Information Sheet – 5/11/2021- Board of Trustees Meeting

TO: Board of Trustees Item: 7.4

FR: Jim Bridges

DATE: May 7, 2021

RE: Contractor, Corral Hollow Elementary School

JSD requested proposals from interested contractors to provide preconstruction services and lease-leaseback construction services for the District's Corral Hollow Elementary School. The District obtained information from three responsible contractors that enabled the District to select a Lease-Leaseback Contractor using the best value selection process. Best value selection is an evaluation process of firms that allows the consideration of evaluation criteria and price in determining which proposal offers the best value to the District.

After completing a mandatory site walk, question and answer period, submittal of qualifications, review of proposals, short list interviews, and reference checks, the District selected Otto Construction out of Sacramento, California to construct Corral Hollow Elementary School. Please see attached for information about the firm.

Recommended Action:

The Board approve Otto Construction as the contractor for Corral Hollow Elementary School.

A. DESCRIPTION OF FIRM

John F. Otto, Inc. started out of the back of a pickup truck in 1947.

Still owned by the Otto Family, Otto Construction is entirely independent from Jefferson School District.

WHO WE ARE

For 74 years, Otto Construction has taken great pride in serving Northern California. To this day, we are still a family-owned business driven by the same basic principles: *Honesty, Integrity, and Compassion for Others*. Coupled with our belief of creating an open relationship with project owners, as instilled by our founder in 1947, we have established a history of repeat clients throughout Northern and Coastal California. We continually strive to provide each project the same level of service and quality, whether the contract is $20,000 or $100 million. For every delivery type, our approach is simple: we put the owner first, we listen, and we deliver.

Otto Construction's first education project was South Tahoe Senior High School in 1967. Over 50 years and hundreds of projects later, we continue to build quality public education projects. Local K-12 construction partners include San Juan Unified School District, Hollister School District, and Pollock Pines Elementary School District, to name a few. Throughout our history we have expanded our project types and delivery methods, but we continue to maintain the same owner-focused outlook that has shaped us.

OUR LEASE-LEASEBACK APPROACH

The lease-leaseback approach allows Otto Construction to become embedded in the preconstruction process, to the extent that we provide real time input and feedback regarding constructability, cost estimating, design reviews, value engineering and scheduling. This early involvement will ensure that we do not lose sight of the project's vision, expectations and goals set forth by the program requirements.

With the lease-leaseback process, we believe that the Jefferson School District will benefit from the implementation of Lean project delivery methods in pursuit of the following objectives: collaborating throughout design and construction with all members of an integrated project team; providing valuable design reviews; planning and managing the project as a network of commitments; optimizing the project as a whole, rather than any particular piece; and promoting continuous improvement throughout the life of the project.

OUR NUMBERS

150 Employees

5 Estimators

17 Project Managers

20 Superintendents

15 Project Engineers

OUR LOCATIONS

SACRAMENTO
1717 2nd Street
Sacramento, CA 95811
916.441.6870

MONTEREY
2150 Garden Road, Suite A-1
Monterey, CA 93940
831.657.9805

The Corral Hollow Elementary School project will be managed from our Sacramento office.

SELF-PERFORMED WORK

Rough & Finish Carpentry

Site & Structural Concrete

Installation of Doors and Hardware

Miscellaneous Specialties

WORK TO BE PERFORMED

Otto Construction will take the lead managing the preconstruction and construction process. We will put together a conceptual cost estimate and validate any existing estimates, then work with the District and pjhm to prepare a final GMP. Our team will review the construction documents performing constructability reviews and value management studies. We will look for cost savings and identify possible product substitutions for the District to consider. During preconstruction we will bring the entire team together to develop a final CPM schedule and identify long lead items as well as phasing and logistics for construction. During construction we will manage the budget and schedule, coordinate subcontractors, oversee quality control, enforce jobsite safety, and schedule inspections. During close-out we will oversee commissioning, training, and final inspections. These are just a few of the services Otto Construction can provide Jefferson School District.

SELF-PERFORMED WORK

Otto Construction has always taken pride in being a "Quality First" company, but also takes equal pride in being able to perform work at a competitive cost. We competitively bid areas of work for price comparison and we will either perform the work if we have the lowest responsive number or we will subcontract the work if a trade contractor is deemed to be the responsive low bidder. To maintain Otto's transparent open-book policy, we provide the owner full access to all independent estimates and subcontractor proposals, including any areas of work that Otto may desire to self-perform. The benefit of Otto self-performing in these areas, when possible, is improved cost control, unparalleled quality and better schedule management. As the lead on the project, our team will have a clear understanding of the project goals, resulting in a more efficient process.