



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 24-498

Board Meeting Date: 6/25/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

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

Subject: Amendment to Truebeck, Inc. Construction Manager Agreement for Campus Infrastructure Improvements, Project Budget

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The County Executive or designee to negotiate and execute an amendment to the Agreement with Truebeck Construction Inc., incorporating the Campus Infrastructure Improvement Project scope, increasing the amount authorized to be expended under the agreement by up to \$6,100,000 and establishing a total adjusted contract value of \$245,624,064 for the County Campus Government Center Projects; and
- B) The Director of the Project Development Unit or designee to issue change orders utilizing any allowances set forth within the amended agreement so long as such change orders are within the current or revised County Campus Infrastructure Improvement Project Budget; and
- C) The Director of the Project Development Unit or designee to issue change orders that will increase the maximum fiscal obligation of the amendment, as related to the County Campus Infrastructure Improvements scope, by no more than 10 percent or \$610,000; and
- D) A total County Campus Infrastructure Upgrade Project budget of \$8,000,000.

BACKGROUND:

In March 2017, the Board of Supervisors considered recommendations for generational capital improvements to address County: (1) reliance on increasingly outdated facilities and infrastructure; (2) high maintenance and operational costs; (3) overutilization of leased space subject to cost growth and insecurity; (4) rising environmental standards; five (5) service and programming improvements needed to better serve residents.

The Board, thereafter, directed staff to pursue various projects including the Lathrop House Relocation, Parking Structure 2 (PS2), and County Office Building 3 (COB3), collectively, the County Government Center Projects.

The Board subsequently approved the Campus Infrastructure Improvements Project (Project). The Project includes, among other things, landscape, hardscape, and infrastructure improvements creating a cohesive campus, providing accessibility infrastructure, and increasing Americans with Disabilities Act (ADA) compliance.

The Project Architect, Skidmore, Owens, and Merrill Architects (SOM) has, with some limited exceptions for which allowances have been established, completed the design and specifications for the Project. This Resolution would authorize an amendment to the agreement with Truebeck Construction to construct the campus improvements.

To avoid demolishing newly constructed infrastructure, concurrent with the Project, the Department of Public Works will complete necessary waterproofing and repairs for the tunnel beneath the County campus, including in the area adjacent to the future Veteran's and First Responder's Memorial. The work will include demolition of existing hardscape and landscape and restoration of the site consistent with plans and specifications developed for the County Infrastructure Improvements Project.

DISCUSSION

On June 5, 2018, this Board adopted a resolution authorizing an agreement with Truebeck Construction for the County Government Center Projects. The Agreement anticipates phased establishment of a guaranteed maximum price through amendments as design progresses, scope for the component projects is finalized, and trade contracts are competitively awarded.

The adjusted contract value for the County Government Center projects, subject to further amendment as authorized, is \$245,624,064, comprised of COB3 (\$189,919,697), PS2 (\$48,092,275), Lathrop House (\$1,512,092) and \$6,100,000 for the Campus Infrastructure Improvement project.

The amendment incorporates the trade contractor competitive buyout for, *inter alia*, the Project landscape, hardscape, treescape, infrastructure, demolition, lighting, furniture, fixtures, accessories, and materials. The amendment includes necessary electrical work to be completed by the design-build electrical contractor for County Office Building 3 (COB3), whose pricing was reviewed and validated. The amendment also includes the preconstruction, general conditions, general requirements, bonds, insurances, taxes, owner allowances, and contingencies necessary to complete the project.

The amendment incorporating the Campus Infrastructure Improvements increases the amount of the agreement with Truebeck for the County Government Center Projects by \$6,100,000, establishing a new not exceed amount of \$245,624,064.

The Project Development Unit (PDU) Director and Project Team have reviewed and approved the amendment. County Attorney has reviewed and approved the amendment and Resolution as to form.

EQUITY IMPACT:

The completion of the Campus Infrastructure Improvements will positively impact all residents who visit the campus by increasing ADA compliance and accessibility to the campus as a whole and the future Veteran's and First Responder's Memorial.

FISCAL IMPACT:

Total costs for this amendment will be funded as follows, \$3,000,000 from the current County Office Building 3 overall approved project budget and a one-time appropriation of \$5,000,000 from the General Fund Major Capital Program Budget for fiscal year 2024-2025 for a total project budget of \$8,000,000.