



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 18-631

Board Meeting Date: 8/7/2018

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Deborah Bazan, Director of Project Development Unit
Subject: Study Session on Master Plan Projects

RECOMMENDATION:

Study Session regarding the Capital Projects update by the Project Development Unit.

BACKGROUND:

In January 2017, the County Manager's Office formed the Project Development Unit (PDU) to oversee and manage County ground-up construction projects. At the time, multiple County capital projects were underway and others were under serious consideration.

In March of 2017, the Board held a study session to consider several potential capital projects, discussed in greater detail below. The projects under consideration were recommended in County feasibility and master plan studies as efficient long-term responses to several issues facing the County. Among the identified issues were: (1) overuse of lease space; (2) reliance on aging and outdated facilities; (3) upcoming mandatory seismic compliance work; (4) public accessibility and navigation challenges; (5) parking shortages at multiple facilities; (6) rising environmental standards; and (7) staff growth and a need to update and modernize County work spaces. At the end of the study session, the PDU staff were directed to pursue the discussed capital projects.

Today, the PDU will present an update on the status of several of these projects. Projects not discussed at this session will be prioritized at the next scheduled session. The PDU plans to provide update sessions on a quarterly basis.

DISCUSSION:

This session presents your Board with an opportunity to learn about and discuss current PDU projects. The session and materials presented will, at a minimum, inform the Board regarding project scope, cost, and anticipated timelines. This memorandum provides background information to be supplemented by the PDU presentation.

I. Cordilleras Health Center Replacement Project

The Cordilleras Mental Health Center located at 200 Edmonds Road, Redwood City is a 117

bed psychiatric facility serving mentally ill residents. The building, constructed in 1952, was designed as a hospital for tuberculosis patients, and is deteriorating and expensive to maintain. The Cordilleras Health System Replacement Project will construct five 16 bed single-story Mental Health Rehabilitation centers for up to 80 clients, and a 57 bed four-story Adult Residential Facility, increasing the bed availability from 117 to 137 beds that meet modern standards of care for seriously mentally ill individuals. The new facility will provide state-of-the-art care and rehabilitation for the County's most vulnerable mentally ill residents in a serene natural setting. Consistent with the County Municipal Green Building Policy, Cordilleras will be designed to operate at Zero Net Energy (ZNE) and to achieve certification in Leadership in Energy and Environmental Design (LEED).

The County has selected and entered into a contract with Cannon Design for Architectural and Engineering Professional Services and a Construction Manager at Risk agreement with Skanska for the management of the construction. Based on current design, project timing, and projected construction and materials costs, which include significant earthwork at the site, the estimated project cost for the Cordilleras Health System Replacement Project is \$120,000,000.

II. South San Francisco Health Campus Project

The South San Francisco Health Campus is located at 1050 Mission Road, SSF. The project will add a new Medical Office Building to the site that will house numerous medical services for the North County community. The proposed building is intended to be approximately 45,000 SF with surface parking to provide adequate accommodations for public and staff. Consistent with the policy, the new building will be designed to operate at ZNE and to achieve LEED certification. Based on current design, project timing, and projected construction costs, the estimated project cost is \$37,000,000.

III. Animal Shelter Replacement Project

On or about September 9, 2014, the cities and towns within the County of San Mateo entered into an agreement to share the construction costs of a new Animal Care Shelter Facility. The agreement provides that the County will advance the funds for construction to be repaid by the municipalities according to their share, through a 30 year, interest-free lease agreement. The agreement further provides that project costs were initially estimated to be \$20,200,000. The County has received a revised estimated project cost for the Animal Care Shelter Facility in the amount of \$26,600,000. The additional anticipated costs are the result of cost escalation in the construction market and design, added square footage, mechanical enhancements necessary to ensure proper and humane animal care. An upgraded Heating Ventilation Air Conditioning (HVAC) unit (\$600K) and a Photovoltaic System (\$1.2M) were added to meet a required air exchange for the animals and to meet the County's Green Policy, both of which the County will not seek reimbursement from the cities.

IV. Skylonda Fire Station Project

The Skylonda Fire Station No.58 is located at 17290 Skyline Boulevard adjacent to Alice's Restaurant. The new Station will contain barracks and administrative offices, conference and training rooms, and other related support services. The original scope of work and cost estimates were based on replacing existing barracks and office structures. The current conditions, site challenges, a new septic tank, and rain delays have led to additional scope changes and an increase in overall project budget. The estimated project cost is \$9,900,000.

V. Sanchez Adobe

The Visitors' Center for the Sanchez Adobe Park will be located at 1000 Linda Mar Blvd,

Pacifica, CA. The PDU in collaboration with the Parks and Recreation Department will provide project management oversight of the Project.

The new Sanchez Adobe Visitors' Center will enhance the educational experience while visitors explore the former Mission Delores Outpost (1786) and adobe residence (1842) of Don Francisco Sanchez. Sanchez Adobe hosts many field trips and special programs such as the annual Rancho Day in September. The visitors' center will be designed to educate visitors and students about the colorful history of the location through interactive events such as brick making and corn grinding demonstrations.

On July 2, 2018 the Park Superintendent initiated a change order in the amount of \$138,517.74 which encompasses enhancements to the scope of work. The estimated project cost is

VI. Parking Structure

Parking Structure 2 (PS2) will contain approximately 1020 spaces. Consistent with policy, PS2 will be designed to operate at ZNE in collaboration with COB3 and to address a potential future decrease in demand for parking so that a portion of the space will be suitable for conversion to other uses. Construction on this project is slated to begin August 2019 with targeted substantial completion in the fall of 2020. Based on current information related to the size of the structure, green building elements, its design, project timing, and projected construction and material costs in the area, the estimated project cost is \$47,200,000.

The PDU will present a status update on additional projects during the October 3, 2018 study session.