

## RESOLUTION NO. 081223

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

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**RESOLUTION AUTHORIZING: A) AN INCREASE TO THE TOTAL PROJECT BUDGET FOR THE NORTH COUNTY WELLNESS CENTER PROJECT OF \$2,000,000, TO \$140,000,000; AND B) THE COUNTY EXECUTIVE, OR DESIGNEE, TO EXECUTE AMENDMENTS AND CHANGE ORDERS TO THE AGREEMENT WITH XL CONSTRUCTION FOR THE CONSTRUCTION OF THE NORTH COUNTY WELLNESS CENTER PROJECT THAT INCREASE THE AGREEMENT BY 10 PERCENT, OR 10,200,000, ABOVE PRIOR AUTHORITY FOR A REVISED NOT-TO-EXCEED AMOUNT OF \$112,200,000**

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

**WHEREAS**, the North County Wellness Center (formerly South San Francisco Wellness Center) will house the Medical Clinic, Human Services Agency, District Attorney, Tax Collector, and other County Departments to be determined; and

**WHEREAS**, the Project comprises demolition of the Probation Building, temporary relocation of the Probation and Tax Collector functions to on-site modular units, and construction of a new 77,000 square foot Wellness Center; and

**WHEREAS**, in May 2019, this Board approved a construction manager at risk agreement with XL Construction Corporation; and

**WHEREAS**, on March 12, 2024, this Board authorized an amendment to the agreement with XL Construction, incorporating competitively procured trade subcontracts, establishing a not-to-exceed contract value of \$102,040,610; and

**WHEREAS**, this Board has previously established a budget for the North County Wellness Center Project in the amount of \$138,000,000; and

**WHEREAS**, an increase to the amount of the budget and the not-to-exceed amount for the agreement with XL Construction is necessary due to, *inter alia*, the costs and risks posed by tariffs, unanticipated site and market conditions, post-permit requests by authorities having jurisdiction, and necessary owner-initiated changes; and

**WHEREAS**, unanticipated conditions costs include: (1) a county-controlled allowance for tariff impacts; (2) a revised foundation system and delays due to underground conditions; (3) removal of Pacific Gas and Electric (PG&E) infrastructure and associated delays; (4) additional fire safety requirements required by authorities having jurisdiction; and (5) cost-escalation; and

**WHEREAS**, necessary owner-initiated changes include: (1) increased generator capacity; (2) increased electric vehicle charging stations; (3) security upgrades; (4) dental suite updates to improve service provision; and (5) partial buildout of 9,700 square feet of unassigned shell space on Level 3 to reduce renovation costs for the future County tenant.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that this Board of Supervisors authorizes an increase to the budget for the North County Wellness Center Project in the amount of \$2,000,000, establishing a budget of \$140,000,000.

**BE IT FURTHER RESOLVED** that the County Executive Officer, or designee, is authorized to execute amendments and change orders to the agreement with XL Construction for the construction of the North County Wellness Center Project that

modify terms and conditions and increase the agreement by 10 percent or \$10,200,000 above prior authority for a revised total not-to-exceed amount of \$112,200,000.

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*Regularly passed and adopted this 10<sup>th</sup> day of June, 2025*

*AYES and in favor of said resolution:*

*Supervisors:*

JACKIE SPEIER

RAY MUELLER

LISA GAUTHIER

DAVID J. CANEPA

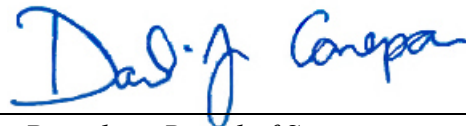
*NOES and against said resolution:*

*Supervisors:*

NONE

*ABSENT Supervisor:*

NOELIA CORZO



President, Board of Supervisors  
County of San Mateo  
State of California

***Certificate of Delivery***

*I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.*



Assistant Clerk of the Board of Supervisors