



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: August 18, 2015
Board Meeting Date: October 20, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: Agreement with McCarthy Building Company for the design and construction of the new Emergency Dispatch and Response Center

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an agreement with McCarthy Building Company, for the design and construction of the new Emergency Dispatch and Response Center, in an amount not to exceed \$31,000,000; and
- B) The Director of Public Works, or his designee, to execute subsequent change orders to grant time extensions for project completion and payment up to a maximum aggregate amount not to exceed \$500,000.

BACKGROUND:

During the Fiscal Years 2013-14 – 2014-15 budget process, your Board approved funding for a new Emergency Dispatch and Response Center. Under the direction of staff, and in collaboration with Public Safety Communications, the Emergency Operations Center, and Information Services Department stakeholders, MWA Architects prepared bridging documents that included a space program and facility needs assessment.

On November 18, 2014, your Board adopted Resolution 073493, which accepted the Bridging Documents for the design and construction of a new Public Safety and Emergency Management facility; and authorized the Director of Public Works to publish a Request for Qualifications and Proposals for Design-Build Entities (DBEs).

A Request for Qualifications for DBEs was issued on March 17, 2015. Submittals from three design-build teams were received on April 15, 2015. Requests for proposals were

issued to those three DBEs as follows: BNBT, Hensel Phelps, and McCarthy Building Company.

DISCUSSION:

On July 14, 2015 a single proposal was received from the design/build team of McCarthy/AECOM. The proposal submitted was responsive, but above the stipulated sum for the Emergency Dispatch and Response project. Over the course of the last several weeks staff has focused on negotiating the details of design, including, floor plans, exterior material finishes, flex meeting room space to accommodate up to 400-people, and structural upgrades (Buckling Restrained Brace Frames) with the McCarthy/AECOM team. Staff recommends that a contract be awarded to McCarthy in the amount of \$31,000,000. Staff also recommends that a contingency, in the amount of \$500,000 be established to address incidental changes to the design-build contract that might result in an increase to the contract amount.

We expect detailed design work to begin November 2015, with construction beginning in approximately Summer 2016.

Substantial completion of the facility should occur by December 2017 with building occupancy expected shortly thereafter.

County Counsel has reviewed and approved the resolution and agreement as to form.

Approval of these actions will contribute to the Shared Vision 2025 outcome of a Collaborative Community by advancing projects that provide regional benefits to San Mateo County residents.

FISCAL IMPACT:

The total maximum fiscal obligation under this agreement is \$31,000,000. The Emergency Dispatch and Response project is included in the County's Five-Year Facilities Capital Plan, and \$35,000,000 has been allocated from Measure A funds. Total project costs for the Emergency Dispatch and Response project is estimated at \$37,500,000, which includes construction, permits, construction management, special inspections, testing and commissioning. Adequate funding exists in the project budget to award this contract to McCarthy and begin design. It will be necessary to increase the budget by approximately \$2,500,000 to completely fund the construction phase of the project. Staff will return to your Board at the FY 2015-16 and FY 2016-17 mid-term budget period to request additional funding to complete the project.

It is important to note that these budget actions will only fund the completion of the design and construction of the Emergency Dispatch and Response Center. A separate report detailing required actions to fund Furniture, Fixtures, and Equipment (FF&E) is currently being developed with information provided by each department that will be housed in this new facility. These additional costs are currently estimated at \$10,000,000 to \$11,000,000. Emerging technology, new generators, and changes in emergency dispatch consoles make it necessary to separately procure and install these

items and other loose furnishings and equipment as the project nears completion and just prior to occupancy. This report will also be presented as part of the mid-term budget adjustments.

The total project cost is estimated at approximately \$47,500,000 to \$48,500,000.

There is no impact to the General Fund.