



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 19-1200

Board Meeting Date: 12/10/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Michael P. Callagy, County Manager
Adam Ely, Director of the Project Development Unit
Subject: Cannon Design Agreement Amendment

RECOMMENDATION:

Adopt a resolution:

- A) Authorizing the Director of the Project Development Unit or designee to Execute amendments to the Architectural and Engineering Services agreement with Cannon Design for the Cordilleras Health Campus Project, increasing the agreement by up to \$950,000 for a new not to exceed amount of \$8,654,670; and
- B) Authorizing the Director of the Project Development Unit or designee to execute additional contract amendments which modify terms and or services within the revised not to exceed amount.

BACKGROUND:

The Cordilleras Health Campus Project consists of construction of the Cordilleras Health System Campus located at 200 Edmonds Road in Redwood City, and replacement of the existing Cordilleras Mental Health Center building, which is over 60 years old and has outlived its useful life. The building was originally constructed as a tuberculosis hospital and its design does not meet modern standards of care for seriously mentally ill individuals. The project will consist of the construction of five new buildings allowing residential treatment on a smaller scale, less institutional setting. The number of beds will increase from 117 to 121.

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

On November 21, 2017, this Board adopted Resolution 075578, authorizing execution of an agreement with Cannon Design, for an Architectural and Engineering Professional Services for the

Cordilleras Health Campus Project in an amount not to exceed \$7,030,175.

DISCUSSION:

Cannon Design has provided excellent architectural and engineering services for the Cordilleras Campus Upgrade Project. To date, PDU has executed several change orders/amendments with Cannon Design for an amount of \$7,733,192. The change orders totaling \$674,495 have included costs for, *inter alia*: (1) alternate site, fit, and feasibility investigations; (2) value engineering redesign required to substantially minimize potential site costs and risks; (3) unanticipated water tank design and survey; and (4) additional environmental design mitigation related to the local creek.

Cannon Design has \$650,000 of additional known upcoming changes to the current agreement for: (1) extended contract duration; (2) the addition of Furniture, Fixtures, and Equipment related scope; (3) changes in the applicable building code requirements necessitating redesign; and (4) Regional Water Quality Control Board design modification mandates. The amendment would provide an Owner's Contingency to make other necessary design changes, including those related to unanticipated site conditions, during construction.

PDU requests that this Board authorize amendments to the Cannon Design contract in the amount of \$950,000 (\$650,000 for upcoming known changes and \$300,000 for Owner's Contingency) for a new not to exceed amount of \$8,654,670.

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

FISCAL IMPACT:

Appropriations for this increase are included in the Cordilleras Health Campus Project budget. There is no new Net County Cost.