



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: February 13, 2017
Board Meeting Date: February 28, 2017
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager
Doug Koenig, Interim Director of Project Development Unit

Subject: Agreement with F&H Construction for Design-Build services for the new Animal Shelter Project

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The County Manager or his/her designee to execute an agreement with F&H Construction for the Design-Build construction services of the Animal Shelter Project, beginning February 28, 2017 through completion, in the amount of \$19,699,197; and
- B) The Interim Director of the Project Development Unit, and/or his designee to issue and execute on behalf of the County of San Mateo reimbursements and change orders up to 10% (a maximum aggregate amount of \$1,969,920) of the agreement.

BACKGROUND:

All municipalities are mandated by the State of California to provide animal sheltering and welfare services. Since 1951, the County of San Mateo has managed these services for all cities and unincorporated areas within the County. The existing facility, located at 12 Airport Boulevard in San Mateo, is outdated, with a level of deterioration that restricts necessary repairs and upgrades.

In October 2012, a new Animal Shelter Project was presented to the Board of Supervisors. In September 2014, the Board of Supervisors approved a Memorandum of Agreement with all cities in San Mateo County for a proposed new facility to include an approximately 27,000 square foot animal shelter at a total estimated cost of \$20 million plus a 10% contingency of \$2 million. The new facility would replace the existing building at the current parcel of land and offer services similar to those currently in place

which include state-mandated animal control functions of licensing, public animal receiving, domestic animal holding, and euthanasia of severely injured animals.

The County retained consultants who completed the development of Bridging Documents in April 2016 that collaborate, align and integrate the project programming of staff and stakeholders to the animal control functions mandated by the State.

DISCUSSION:

The County issued a Request for Qualifications (RFQ) in accordance with the Public Contract Code, followed by a Request for Proposals (RFP) to the three top-rated design-build entities (DBE) and solicited the best value for a design-build delivery method of the Animal Shelter Project, based upon the requirements of the RFP and the Bridging Documents.

During the RFP process one company withdrew and was replaced with the next ranked DBE. A second firm also withdrew when they were unable to retain their designer and the next ranked DBE was invited to participate; however, they declined citing insufficient time. On July 6, 2016, proposals were received from F & H Construction and Gonsalves & Stronck.

A Selection Committee reviewed the proposals for each firm and removed the voluntary enhancements - consistent with the intent and requirements of the Bridging Documents. The Selection Committee recommends an agreement with F&H Construction in the amount of \$19,694,993 based upon best value. Based on a preliminary schedule, we expect to begin design upon commencement of the agreement, construction in summer 2017, with substantial completion anticipated early 2019.

County Counsel has reviewed and approved the resolution as to form.

Approval of these actions will contribute to the Shared Vision 2025 outcome of a Collaborative Community by advancing projects that provide regional benefits to San Mateo County residents.

FISCAL IMPACT:

The total not-to-exceed amount of the design-build agreement is \$19,699,197. The total estimated amount of the contract of \$21,699,117, which includes a 10% contingency, was appropriated in the Capital Projects Fund Budget for FY 2016-17 and transferred to the Other Capital Construction Fund in January 2017.

The County has agreed to advance the funding for the building's construction. Animal Care Shelter construction costs will be recovered as a component of the lease payment on an executed 30 year lease.