



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 24-133

Board Meeting Date: 2/27/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Michael P. Callagy, County Executive
Subject: Agreement with San Mateo County Historical Association

RECOMMENDATION:

Adopt a resolution authorizing and directing the President of the Board of Supervisors to execute an agreement with the San Mateo County Historical Association to obtain and cover costs for builders risk insurance, system designs, studies, inspections, remaining architectural fees, and testing necessary for the construction of the Carriage House, for the term of February 27, 2024, through February 27, 2026 for an amount not to exceed \$646,866.

BACKGROUND:

The County is the owner of the San Mateo County History Museum ("Museum") previously known as the Old Courthouse, located at 2200 Broadway Street, in Redwood City. As approved and authorized by this Board under Resolution No. 59166, the County has leased the Museum to the San Mateo County Historical Association (the "Association") since March 1995, for a term of 30 years, and the Association operates the Museum.

In 2019, this Board authorized the Association to expand the Museum by constructing a carriage museum ("Carriage House") adjacent to the existing Museum building. The Carriage House will be a 3-story, 15,000 square foot building. The Carriage House will include a ground floor gallery for changing carriage and automotive exhibits, a second floor dedicated to the permanent display of the Museum's Brewster Carriage collection, as a roof-top terrace that can be used for hosting public events. The Carriage House will provide a public benefit as a site to preserve and share culture and history for County residents, as further outlined in the Equity Statement herein.

Over the last four years, the County has entered into three agreements with the Association in order to provide payment for certain pre-construction and architectural and engineering costs associated with the construction of the Carriage House. To date, the County has paid the Association \$643,621.58 under these prior agreements.

DISCUSSION:

As construction of the Carriage House continues, it is necessary for the Association to secure additional insurance and pay for the design of various systems for the new building. The Association has secured a budget from the contractor outlining the additional costs including builder’s risk insurance; designs of the fire alarm system, fire protection system, plumbing system, HVAC system, electrical system access control/security system, data/communication system, and an emergency response radio/communications system; a study of the electrical system; agricultural fees; geotechnical inspections; and special inspections and testing.

In view of these additional necessary costs, staff recommends that the County enter into a fourth agreement with the Association to ensure that these services are provided and to provide payment for them. The term of this proposed agreement will be from February 27, 2024 through June 30, 2026. The County’s maximum fiscal obligation under the proposed agreement shall not exceed Six Hundred Forty-Six Thousand Eight Hundred Sixty-Six Dollars and Zero Cents (\$646,866.00).

Considering this proposed fourth agreement, the County’s aggregate contributions to the Association for the construction of the Carriage House will total \$1,290,487.58.

The County Attorney’s Office has reviewed and approved the proposed agreement and resolution as to form.

EQUITY IMPACT:

Part of the planning process for the History Museum, of which the Carriage House is a part, included community focus groups of over 100 community members from a wide range and ethnicities including communities that have been historically underrepresented in this type of planning processes. In addition, the Association gathered information and insight from historical societies from throughout the Peninsula, business leaders, political leaders and members of the Association.

The Land of Opportunity Gallery of the Museum began with diverse groups coming together to direct the Association’s interpretation of stories. These cohorts also went into the community to locate subjects for oral histories and to obtain photos and 3-D objects to place on display. Collaborative efforts with committees representing African Americans, Mexican Americans, Japanese Americans, Chinese Americans, Filipino Americans, Irish Americans, Portuguese Americans, and Italian Americans directly shaped the design and content of various sections of the gallery, contributing to a more authentic and inclusive portrayal of shared history.

The Carriage House will serve as a platform to delve into the stories of those who shaped the “carriage culture” of yesteryear. The Association’s focus extends beyond estate owners to the individuals who serviced, repaired, and drove the vehicles. This exploration will encompass virtually every community with historical roots dating back to the equestrian era, emphasizing and lifting up relevant experiences of marginalized groups during this period.

Recognizing the importance of language and accessibility, the Association is proactively addressing potential barriers for visitors to the Carriage House and all Museum public spaces.

PERFORMANCE MEASURE:

Measure	Target
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Progress report on the completion of the Carriage House	Biannually
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FISCAL IMPACT:

The County's maximum fiscal obligation under the proposed agreement is \$646,866, all of which will be provided from the County General Fund. There is adequate funding in the Non-Departmental Services FY 2023-24 Adopted Budget to cover this obligation.