



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 24-134

Board Meeting Date: 2/27/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Executive
Sam Lin, Project Development Unit Interim Director

Subject: On-Call Agreements for Project and Construction Management Services

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board to execute agreements with STV Construction Inc., Griffin Structures, and Macks Craic, Inc. (dba mack5) for On-Call Project and Construction Management Services, for the term of February 1, 2024 through March 1, 2026; and
- B) The Director of the Project Development Unit (PDU) or designee to execute agreements with these three firms as needed in a total fiscal obligation amount not to exceed \$1,000,000 for each agreement, for a not to exceed amount of \$3,000,000 in aggregate for the three agreements.

BACKGROUND:

Since 2017, the PDU has been overseeing multiple large capital construction projects that require specialized construction project management support. PDU regularly maintains a variety of professional on-call service agreements to provide the unit with the ability to expedite construction projects for the County of San Mateo.

The PDU has three on-going capital construction projects, Cordilleras Mental Health Facility, San Mateo Medical Center Renovation, and County Office Building 3, which is in its final stages, and two additional projects in design and preconstruction phases.

DISCUSSION:

On September 8, 2023 PDU conducted a formal Request for Proposal for On-Call Project and Construction Management Services. An internal County interdepartmental selection committee comprised of PDU, and the Department of Public Works reviewed the sixteen submissions received and made a recommendation of eight firms.

After the multi-county department review, eight firms were qualified for the on-call list: Advanced Management and Consulting LLC, Cobalt Development LLC, Edgar Lopez & Associates LLC, Griffin Structures, Macks Craic, Inc., STV Construction INC., Vanir Construction Management INC., and VRVC Virtual Construction Consulting. Due to the many complexities of these construction projects, PDU has multiple teams of diverse skills and expertise in construction management. The firms are often brought together combining their service expertise to achieve the County's goal and expectations.

At this time, the PDU will be moving forward with new agreements for three firms on the on-call qualified list. The unit will amend agreements to the other qualified firms on an as needed basis, per the services needed for each project.

With the approval of the qualified list for on-call project and construction management services, PDU will execute three agreements with the selected firms, STV Construction, Griffin Structures, and Mack5. This will facilitate the scalable support for construction project management for the on-going capital projects and the upcoming projects.

The resolution contains standard provisions allowing the modification of terms and conditions of the agreement and a maximum fiscal obligation for construction management services by \$25,000 in aggregate for a not to exceed contract value of \$1,025,000 per each agreement.

County Attorney's has reviewed and approved the resolution as to form. The summary of the proposals received is attached as "Exhibit A".

EQUITY IMPACT:

The capital construction projects that are underway provide the community and the County with improved and sustainable infrastructures that will continue to provide essential services. With the assistance of the diverse teams of experienced construction managers from within the County and the selected outside firms, the agreements will assist with the development and advancement of these projects.

FISCAL IMPACT:

The cost of the agreements will be paid from funds allocated to the projects to which the on-call project and construction management consultants are assigned.