



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 16-759

Board Meeting Date: 11/21/2017

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Deborah Bazan, Director of the Project Development Unit
Subject: County Office Building 3 Architect and Engineering Agreement

RECOMMENDATION:

Adopt a resolution authorizing the Director of the Project Development Unit or his/her designee to:

- A) Negotiate and enter into an agreement for architectural and engineering professional services with Studio Gang, in an amount not to exceed \$9,901,645; and
- B) If negotiations with Studio Gang are unsuccessful, negotiate and enter into an agreement for architectural and engineering professional services with Skidmore, Owens, & Merrill, LLP (SOM), in an amount not to exceed \$9,901,645; and ; and
- C) Execute change orders to the Architectural and Engineering agreement with the contracted firm up to an aggregate amount not to exceed 10 percent of the agreement value.

BACKGROUND:

In January 2017, the County Manager's Project Development Unit (PDU) was formed to oversee and manage all ground up construction performed by the County of San Mateo. In March of 2017, your Board held a Study Session to consider the recommendations for capital improvements made in the Feasibility Studies and Master Plans to address 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 PDU to move forward with the recommended capital improvements at the conclusion of the Study Session. The new approved and on-going Capital Projects total approximately \$500 million and are being managed by the PDU.

Among the anticipated capital projects is a new County Office Building 3 (COB3) to be located at County Government Center. It is currently anticipated that the new building will be approximately 121,000-150,000 square feet, with five to seven above-grade levels and a partial basement. The project will also include a new public promenade to connect the new COB3 with the existing campus facilities.

DISCUSSION:

On August 4, 2017, the PDU published a Request for Statements of Qualifications for architectural and engineering firms for the design of COB3. In response, on September 1, 2017, 18 firms submitted their qualifications. A screening committee made up of members of the Project Development Unit reviewed the proposals and selected 9 firms to submit proposals.

On September 12, 2017, the County issued its Request for Proposals (RFP) to these 9 firms. On October 16, 2017, the County received timely proposals from the 9 firms. A review of these proposals was held on October 19, 2017 and 5 of these firms were shortlisted for interviews. On November 1, 2017, a selection committee made up of 2 County supervisors, the County Manager, the Assistant County Manager, the Director, and Manager of the Project Development Unit, and Counsel for the PDU selected Studio Gang as having provided the highest ranked proposal. Should negotiations with Studio Gang prove unsuccessful, the PDU requests authority to enter into negotiations and an agreement with the next highest rated proposer, SOM.

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

Approval of these actions will contribute to the Shared Vision 2025 outcome of Collaborative and Safe Community by advancing this project that will provide regional benefits to San Mateo County residents.

FISCAL IMPACT:

Funding for this agreement is included in the project budget for the COB3.