



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 16-479

Board Meeting Date: 8/8/2017

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C Porter, Director of Public Works

Subject: **Measure K:** Amendment of the Contract with Federal Solutions Group for Serenity House project (Project No. PC023)

RECOMMENDATION:

Measure K: Adopt a resolution authorizing an amendment to the agreement with Federal Solutions Group for the Serenity House project, increasing the amount by \$250,000 to an amount not-to-exceed \$2,835,000, and extending the term of the agreement through March 30, 2018.

BACKGROUND:

On September 06, 2016, your Board adopted Resolution 074784 which adopted plans and specifications and called for sealed bids for the Serenity House project. The Serenity House project is a facility renovation that will convert a former dependent children's home into a behavioral mental health crisis residential facility.

On December 13, 2016, your Board adopted Resolution 074956 authorizing the execution of a construction contract with Federal Solutions Group with a not-to-exceed amount of \$2,585,000, based on the contractor's bid amount of \$2,350,000 and authorizing the Director of Public Works to execute contract change orders in an amount not-to-exceed \$235,000.

DISCUSSION:

This facility was designed and built under the building standards of the early 1950's, which has created numerous unforeseen conditions and challenges which often arise during renovation projects of this nature.

Construction of the Serenity House project has revealed the following unforeseen conditions: mold, asbestos containing materials within the ceiling, structural framing deficiencies, incompatible interior wall materials, failed roof system and gutters, and broken subgrade storm-water pipes. In addition, the volume of asphalt concrete was larger than anticipated and will impact project costs. These unforeseen conditions have led to an increase of the "not-to-exceed" amount.

The Department recommends that your Board consider these unforeseen conditions and approve the recommended contract increase amount and extended term from December 12, 2017 to March 30, 2018 to facilitate completion of the project.

County Counsel has reviewed and approved the resolution as to form.

Approval of this action will contribute to the Shared Vision 2025 outcome of a Healthy Community by providing alternatives to hospitalization or incarceration for adults with mental illnesses and/or substance usage issues.

FISCAL IMPACT:

The term of the agreement is December 13, 2016 through March 30, 2018. The amended not to exceed amount is \$2,835,000. Funding to support this amended agreement has been included in the Public Works Capital Projects program for Fiscal Year 2017-18 September Revisions.