

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING: A) THE PRESIDENT OF THE BOARD OF SUPERVISORS TO AMEND THE AGREEMENT WITH TRUEBECK CONSTRUCTION, INCREASING THE AGREEMENT BY AN AMOUNT NOT-TO-EXCEED \$240,420, FOR FINAL COSTS ASSOCIATED WITH THE LATHROP HOUSE RELOCATION PROJECT ESTABLISHING A GUARANTEED MAXIMUM PRICE OF \$1,512,092, AND B) RATIFICATION OF AMENDMENT 2 TO THE AGREEMENT WITH TRUEBECK CONSTRUCTION

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

WHEREAS, in January 2017, the County Manager's Office Project Development Unit (PDU) was formed to oversee and manage all ground up construction performed by the County of San Mateo; and

WHEREAS, in March of 2017, this Board held a Study Session to consider the recommendations for capital improvements in which direction was given to the County Manager and the PDU to move forward with the recommended capital improvements, including County Office Building 3 (COB3), Parking Structure 2 (PS2), and the relocation of the Lathrop House; and

WHEREAS, in June 2018, this Board approved Resolution 075918 authorizing an agreement with Truebeck Construction, Inc. (Truebeck) for construction management of the COB3 and PS2 projects (Government Center Projects) for a total amount of \$19,349,663, with change order authority not exceed an additional \$1,934,966; and

WHEREAS, in June 2018, the County received and rejected as overbudget bids for a stand-alone Lathrop House relocation project, and to promote construction,

management, and schedule efficiencies, the County subsequently solicited a bid from Truebeck construction to incorporate the Lathrop House Relocation project into the Government Center Projects; and

WHEREAS, in October 2018, this Board approved Resolution 076212 establishing a not to exceed limit for the Truebeck agreement of \$171,000,000, with change order authority not to exceed an additional ten percent, and confirming that following completion of competitive and public trade bidding and award of trade subcontracts, the County and Truebeck will complete change orders to incorporate project scope and (at the discretion of the County) establish a Guaranteed Maximum Price (GMP); and

WHEREAS, in March 2019, following competitive public subcontractor trade bidding, an amendment to the agreement with Truebeck was executed in the amount of \$1,271,672 (Amendment 2) to incorporate the Lathrop House project scope into the Government Center Projects; and

WHEREAS, In May 2019, the Lathrop House, was successfully lifted from its footings at the Government Center and moved across the street to its new location at the rear of the historic courthouse and lowered onto its new foundation, where minor repairs were completed, after which the home's registration on the National Register of Historic Places has been maintained and a Notice of Completion has been completed; and

WHEREAS, this resolution would authorize Amendment 17, increasing the cost by \$240,420 and establishing a final Guaranteed Maximum Price (GMP) of \$1,512,092 for the Lathrop House Relocation Project component of the construction agreement

with Truebeck and ratify all previous change orders and amendments related to the Lathrop House Relocation Project; and

WHEREAS, the increased costs are due to various requirements for permitting approvals and to preserve the historical project status, which added scope items including but not limited to modification of existing electrical systems, foundation improvements, soil off haul, structural changes due to utility coordination, upgrade to pressure treated plywood, and the associated time allotments were required to be added to the agreement; and

WHEREAS, the Project Development Unit (PDU) has worked diligently with Truebeck throughout the project to minimize additional costs and develop timely solutions for the challenges that arose on the project, and as such the PDU recommends that this Board authorize the requested GMP for construction of the Lathrop House Relocation project; and

WHEREAS, the final GMP costs for the Lathrop House Relocation project are within the Board Authorized contract limit set in Resolution 076212 on October 23, 2018 and are within the total adjusted Lathrop House Relocation Project budget of \$2,100,000 approved by this Board as part of the September 2020 Budget Revisions; and

WHEREAS, the Amendment has been reviewed and approved by the assigned project manager and the Director and Assistant Director of the Project Development Unit; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors adopt a resolution authorizing the:

- (A) President of the Board of Supervisors to amend the agreement with Truebeck Construction, increasing the agreement by an amount not-to-exceed \$240,420, for final costs associated with the Lathrop House Relocation Project establishing a Guaranteed Maximum Price of \$1,512,092; and
- (B) Ratification of Amendment 2 to the Agreement with Truebeck Construction.

BE IT FURTHER RESOLVED that the Director of the Project Development Unit, or designee, is authorized to execute amendments and other modifications to the terms, conditions, and/or services, including but not limited to modifications to the County's maximum fiscal obligation and term, so long as the modified term or services is/are within current or revised fiscal provisions and grants of authority.

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