., dba Otto Construction in an amount not to exceed \$1,000,000. The scope included general construction, repair, remodel and other repetitive related work to be performed under the management of the Department of Public Works and Facilities (DPWF). Your Board also authorized the Director of DPWF, or designee, to execute Job Orders up to \$250,000 for funded projects. The Job Order for the construction of this project is \$413,579.55.

On February 23, 2016, your board approved a contract with Lionakis for architectural and engineering services for the remodel of the Human Resources suite at 145 Fulweiler Avenue. The scope of the project is to convert the existing training room in the Human Resources space into offices and workstations to accommodate additional staff, remodel the main lobby, and create a new training room on the lower level along with additional office space.

These improvements are necessary to accommodate current and future workload and staffing requirements. The drawings and specifications were completed and given to Otto Construction for pricing. The final construction cost was based on quantities of construction tasks from the Construction Task Catalog. DPWF staff has reviewed the quantities used as a basis for the price estimate and determined the proposal to be complete and responsive.

In order to proceed with the Human Resources Remodel, Project 9424, it is requested that your Board Award the Job Order to Otto Construction, and authorize the Director of DPWF, or designee, to execute a Job Order in the amount of \$413,579.55 pursuant to the County Purchasing Policy Manual.

ENVIRONMENTAL IMPACT

This project is exempt from the California Environmental Quality Act pursuant to Section 15301, Class 1, that provides for operation, repair, maintenance or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT

The estimated total cost of the Human Resources Remodel is \$756,623, including \$545,412 for construction and construction contingency, \$74,900 for consultant services, \$136,311 for project management, project contingencies, fees and force account. Funding is provided in the FY 2016-17 Capital Projects Fund, Miscellaneous Projects, Project No. 4907 (9424).

On File with Clerk of the Board: The Job Order Authorization for the Job Order Contract