



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: September 17, 2014
Board Meeting Date: October 21, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: Agreement with Kappe+Du Architects for the Animal Care Shelter Programming, Performance Specifications and Schematic Design ("Bridging Documents")

RECOMMENDATION:

Adopt a Resolution authorizing an agreement with Kappe+Du Architects for new Animal Care Shelter Bridging Documents, for the term of October 21, 2014 through June 30, 2015, in an amount not to exceed \$202,928.

BACKGROUND:

Since 1952, San Mateo County has managed animal control field and sheltering services for all cities in the County, through a contract with the Peninsula Humane Society and the Society for the Prevention of Cruelty to Animals (PHS), in a building located at 12 Airport Boulevard, in San Mateo.

The existing Airport Shelter facility is obsolete and inadequate to meet current standards of animal care; and its level of deterioration is such that it is not viable to effect the necessary repairs and upgrades to the current facility. The most cost effective solution given the extent of necessary modifications is to rebuild the facility on the existing County-owned Airport Shelter site.

On September 9, 2014, your Board adopted Resolution No. 073369 approving a Memorandum of Agreement with all 20 San Mateo County cities, to construct a new Animal Care Shelter at the existing site and to provide a 30-year lease agreement for the use of the Shelter by the cities and the County.

Constructing this facility using the design-build process, provided by Public Contract Code Section 20133, is the recommended delivery method for this project. Design-build allows for expeditious project delivery through a competitive procurement process.

Kappe+Du Architects will provide programming and schematic documents (Bridging Documents) to detail the full scope of the project, which will be used for the preparation of a Request for Qualifications and Proposals (RFQP) for delivery of the facility by a design-build entity.

DISCUSSION:

A RFQP for architectural services was issued in July 2013. A short list of five qualifying firms was developed based on qualifications, cost proposals and interviews.

These firms resubmitted proposals to prepare a set of documents setting forth the scope of the project, including the design character of the Animal Shelter, performance specifications, and the preliminary plans and layout. The following firms responded:

	Firm	Proposal
1.	Kappe+Du Architects	\$202,928
2.	Swatt Miers Architects	\$261,900
3.	Noll & Tam Architects	\$363,282
4.	Ra-Da Architects	\$375,327
5.	Indigo Architects	\$395,683

Kappe+Du Architects submitted the proposal with the lowest cost and best overall value.

Kappe+Du will provide programming and schematic documents (Bridging Documents) to detail the full scope of the project, which will be used for the preparation of a Request for Qualifications and Proposals (RFQP) for delivery of the facility by a design-build entity.

The Resolution contains the County's standard provisions allowing amendment of the County's fiscal obligations by a maximum of \$25,000, in aggregate.

County Counsel has reviewed and approved the Resolution and Agreement as to form.

Approval of this action will contribute to the Shared Vision 2025 outcome of a Collaborative Community by working together with all cities in the County to provide an animal care shelter.

FISCAL IMPACT:

The term of this agreement is October 21, 2014 through June 30, 2015. The not to exceed amount for this agreement is \$202,928. The Animal Care Shelter project is included in the County's Five-Year Facilities Capital Plan with \$20 million excess ERAF funds budgeted for the project, of which \$2.5 million have been appropriated in the Capital Projects budget for FY2014-15.