



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 18-525

Board Meeting Date: 6/26/2018

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Deborah Bazan, Director of Project Development Unit
Subject: Cordilleras Health Center Replacement Project Construction Manager at Risk Agreement

RECOMMENDATION:

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

- A) An agreement for Construction Manager at Risk services with Skanska for the management of the construction for the Cordilleras Health Center Replacement Project in an amount not to exceed \$11,383,105; and
- B) Contract amendments and Change Orders that will increase the County's maximum fiscal obligation by no more than \$1,138,310.50 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 Cordilleras Health Center Replacement Project to exceed the current or revised fiscal provisions.

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. On March 28, 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 preparations for the recommended capital improvements. The anticipated and on-going Capital Projects, totaling \$454.1 million, are being managed by the PDU.

Among the anticipated capital project is the Cordilleras Health Center Replacement Project. This project, when approved, will replace the existing Cordilleras Mental Health Center, which is over sixty years old and has outlived its useful life, with new facilities offering a total of approximately 137 beds that meet modern standards of care for seriously mentally ill individuals.

Consistent with the County Municipal Green Building Policy, and in keeping with the County's goal of demonstrating leadership in sustainability, Cordilleras will be designed to operate at Zero Net Energy (ZNE) and to achieve certification in Leadership in Energy and Environmental Design (LEED).

On November 21, 2017, the Board authorized entry into a contract with Cannon Design to provide Architectural and Engineering design services for this Project in an amount not to exceed \$7,030,175.

DISCUSSION:

A Request for Statements of Qualifications (RFSOQ) for Construction Manager at Risk Services for the Cordilleras Health Center Replacement Project was issued December 5, 2017. Four firms submitted Statements of Qualifications. Each firm qualified to receive the Request for Proposals (RFP) and each one submitted a proposal.

On May 31, 2018, the selection committee, comprised of representative(s) of the PDU, Board of Supervisors, and the Health System, with support from the Office of the County Counsel, interviewed and rated the proposers based on objective criteria including, among others, price, qualifications, and experience.

The selection committee chose Skanska based in San Francisco, CA to enter into contract negotiations for the Construction Manager at Risk service for preconstruction and, following project approval and separate issuance of a notice to proceed, construction of the Cordilleras Health Center Replacement 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 Cordilleras Health Center Replacement Project's \$115,000,000 million budget.