

**RESOLUTION NO. .**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

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**RESOLUTION:**

- A) ADOPTING PLANS AND SPECIFICATIONS, INCLUDING CONFORMANCE WITH PREVAILING WAGE SCALE REQUIREMENTS FOR THE HALL OF JUSTICE COURT TENANT IMPROVEMENTS PROJECT; AND**
- B) AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE AN AGREEMENT WITH SBAY CONSTRUCTION, INC. FOR THE HALL OF JUSTICE COURT TENANT IMPROVEMENTS PROJECT IN THE AMOUNT OF \$7,489,000; AND**
- C) AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO EXECUTE SUBSEQUENT CHANGE ORDERS TO GRANT TIME EXTENSIONS FOR PROJECT COMPLETION AND PAYMENT UP TO A MAXIMUM AGGREGATE AMOUNT NOT TO EXCEED \$748,900, OR 10 PERCENT OF THE AGREEMENT AMOUNT; AND**
- D) AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO APPROVE PAYMENT UP TO THE NOT TO EXCEED AMOUNT OF \$8,237,900 FOR THE HALL OF JUSTICE COURT TENANT IMPROVEMENTS PROJECT**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on November 16, 2018 the County of San Mateo and the Judicial Council of California (JCC) entered a Memorandum of Understanding (MOU), whereby after the completion of County Office Building 3 (COB3) and the issuance of the Certificate of Occupancy for COB3, designated areas of the First Floor of the Hall of Justice would be remodeled to accommodate the JCC court functions and services; and

**WHEREAS**, the MOU, in part, specifies the Hall of Justice, First Floor areas formerly occupied by the Court Clerk Room A, the County's Office of Community Affairs, the Board of Supervisors Chambers, and County Executive's Office shall undergo

alterations to accommodate the expansion of JCC court-related functions and services;  
and

**WHEREAS**, the affected County departments/offices have been relocated into COB3, and the JCC has approved the design per the requirements of the MOU;  
and

**WHEREAS**, the Department retained the professional architectural services of Mark Cavagnero Associates to design and prepare construction documents for the Hall of Justice Court Tenant Improvements Project (Project); and

**WHEREAS**, on December 11, 2025, the Department of Public Works (Department) issued a Notice to Contractors publication, twice in a weekly local newspaper of general circulation in San Mateo County, the Department's website, and the County's e-Procurement system; and

**WHEREAS**, on January 28, 2026, sealed bids were submitted through the County's eProcurement system and a notice was subsequently released identifying all bids received; and

**WHEREAS**, the lowest responsible bid was submitted by SBAY Construction, Inc., in the amount of \$7,489,000 based on an estimate of the amount of work to be done; and

**WHEREAS**, the Plans and Specifications require that the contractors performing the work pay not less than the general prevailing wages, as established by

the Department of Industrial Relations, in the locality in which said work is to be performed for each type of worker needed to execute the contract.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** as follows:

- 1) The Plans and Specifications dated February, 28,2025, for the aforesaid Hall of Justice Court Tenant Improvements Project are hereby approved and are adopted as the plans and specifications to be adhered to in letting and performing the work under a contract for said improvements.
- 2) It is in the best interest of the County of San Mateo to award the agreement for the Hall of Justice Court Tenant Improvements Project to:

**SBAY Construction, Inc.  
1479 Saratoga Avenue, Suite 200  
San Jose, CA 95129**

- 3) The County of San Mateo shall enter into a written agreement SBAY Construction, Inc., for the completion of said work as required by the Plans and Specifications adopted by the Board of Supervisors, as hereinbefore mentioned, which Plans and Specifications are on file in the office of the Director of Public Works of the County of San Mateo.
- 4) The President of the Board of Supervisors shall be, and is hereby, authorized and directed to execute an agreement with SBAY Construction, Inc. for the doing of said work described therein, subject to the Department of Public Works' receipt and approval of the Faithful Performance Surety Bond ("Performance Bond") and the Labor and Material Surety Bond

("Payment Bond") required to be posted by said Contractor with the County of San Mateo in connection therewith.

- 5) The Director of Public Works is hereby authorized to execute change orders related to said work for time extension and payment not to exceed \$748,900 or 10 percent of the agreement, in aggregate.
- 6) The Director of Public Works is hereby authorized to approve payments up to the not to exceed amount of \$8,237,900.
- 7) All payments to the Contractor shall be in accordance with the Plans and Specifications, and other agreement documents. Aggregate payment to the Contractor shall not exceed \$8,237,900 without the Board of Supervisors' approval.
- 8) The Clerk of the Board of Supervisors, County of San Mateo, is hereby authorized and directed to attest the signature of the President of the Board of Supervisors to said written agreement.

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