

RESOLUTION NO. _____

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

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RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH TRUEBECK CONSTRUCTION INCREASING THE AMOUNT BY \$69,362,343 FOR A TOTAL ADJUSTED CONTRACT VALUE OF \$142,892,534

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 various projects, including the County Office Building 3 Project (COB3); 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 October 2018, this Board adopted a resolution to execute a not-to-exceed contract limit of \$187,100,000 inclusive of a 10% potential change order limit to accommodate the initial estimated costs 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 the project and subsequently authorized amendment to that agreement and authorized the 5-level building design; 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, the proposed amendment incorporates a substantial portion of the trade contractor buyout for COB3 and adjusts scope as required for the updated design; and

WHEREAS, the trade contractor scope of work per the proposed amendment include, but are not limited to, surveying, deep foundations, cross-laminated mass timber, structural steel & metal decking, Design-Build (D/B) electrical, D/B HVAC, D/B plumbing, D/B fire protection, exterior glazing, reinforcing steel, precast concrete, and earthwork; and

WHEREAS, it is the intent of this Resolution and the amendment which it authorizes to authorize material deposits, mobilization costs, and other early release payments as determined necessary by the PDU to promote completion of the work in an efficient manner; and

WHEREAS, the adjusted contract value for the three projects is \$142,892,534, comprised of COB3 (\$93,288,167), PS2 (\$48,092,275), and Lathrop House (\$1,512,092); and

WHEREAS, The Project Development Unit is working closely with Truebeck, SOM, and the project team to finalize the estimated total project costs, and as final costs are available and trade contractor buyout nears completion, a comprehensive final GMP amendment will be provided to this Board for review and approval along with a

corresponding project budget adjustment as will be required to support the completion of the final permitted design; and

WHEREAS, the amendment adds no costs or commitments to the PS2 or Lathrop House projects; and

WHEREAS, County Counsel has approved the resolution and amendment as to form.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board execute an amendment to the Construction Manager at Risk Agreement with Truebeck Construction increasing the amount by \$69,362,343 for a total adjusted contract value of \$142,892,524.

BE IT FURTHER RESOLVED that the Director of the Project Development Unit, or designee, is authorized to execute amendments and other modifications to the terms, conditions, and/or services, including but not limited to modifications to the County's maximum fiscal obligation and term, so long as the modified term or services is/are within current or revised fiscal provisions, grants of authority, and the established not-to-exceed agreement limit of \$187,100,000.

BE IT FURTHER RESOLVED that all previous amendments and changes orders to the agreement with Truebeck Construction, Inc. for construction of the County Government Center projects are hereby ratified and approved.

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