

**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 EXECUTE AN AMENDMENT TO THE AGREEMENT WITH TRUEBECK CONSTRUCTION INCORPORATING TRADE CONTRACT BUYOUT, INCREASING THE AGREEMENT AMOUNT BY \$88,487,293, ESTABLISHING A GUARANTEED MAXIMUM PRICE OF \$181,775,460 FOR THE COUNTY OFFICE BUILDING 3 (COB3) PROJECT, AND ESTABLISHING A TOTAL ADJUSTED CONTRACT VALUE OF \$231,379,827 FOR THE COUNTY GOVERNMENT CENTER PROJECTS; AND B) THE DIRECTOR OF THE PROJECT DEVELOPMENT UNIT OR DESIGNEE TO ISSUE CHANGE ORDERS THAT WILL INCREASE THE MAXIMUM FISCAL OBLIGATION UNDER THE AGREEMENT BY NO MORE THAN 10%; AND C) AN INCREASE IN THE COB3 PROJECT BUDGET, MODIFYING THE AMOUNT FROM THAT SET FORTH IN THE ADOPTED 2021-2026 CAPITAL IMPROVEMENT PLAN TO INCORPORATE, *INTER ALIA*, TENANT IMPROVEMENT ON BUILDING LEVEL 3 AND AN APPROPRIATE PROJECT CONTINGENCY, TO ESTABLISH A FINAL PROJECT BUDGET OF \$230,000,000**

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

**WHEREAS**, in March 2017, this Board, in consideration of recommendations for capital improvements contained in the Feasibility and Master Plan Studies, directed staff to pursue projects at the County Government Center, including the County Office Building 3 (COB3), Parking Structure 2 (PS2), and Lathrop House Relocation (collectively the County Government Center Projects); and

**WHEREAS**, on June 5, 2018, this Board adopted a resolution to execute an agreement with Truebeck Construction (Truebeck) as the Construction Manager at Risk (CMR) for the County Government Center Projects; and

**WHEREAS**, in June 2020, this Board adopted a resolution to execute an agreement with Skidmore, Owen, and Merrill (SOM) as the Architect of Record (AOR)

for COB3 and subsequently authorized an amendment to that agreement authorizing the addition of a 5<sup>th</sup> level to the building design; and

**WHEREAS**, the Board adopted 2021-2026 Capital Improvement Plan (CIP) approved and established a target budget for COB3 of \$216,000,000; and

**WHEREAS**, this budget was based on construction of the building with one floor, building level 3, reserved as unfinished shell space, a tenant has since been identified for that space, and costs for tenant improvements (competitively bid as alternates and estimated without contingency at \$13,606,569) are being finalized and the budget should be revised to \$230,000,000 to incorporate these costs and adjust project contingency; and

**WHEREAS**, COB3 will provide 208,000 square feet of high-quality light-filled space, including offices, conference rooms, and open workspaces, for up to 612 County employees; will include, among other things, a public lobby, large multi-purpose room, and Board Chambers; and will enhance the County Civic Center by adding two public plazas and a new public promenade; and

**WHEREAS**, COB3 will achieve Leadership in Energy Efficiency and Environmental Design (LEED) Platinum Certification and will incorporate leading sustainable design features, including mass-timber construction, on-site solar, all-electric zero-net-energy operations, and optimization of passive systems to maximize daylighting and air exchange; and

**WHEREAS**, the CMR agreement anticipates phased establishment of a guaranteed maximum price (GMP) through an amendment as design progresses, scope is finalized, and trade contracts are competitively bid; and

**WHEREAS**, programming, construction documents, and competitive sub-contractor bidding for COB3 has, with limited exceptions, been completed; and

**WHEREAS**, based on the award of trade subcontracts, preconstruction work completed, general conditions, general requirements, bonds, insurance, taxes, contingencies, and allowances, the GMP for construction of the County Office Building 3 Project is \$181,775,460; and

**WHEREAS**, the adjusted contract value for the County Government Center projects, subject to further amendment as authorized, is \$231,379,827, comprised of COB3 \$181,775,460, PS2 \$48,092,275, and Lathrop House \$1,512,092; and

**WHEREAS**, the Project Development Unit (PDU), in collaboration with County Departments and the Architect of Record, have worked diligently through development of COB3 design, permitting, programming, and bidding to minimize additional costs and develop solutions and strategies that are timely, effective, and financially responsible, and PDU recommends that this Board authorize the requested amendment, GMP, and overall project budget; and

**WHEREAS**, the final form of the amendment will be substantially similar to the attached draft, which has been reviewed and approved, subject to reasonable and

appropriate modifications in process, by the assigned project manager and the Director and Assistant Director of the Project Development Unit.

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the

Board of Supervisors adopts a resolution authorizing A) the Board President to execute an amendment to the agreement with Truebeck Construction incorporating trade contractor buyout, increasing the amount by \$88,487,293, establishing a Guaranteed Maximum Price of \$181,775,460 for COB3, and establishing a total adjusted contract value of \$231,379,827 for the County Government Center Project, in a form substantially similar to the attached draft amendment; and B) the Director of the Project Development Unit or designee to issue change orders that will increase the maximum fiscal obligation under the agreement by no more than 10% in aggregate; and C) an increase in the County Office Building 3 project budget, modifying the amount from that set forth in the adopted 2021-2026 Capital Improvement Plan to incorporate, inter alia, tenant improvement on building level 3 and an appropriate project contingency, to establish a Final Project Budget of \$230,000,000.

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