



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: A 13-157, **Version:** 1

- a. Award a contract to John F. Otto, Inc. dba Otto Construction, the lowest responsible and responsive bidder for the 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, in the total amount of \$1,347,600;
- b. Approve the Performance and Payment Bonds executed and provided by John F. Otto, Inc. dba Otto Construction and Travelers Casualty and Surety Company of America;
- c. Authorize a contingency (not to exceed 20 percent of the contract amount) to provide funding for approved contract change orders; and
- d. Authorize the Director of Public Works, subject to the terms of the Public Contract Code, to approve change orders to the contract that do not exceed twenty percent of the original contract amount and do not significantly change the scope of work;
- e. Authorize the Director of Public Works to execute the contract and, subject to the terms of the August 28, 2001 Board Report, approve contract change orders where each change order does not exceed \$25,000 plus 5 percent of the amount of the original contract cost in excess of \$250,000;
- f. Authorize the Director of Public Works to execute a Certificate of Completion when he determines that the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, performed by John F. Otto, Inc. dba Otto Construction; and
- g. Authorize the Director of Public Works to execute and record a Notice of Completion with the County Recorder for the construction of 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, performed by John F. Otto, Inc. dba Otto Construction.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Award a contract to John F. Otto, Inc. dba Otto Construction, the lowest responsible and responsive bidder for the 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, in the total amount of \$1,347,600;
- b. Approve the Performance and Payment Bonds executed and provided by John F. Otto, Inc. dba Otto Construction and Travelers Casualty and Surety Company of America;
- c. Authorize a contingency (not to exceed 20 percent of the contract amount) to provide funding for approved contract change orders; and
- d. Authorize the Director of Public Works, subject to the terms of the Public Contract Code, to approve change orders to the contract that do not exceed twenty percent of the original contract amount and do not significantly change the scope of work;
- e. Authorize the Director of Public Works to execute the contract and, subject to the terms of the August 28, 2001 Board Report, approve contract change orders where each change order does not exceed \$25,000 plus 5 percent of the amount of the original contract cost in excess of \$250,000;
- f. Authorize the Director of Public Works to execute a Certificate of Completion when he determines that the contract is complete in all respects in accordance with the Plans and Special Provisions for the construction of 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, performed by John F. Otto, Inc. dba Otto Construction; and
- g. Authorize the Director of Public Works to execute and record a Notice of Completion with the County

Recorder for the construction of 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416, performed by John F. Otto, Inc. dba Otto Construction.

SUMMARY/DISCUSSION:

On May 14, 2013, the Board approved the Plans and Specifications for the 20 East Alisal Street Second-Floor Tenant Improvements, Salinas, California, Project No. 8787, Bid Package No. 10416 (Project). The Project was advertised and bids were opened on June 13, 2013. The lowest responsible bidder is John F. Otto Construction dba Otto Construction, with a bid in the amount of \$1,347,600. Work is scheduled to begin August 2013, with completion anticipated by December 2013.

Work to be done for the base bid elements, in general, consists of: Second floor tenant improvements, Americans with Disability Act (ADA) upgrades, and the replacement of mechanical systems. The Scope for Additive Alternate #1 includes: Replacement of the air-handling unit and roof-mounted condensing unit for the first floor. The lowest responsible and responsive bidder will be determined for the project by the Base Bid. Engineer's Estimate for construction of base bid elements is \$1,433,696. Resource Management Agency - Public Works (RMA-PW) has programmed a 20-percent construction contingency in order to effectively address all unknown conditions at the project site.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and Contracts/Purchasing attended the bid opening and reviewed all bids for conformance with applicable regulations. The RMA-PW reviewed the bids for responsiveness. The Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the contract documents as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

There is no impact to the General Fund. The Project has been funded in Fund 404 by prior Board actions. There are sufficient funds in the FY 2013-14 Adopted Budget for Fund 404 to cover estimated costs for the recommended project scope, including design, construction, and project management.

Prepared by: Paul H. Greenway, Assistant Director of Public Works, (831) 755-4807

Approved by:

Robert K. Murdoch, P.E., Director of Public Works

Benny J. Young, RMA Director

Dated: June 28, 2013

Attachments: Project Budget; Bid Summary; Agreement with Bonds; Location Map