



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY MANAGER

**File #:** 18-307

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:** 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 Among the identified issues were: (1) overuse of lease space; (2) reliance on aging and outdated facilities; (3) upcoming mandatory seismic compliance work; (4) public accessibility and navigation challenges; (5) parking shortages at multiple facilities;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. San Mateo Medical Center Campus**

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, the Board authorized the PDU to pursue: (1) demolition of the Health Services Building and the 1954 Administration Building; (2) renovation of the ground floor of the Nursing Tower to accommodate essential OSHPD functions currently housed in the 1954 Administration Building and renovation of the Central Plant; and (3) construction of a new 70,000 SF on-campus office building to house hospital support functions. As part of the project, it is anticipated that approximately 300 employees will be relocated to the new County Office Building 3 (COB 3).

Construction on this project will occur in multiple phases and is projected to begin October 2018 and conclude end of 2021. It should be noted that this project presents significant logistical challenges. The PDU has, however, collaborated with the Design Team, the Health System leadership, and the San Mateo Medical Center administration to revise the existing site plan to gain scheduling and cost efficiencies and to streamline overall project execution logistics.

The County selected and entered into contract with Taylor Design, a leader in the design of healthcare facilities, as the project architect. Truebeck, Inc. was selected to provide construction management services and their contract was agendaized for today's board meeting. The estimated project cost is \$110,000,000.

A. Nursing Wing Ground Floor Renovation

The following departments, services, and amenities will be relocated to the Nursing Wing Ground Floor from the 1954 Building: (1) Dietary Kitchen and associated loading dock; (2) Served and café; (3) PBx Operators; (4) Emergency Storage; (5) Staff Lockers; and (6) Outpatient Rehabilitation Clinic. Nursing Wing Ground Floor Renovation construction documents have been submitted to OSHPD. It is anticipated that the County will receive the building permit by July 2018. Nursing Wing construction is anticipated to begin October 2018 with completion by September 2019.

B. Central Plant Renovation

The Central Plant Engineering Department Office and Shop will be renovated to receive the Materials Management and Linen departments, which will be relocating from the 1954 Building. Central Plant renovation construction documents have been submitted to OSHPD for review and approval. It is anticipated that the County will receive the building permit by September 2018. Central Plant construction is slated to begin October 2018 with completion by September 2019.

C. New Administration Building

The architect and PDU have conducted more than 50 interviews to finalize the new Administration Building programming and are currently working with Health System and San Mateo Medical Center representatives to finalize the departmental layout. The design for the new Administration Building is expected to be completed by November 2018. Construction for the new Administration Building is expected to begin January 2019 and be completed by June 2020. Once completed, the building will house approximately 300 County employees.

## **II. San Mateo County Government Center**

The County Government Center Campus comprises multiple facilities housing various County departments. The campus contains a promenade, parking structure, and limited surface parking.

A. County Office Building 3 and Promenade

COB 3 will be located at the site immediately to the east of the Hall of Justice bordered by Marshall to

the south and Middlefield to the east. The building is still in concept and early design development, but it is anticipated that it will be approximately 150,000 to 200,000 SF in size and contain up to 6 above grade levels of office and common space. The building footprint will utilize a significant portion of the site, requiring relocation of the Lathrop House and demolition of other buildings, possibly including the Traffic Court. COB 3 will be designed to meet new County Green Building requirements and to operate at Zero Net Energy (ZNE). It is projected that COB 3 will be occupied by 612 county employees, including 300 employees relocated from the Medical Center. In addition to offices and common areas, COB 3 will contain a larger multi-function board chambers for public events and meetings.

Part of the COB 3 project includes design and construction of a new Public Promenade and Plaza along Hamilton Street to connect the COB 3 with existing campus facilities, extending south from the new Parking Structure to Marshall Street. This pedestrian-oriented site amenity would close Hamilton to vehicle traffic and create open space for public events, gatherings, and functions, knitting the new development to the existing campus buildings.

The County selected and entered into contract with Studio Gang, founded and led by Macarthur Fellow Jeanne Gang, as the architect for COB 3 and the Promenade. The County has issued an RFP to qualified firms for construction management services covering COB 3, Parking Structure 2, and the Promenade, and anticipates having a firm on board in May 2018. Construction on the project is tentatively scheduled to begin September 2019 with completion end of 2020. The current estimated project cost is \$151,000,000.

#### **B. Parking Structure 2**

To support the parking needs of COB 3, and to address a current parking shortfall, a new parking structure of up to 1,100 spaces is planned at the corner of Veterans and Middlefield, just north of the existing garage. The precise number of spaces in the structure has not yet been finalized as Redwood City has expressed interest in contributing to the project in exchange for spaces and negotiations are ongoing. The project is in concept and early design development.

The County selected and entered into contract with Watry Design, specialists in parking structure design and the architects who designed the existing parking structure, for this project. As noted above, the PDU anticipates that in May 2018 it will have selected a construction manager for the COB 3, Parking Structure 2, and Promenade Project. Construction is tentatively scheduled to begin August 2019 with completion end of 2020. The current estimated project cost is \$47,000,000.

#### **C. The Lathrop House**

To allow for construction of COB 3 and development of the Campus Promenade, it is anticipated that the Lathrop House will be relocated to the rear of the Historical Courthouse. Design phase for this move is near completion and the procurement phase has begun. The State Office of Historical Preservation has forwarded a preservation request to the National Registry to maintain the Lathrop House's historical designation. The request is up for review on May 17, 2018 and a 45-day final comment period will begin thereafter. After the conclusion of the comment period, relocation activities will begin. These activities are anticipated to begin late July 2018 with an anticipated re-opening date of November 2018. It is anticipated that the house will remain open during posted business hours until the end of May 2018. The current estimated cost of the relocation is \$1,000,000.

### **III. Regional Operations Center**

The new 37,000-square-foot, two-story ROC will be located on the County Center campus where the motor pool was once located. On a daily basis it will house 9-1-1 Public Safety Dispatchers, an

Emergency Operations Center, and the Office of Emergency Services. More importantly, the ROC will serve as a hub for public safety responders during major catastrophic events. It will be built to withstand violent shaking from an earthquake with redundant electrical, water and other systems. The building will achieve LEED Silver certification from the U.S. Green Building Council and is the largest project funded to date by Measure K.

At this point in time, the under-building wet piping and electrical distribution systems have been installed. Cast iron sanitary piping was staked and secured at the elevations needed to ensure proper drainage and large banks of conduit were routed throughout the building for power distribution and communication services. Typically, this piping and conduit would be in trenches below the surrounding working grade of the earthen building pad but on this project the building pad is made of a cementitious slurry, several feet thick and referred to as the Load Transfer Platform (LTP). The LTP was placed over the course of four days and has since been trenched for the building's footings and grade beams. Rebar for half of the footings/grade beams has been installed and inspected. The corresponding concrete was placed on March 2<sup>nd</sup>.

General material submittal reviews continue. The large custom anchor bolts and associated plate washers that will hold the steel structure to the foundation were fabricated, shipped to the site and half of them have been set in the foundation. The structural steel shop drawings have been approved by all involved parties, and fabrication is underway. The two emergency generators have been permitted and approved. Refinement of the fire protection and security systems are ongoing, and meetings to finalize the data center installation and coordinate phased construction with the DBE have begun. We are awaiting review comments regarding the recently submitted design portion of the LEED documentation. Coordination and tracking of the construction portions needed to achieve LEED silver certification continue. Completion is estimated to be April 2019. The estimated project cost is \$58,000,000.

The PDU will present a status update on additional projects during the July 24, 2018 study session.