

**AMENDMENT ONE TO AGREEMENT  
BETWEEN THE COUNTY OF SAN MATEO AND  
SKIDMORE, OWINGS, AND MERRILL, LLP**

THIS AMENDMENT TO THE AGREEMENT, entered into this 2nd day of November, 2020, by and between the COUNTY OF SAN MATEO, hereinafter called "County," and Skidmore, Owings, and Merrill, LLP, hereinafter called "Contractor";

**W I T N E S S E T H:**

WHEREAS, pursuant to Government Code, Section 31000, County may contract with independent contractors for the furnishing of such services to or for County or any Department thereof;

WHEREAS, the parties entered into an Agreement for architectural, engineering, and related services for the County Office Building 3 (COB3) project services on June 1, 2020; and

WHEREAS, the parties wish to amend the Agreement to amend the scope of work and increase the fee, authorize Contractor to proceed with adding 5<sup>th</sup> story to design, and to establish a new Owner Allowance for anticipated and unforeseen additional costs throughout the project duration.

**NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:**

1. Appendix A "Services to be Provided by Architect", Article 1.1, paragraph 3 is amended as follows:

“...civic quality building, 207,000 gross square feet, 5 above grade levels...”

2. Appendix A "Services to be Provided by Architect", Article 1.2, paragraph 3 is amended as follows: See *Exhibit A* for details.

“...construction cost is \$152,325,567”

3. Building Program – Design Direction:
  - I. SOM is authorized to proceed into Design Development with the following direction and approvals.
  - II. Develop the “I” Shape building design with a Cross Laminated Timber (CLT) structural system as presented by SOM’s Concept Design Phase submittal dated July 17, 2020.
  - III. The design team will consider using reclaimed wood from harvested from the 2020 forest fires. Redwood and other species are available and the Core Team

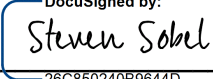
strongly desires to see these trees used on the project in public spaces.

IV. Owing to security and accessibility constraints, the design team will place the Board of Supervisors Chamber on the ground floor as originally contemplated.

4. Additional Services Request 001, dated 10/26/2020, in the amount of \$41,032.00, is approved to proceed related to utility relocation requirements.
5. Additional Services Request 002, dated 12/10/2020, in the amount of \$2,824.00, is approved to proceed related to SWPPP design.
6. RFP Alternate in the amount of \$450,000.00 is approved to proceed related to additional 1-story and associated increased square footage for the final design. This alternate allowance is included in the original contract amount and is a \$0 adjustment.
7. All parties understand and agree that the adjusted Agreement total value is \$8,896,466.00.
8. **All other terms and conditions of the agreement dated June 1, 2020, between the County and Contractor shall remain in full force and effect.**

**THIS CONTRACT IS NOT VALID UNTIL SIGNED BY ALL PARTIES. NO WORK WILL COMMENCE UNTIL THIS DOCUMENT HAS BEEN SIGNED BY THE COUNTY PURCHASING AGENT OR AUTHORIZED DESIGNEE.**

**For Contractor:**

<small>DocuSigned by:</small>  <small>26C85024089644D</small>	12/14/2020   11:54 AM PST	Steven Sobel
Contractor Signature	Date	Contractor Name (please print)
SOM		Director

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COUNTY OF SAN MATEO



By:  
President, Board of Supervisors, San Mateo County

Resolution No. 077916

Date: 1/5/2021

ATTEST:



By:  
Clerk of Said Board

## Exhibit A



## 5 Levels - "I" Scheme - Mass Timber

### Concept Estimate

Project: **San Mateo COB-3**  
 Location: Redwood City, CA  
 Owner: PDU / County of San Mateo

Shell Building Area (sqft): 195,810 SF  
 Architect: SOM  
 Date: 09/16/20

DESCRIPTION	"I" Shape - Timber 195,810 SF	
	COST	\$/SF
00 Demolition	447,741	2.29
01 Sitework	7,982,810	40.77
02 Foundations	5,987,207	30.58
03 Substructure	1,714,134	8.75
04 Superstructure	21,373,621	110.00
05 Exterior Skin	21,054,287	107.52
06 Roofing	2,057,399	10.51
07 Interior Construction	18,050,616	92.18
08 Equipment	754,068	3.85
09 Conveying	2,758,516	14.09
10 Fire Protection	2,098,496	10.72
11 Plumbing	3,943,318	20.14
12 HVAC	13,303,941	67.94
13 Electrical	18,233,960	93.12
14 Photovoltaics	Not Included	0.00
<b>SUBTOTAL COB-3 DIRECT COSTS</b>	<b>119,760,114</b>	<b>611.61</b>
Design/Bid Contingency - 9.5%	11,377,211	58.10
Escalation > 12 mos - 2.75%	3,293,403	16.82
<b>TOTAL COB-3 DIRECT COSTS</b>	<b>134,430,728</b>	<b>686.54</b>
Pre-Construction Services:	566,761	2.89
CMR Fee:	3,696,845	18.88
CMR General Conditions:	4,832,302	24.68
CMR General Requirement (GR-1):	812,100	4.15
Construction Contingency:	4,032,922	20.60
Bonds, Insurance and Taxes:	4,153,909	21.21
Rain Delay Cost Reduction	(200,000)	(1.02)
<b>TOTAL COSTS</b>	<b>152,325,567</b>	<b>777.93</b>
Cost Spent to Date	Removed	0.00
AV Equipment / Campus Comm Connections	10,826,600	55.29
<b>TOTAL COSTS w/ AV</b>	<b>163,152,167</b>	<b>833.22</b>