

RESOLUTION NO. .

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

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RESOLUTION: 1) ACCEPTING THE DONATION OF BUILDING CONSTRUCTION SERVICES AND SITE IMPROVEMENTS FROM JOHN ARRILLAGA TO BE PROVIDED AND INSTALLED AT 330 BRADFORD STREET, IN REDWOOD CITY, CALIFORNIA; AND 2) AUTHORIZING AN AGREEMENT WITH VANCE BROWN, INC., FOR BUILDING CONSTRUCTION SERVICES TO BE PROVIDED AT 330 BRADFORD STREET, IN REDWOOD CITY, CALIFORNIA, FOR AN AMOUNT NOT TO EXCEED \$25,000,000; AND 3) FINDING THAT THE PROJECT AT 330 BRADFORD STREET, IN REDWOOD CITY, CALIFORNIA, IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND 4) FINDING THAT THE PROJECT IS EXEMPT FROM COMPETITIVE BIDDING REQUIREMENTS, AS THE DONOR WILL ENSURE COMPLETION OF THE APPROXIMATELY \$49,000,000 PROJECT AT A COST OF \$25,000,000 TO THE COUNTY AND REQUESTS FOR COMPETITIVE PROPOSALS WOULD BE FUTILE, UNAVAILING AND PRODUCE NO PUBLIC ADVANTAGE, AS THE PROJECT COULD NOT BE COMPLETED AT A LOWER COST TO THE COUNTY; AND 5) AUTHORIZING THE SHERIFF OR DESIGNEE TO TAKE ALL ACTIONS, INCLUDING THE EXECUTION OF ADDITIONAL AGREEMENTS, AS NECESSARY TO CARRY OUT THE INTENT OF THIS RESOLUTION

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

WHEREAS, since the recent completion of the Maple Street Correctional Center, the older portion of the Maguire Correctional Facility, located at 330 Bradford Street, in Redwood City (Old Maguire Facility), has been vacant; and

WHEREAS, the Sheriff's Office has developed a project to renovate the Old Maguire Facility into a Sheriff's Office Headquarters Building that would accommodate most of the Sheriff's Office staff who currently work at the Hall of Justice (Project); and

WHEREAS, the Project, which would be completed in approximately April of 2023, would include construction and site improvement services to completely renovate

the Old Maguire Facility and remodel and expand the space there (including by adding a floor to the existing four-story structure) to accommodate the new Sheriff's Office Headquarters Building, which would house the Administration, Operations and Support Services divisions; and

WHEREAS, while staff has received a feasibility analysis study that reflects that the Project will cost approximately f \$49,000,000 to complete, a donor, Mr. John Arrillaga, has agreed to fund Project costs in excess of \$25,000,000, provided that the Project is completed by Vance Brown, Inc. and provided that the County enters into an agreement with Vance Brown, Inc. to pay \$25,000,000 toward the cost of the Project; and

WHEREAS, given the donor's intent to work through Vance Brown, Inc., the County must similarly contract through Vance Brown, Inc., in order to avail itself of this donation; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration an agreement between the County and Vance Brown, Inc., pursuant to which Vance Brown, Inc. will construct the Project in exchange for payment from the County of \$25,000,000, with Vance Brown, Inc. agreeing to look to other sources, including the donor, for Project costs in excess of \$25,000,000 and the work shall be subject to routine inspections by County personnel and prevailing wage requirements for public works projects; and

WHEREAS, this Board of Supervisors has examined this agreement with Vance Brown, Inc., as to both form and substance and desires to enter into it; and

WHEREAS, in light of the large portion of the Project cost that is being donated on the condition that the County enter into an agreement with Vance Brown, Inc. for the Project work, this Board of Supervisors finds that application of the otherwise applicable competitive bidding requirements would be unavailing or would not produce an advantage or benefit to the public, as no other contractor would be willing to complete this Project for the \$25,000,000 that the County will pay to Vance Brown, Inc. to complete it; and

WHEREAS, the County will fund this \$25,000,000 in costs for the Project with \$15,000,000 from Non-Departmental Reserves and \$10,000,000 from Sheriff's Office Reserves; and

WHEREAS, this Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because it consists of minor alterations of existing facilities, involving negligible or no expansion of use; and

WHEREAS, this Project is categorically exempt from CEQA pursuant to Section 15302 of the CEQA Guidelines, which provides that replacement or reconstruction of existing structures and facilities with new structures on the same site and with substantially the same purpose and capacity as the structure replaced is exempt from review.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors by the adoption of this resolution hereby:

- 1) Accepts the donation of building construction services and site improvements from John Arrillaga to be provided and installed at 330 Bradford Street, in Redwood City, California.
- 2) Authorizes the agreement with Vance Brown, Inc. for building construction services and additional site improvements to be provided at 330 Bradford Street, in Redwood City, California, for an amount not to exceed \$25,000,000.
- 3) Finds that the Project is categorically exempt from CEQA pursuant to Sections 15301 and 15302 of the CEQA Guidelines.
- 4) Finds that the Project is exempt from the otherwise applicable competitive bidding requirements because the donor will ensure completion of the approximately \$49,000,000 Project at a cost of \$25,000,000 to the County and requests for competitive proposals would be futile, unavailing and produce no public advantage, as the Project could not be completed at a lower cost to the County.
- 5) Authorizes the Sheriff or designee to take all actions, including the execution of additional agreements, as necessary to carry out the intent of this resolution.

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