



M E M O R A N D U M
PUBLIC WORKS AND FACILITIES
CAPITAL IMPROVEMENTS DIVISION
County of Placer

TO: Board of Supervisors DATE: October 11, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Rob Unholz, Capital Improvements Manager
SUBJECT: Capital Improvements / Change Order / John F. Otto, Inc. / Job Order Contracting

ACTION REQUESTED

Approve a Change Order to increase the Job Order Contracting services with John F. Otto, Inc. dba Otto Construction by \$300,000, to complete various countywide contracting projects, for a total contract cost not-to-exceed \$1,300,000.

BACKGROUND

On August 18, 2015, your Board approved a not-to-exceed contract of \$1,000,000 for Job Order Contracting (JOC) construction services with Otto Construction (Otto) for Job Orders up to \$250,000 for approved, funded projects and maintenance work. In the JOC contract the County reserved the right to exercise an option to increase the Maximum Contract Value to approximately \$4,100,000.

JOC is a performance based construction contract system that rewards outstanding work performed by the contractor with additional job orders until the contract time runs out or the contract limit is met. Otto currently has approximately 20 days remaining on their contract time and has \$397,000 left on their contract amount. The Department anticipates the need for an additional \$491,000 in job orders to complete various construction projects currently planned or in progress under this contract. An additional \$206,000 is reserved for unanticipated needs until a new contract is bid and awarded.

Otto has provided the Department of Public Works and Facilities with excellent construction services, including the Garden Theatre sidewalk replacement, Dry Creek Park Air Relief Valve, and the Welcome Center Egress Ramp. Otto has recently starting construction on the Fulweiler Administrative Building Remodel and their anticipated next job order to be awarded is for the construction of a secured staff parking lot at the Santucci Justice Center, Building B.

In order to complete various Job Order Contracting projects, it is recommended your Board approve the attached Contract Change Order No. 01 with Otto for additional JOC construction services.

ENVIRONMENTAL CLEARANCE

This project is exempt from review pursuant to CEQA guidelines Section 15301, which exempts activities associated with the operation, repair and maintenance of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time.

FISCAL IMPACT

The estimated total cost of Job Orders under this contract is \$1,300,000. There are sufficient funds appropriated in the respective Capital Project accounts budgets for these services, Project No. 9486.04.

ATTACHMENTS

Contract Change Order No.1

CONTRACT CHANGE ORDER NO. 1 REV. NO. _____ SUPPL. NO. _____
 SHEET 1 OF _____ SHEETS

PROJECT NAME **Job Order Contracting – General Construction**
 CONTRACT NUMBER **9486.04**

To John F. Otto Inc. dba Otto Construction Contractor
 You are hereby directed to make the herein changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.
NOTE: This change order is not effective until approved.

Description of work to be done, estimates of quantities and prices to be paid. Segregate between additional work at contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by Placer County

The last percentage shown is the net accumulated increase or decrease from the original quantity in the County Estimate.

Unilateral change to increase the maximum contract value of the contract by \$300,000 to \$1,300,000

Estimated Cost _____ Decrease \$ _____ or Increase \$ 300,000.00

By reason of this order the time of completion will be adjusted as follows: 0 (zero) Calendar Days

Submitted by: [Signature] Date 9/24/16
 Doug Hawk, Senior Architect

Approval Recommended: [Signature] Date 9/27/16
 Rob Unholz, Capitol Improvements Manager

Approved: _____ Date _____
 Chair, Board of Supervisors

We the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above.

Accepted Date _____ Contractor John F. Otto Inc. dba Otto Construction

By _____ Title _____

If the Contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

DEPT #	DOC TYPE	DOCUMENT NUMBER	TOTAL \$ AMOUNT	TOTAL LINES	POST DATE	PAS VENDOR NO / SUFFIX

REF NO	DEPT NO	T CODE	ORG COST ACCOUNT	PROG COST ACCOUNT	REFERENCE DOC NO / SUFFIX	OBJECT LEVEL 3	TRANSACTION AMOUNT	DESCRIPTION (40 characters)
1								
2								

DISTRIBUTION

- 1
AUDITOR
White
- 2
AUDITOR
Canary
- 3
COUNTY DEPT.
Pink
- 4
CONTRACTOR
Goldenrod