



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY MANAGER

**File #:** 18-322

Board Meeting Date: 4/24/2018

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**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Deborah Bazan, Director of Project Development Unit

**Subject:** San Mateo Health System Campus Upgrade Project Construction Manager at Risk Agreement

### **RECOMMENDATION:**

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

- A) Execute an agreement for Construction Manager at Risk services with Truebeck Construction, Inc. for the management of the construction for the San Mateo Health System Campus Upgrade Project in an amount not to exceed \$13,122,016; and
- B) Execute contract amendments and change orders that will increase the County's maximum fiscal obligation by no more than \$1,312,202, or 10% in aggregate, and /or modify the contract term and/or services so long as it does not cause the total cost of construction for the San Mateo Health System Campus Upgrade Project to exceed the current or revised fiscal provisions.

### **BACKGROUND:**

The San Mateo Health Services Building, located at 225 37<sup>th</sup> Avenue in San Mateo, was built in 1952. The adjacent Hospital Administration Building was built in 1954. To consider the future of these buildings and the campus where they sit, in February 2016, the County commissioned the Health System Master Plan Study.

Following the study, it was determined that the 1952 building had outlived its useful life and should be demolished. It was also determined that the County should direct funds to the modernization and improvement of the Health System Campus, rather than to state-mandated seismic retrofitting of the out-of-date 1954 building.

Following a March 28, 2017 Study Session, the Board authorized the construction of a new 70,000 SF Non-OSHPD Hospital Administration Building, renovation of the Hospital Nursing Wing, and other campus improvements.

The Project will relocate approximately 300 County Staff from the heavily impacted Health System Campus to other new developments within the County including the new County Office Building 3. The Project will also create a prominent and easily navigable entrance for the modernized Health System Campus.

On February 28, 2017, the Board approved a contract with Taylor Design to provide Architectural and Engineering design services for this Project in the amount not to exceed \$7,124,270.

**DISCUSSION:**

A Request for Statements of Qualifications (RFSOQ) for Construction Manager at Risk Services for the San Mateo Health System Campus Upgrade Project was issued on November 8, 2017. Four firms submitted Statements of Qualifications. Each was qualified to receive the Request for Proposals (RFP) and each submitted a proposal.

On April 9, 2018, the selection committee, comprised of representative(s) of the PDU, Health System, Board of Supervisors, and County Counsel, interviewed and rated the proposers based on objective criteria.

The selection committee chose Truebeck Construction, Inc., based in Redwood City, CA, to enter into contract negotiations for the Construction Manager at Risk service for the construction of the San Mateo Health System Campus Upgrade Project.

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:**

The total cost of this agreement is included in the San Mateo Health System Campus Upgrade Project's \$99.8 million budget.