

RESOLUTION NO. 078979

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

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RESOLUTION AUTHORIZING: A) THE DIRECTOR OF THE PROJECT DEVELOPMENT UNIT, OR DESIGNEE, TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH SKANSKA USA, INC. FOR THE CORDILLERAS HEALTH CAMPUS PROJECT, INCREASING THE AMOUNT PAYABLE BY \$1,258,040 ABOVE PRIOR AUTHORITY, ESTABLISHING A REVISED NOT-TO-EXCEED AMOUNT OF \$117,532,217; AND B) THE DIRECTOR OF THE PROJECT DEVELOPMENT UNIT OR DESIGNEE TO ISSUE CHANGE ORDERS TO THE AGREEMENT THAT INCREASE THE MAXIMUM FISCAL OBLIGATION BY NO MORE THAN 10 PERCENT ADDITIONAL IN AGGREGATE; AND C) RATIFICATION OF ALL PREVIOUS CHANGE ORDERS TO THE AGREEMENT RELATED TO THE CORDILLERAS HEALTH CAMPUS PROJECT

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

WHEREAS, the Cordilleras Health Campus Project (Project) will replace the existing Cordilleras Center facility with multiple new residential facilities that meet modern standards of care for individuals with serious mental illness; and

WHEREAS, on June 26, 2018, this Board approved a construction manager at risk agreement (Agreement) with Skanska, USA, Inc. (Skanska) for the Cordilleras Health Campus Project (Project) in the amount of \$11,383,105, which covered pre-construction services and certain indirect project costs; and

WHEREAS, through subsequent actions, this Board increased the agreement value to \$14,598,872 for extended preconstruction and the design-build soil nail wall scope; and

WHEREAS, on December 7, 2021, this Board adopted Resolution No. 078581 establishing a maximum fiscal obligation for the agreement with Skanska, including contingency authority and allowances, in the amount of \$115,304,717; and

WHEREAS, pursuant to the authority provided by the Board, reasonable and appropriate change orders to the Agreement with Skanska have been executed; and

WHEREAS, due to design enhancements, unforeseen conditions, and the adjustment of allowances, additional amounts payable under the Agreement are anticipated; and

WHEREAS, design enhancements include additional campus amenities, anticipated to cost \$2,500,000, highlighted by a community garden, art pavilion, pottery kiln, seating hut, sports court, and walking labyrinth, costs of which will be paid with Mental Health Service Act funds; and

WHEREAS, unforeseen conditions impacting the Project have included the identification of a previously uncharacterized high pressure Cal Water line running through the site, post-permit fire safety infrastructure mandates to replace aging fire safety infrastructure, poorer site and soil conditions than surveyed resulting in re-design, re-sequencing, and additional testing requirements, and Pacific Gas & Electric delays; and

WHEREAS, allowances for demolition, abatement, and environmental restoration carried within the agreement and the project budget require adjustment based on refinements to the scope detail and prevailing market conditions; and

WHEREAS, after utilization of contingency authority and a portion of available Owner's allowances, the foregoing Project developments require an amendment to the

agreement increasing the maximum amount payable by \$1,258,040 above prior authority to \$117,532,217; and

WHEREAS, funding for the proposed amendment and requested additional contingency is within the budget authorized for this Project by this Board; and

WHEREAS, the amendment will be reviewed prior to execution by the County Attorney's Office, 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 Director of the Project Development Unit, or designee, is authorized and directed to finalize and execute an amendment to the Agreement with Skanska USA, Inc. for construction of the Cordilleras Health Campus Project increasing the amount payable \$1,258,040 above prior authority, establishing a revised not-to-exceed amount of \$117,532,217.

BE IT FURTHER DETERMINED AND ORDERED that, without further action of this Board, the Director of the Project Development Unit, or designee, is authorized to issue additional change orders to the agreement that modify the Agreement terms, scope, and conditions and increase the maximum fiscal obligation by no more than 10% in aggregate.

BE IT FURTHER RESOLVED that all previous change order and amendments to the Agreement with Skanska USA, Inc. for the Cordilleras Health Campus Project are hereby ratified and approved.

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