



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 16-293

Board Meeting Date: 6/27/2017

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Doug Koenig, Interim Director of Project Development Unit
Subject: Vanir Construction Management, Inc. and Critical Solutions, Inc. agreements for continued services related to the County Manager's Project Development Unit construction projects.

RECOMMENDATION:

Adopt a resolution authorizing the County Manager or Manager's designee to execute:

- A) An agreement with Vanir Construction Management, Inc. to provide construction management services and support for the Director and Manager of the Project Development Unit for the term of March 1, 2017 through February 29, 2020 in an amount not to exceed amount of \$2,016,944;
- B) An amendment to the agreement with Critical Solutions Inc. to continue to provide construction management services on the San Mateo County Regional Operations Center extending the term to February 29, 2020 increasing the agreement by \$1,200,000 for a new not to exceed amount of \$1,464,480.

BACKGROUND:

In January 2017, the County Manager's Office Project Development Unit (PDU) was formed to oversee and manage all ground up construction performed by the County of San Mateo. The PDU's core group includes a Director, a Manager, two Management Analysts, a Senior Accountant, and three Project Managers. It was determine that the best method to supplement this core group is to add experienced contract Project Managers and on call Constructions Managers. It is anticipated that the PDU will be ramping up for a period of four to five years managing these projects, however must remain scalable while additional studies and plans are made to determine the next phase of projects to be managed by this unit.

In March of 2017, your Board held Study Session to consider the recommendations made in the Feasibility Studies and Master Plans that reviewed the County's use of lease space, aging facilities, OSHPD compliance work, public accessibility and navigation, parking, environmental standards, and efficiency of employee work spaces. Direction was given to the County Manager and the Project

Development Unit to move forward with these recommendations. These new approved and on-going Capital projects total approximately \$500 million are being managed by the PDU.

DISCUSSION:

Vanir Construction Management, Inc. has worked with San Mateo County since early 2015 with Sheriff's Jail Planning Bureau on management of the construction of the Maple Street Correctional Center and the security upgrade at the Maguire Correctional Facility. Vanir has provide a very high level of service which includes: (1) day-to-day management assistance and coordination; (2) participation in detention security, mechanical, electrical, plumbing commissioning, and construction meetings; (3) detailed monthly project reporting; (4) ongoing constructability review; (5) peer review design feedback; and (6) change order analysis ultimately saving the County thousands of dollars through their review. Vanir continues to work on Maple Street Correctional Center as the issues and damage caused by the reclaimed water provided by Redwood City are studied and resolved.

Critical Solutions Inc. has worked with San Mateo County since October 29, 2015 when they were contracted to provide construction management services for the schematic design and design development process for the San Mateo County Regional Operations Center. Critical Solutions Inc. has provided a very high level of service in construction management services.

Vanir has played an important role in the transfer of projects and the initiation of projects as the PDU was formed. Vanir has been instrumental in helping develop standardize templates for Requests for Qualifications (RFQ), Requests for Proposals (RFP), and contracts using the various delivery methods. CSI has maintained history and consistency for the Regional Operations Center.

PDU is requesting that your Board approve this agreement with Vanir, Inc. and this amendment to the agreement with Critical Solutions, Inc. to continue to provide critical construction management services.

Executing Project Management project management agreements contributes to the Shared Vision 2025 outcome of Colloborative Community by reducing the cost and time required to complete major County construction projects.

FISCAL IMPACT:

The agreement not to exceed amount for Vanir is \$2,016,944, and the agreement not to exceed amount for Critical Solutions, Inc. is \$1,464,480. The cost of these contracts will be funded by the budgets for the individual projects to which the consultant is assigned.