



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 19-1241

Board Meeting Date: 1/7/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Manager
Adam Ely, Director of Project Development Unit

Subject: Amendment to the Agreement with Studio Gang

RECOMMENDATION:

Adopt a resolution authorizing an amendment to the Architectural and Engineering agreement with Studio Gang for the County Office Building 3 project, increasing the amount by \$1,346,985 above prior authority for a new not to exceed amount of \$11,546,928.

BACKGROUND:

In March 2017, this Board held a Study Session to consider recommendations for capital improvements made in Feasibility and Master Plan Studies to efficiently and responsibly address: (1) the County's reliance on increasingly aged and outdated facilities and associated elevated maintenance and operational costs; (2) the County's substantial reliance on leased space subject to market-based cost growth; (3) upcoming deferred maintenance costs including for mandatory seismic compliance; (4) anticipated staff growth and staff relocations; (5) rising environmental standards; and (6) locational, service, and programming improvements necessary to better serve residents.

At the end of the Study Session, this Board directed staff to pursue several projects, including the County Office Building 3 Project (COB3). The COB3 project consists of construction of a more than 150,000 square foot office building containing multiple levels of offices, workspaces, conference rooms, and shared amenities. The design is for an elevated structure with a ground level public plaza, public promenade, and multi-function board chambers for public meetings and events.

Consistent with the County Green Building Policy, COB3 will be designed to operate at Zero Net Energy (ZNE) in collaboration with Parking Structure 2. It is also designed to achieve certification in Leadership in Energy and Environmental Design (LEED).

On November 21, 2017, this Board adopted Resolution 075576 authorizing execution of an agreement with Studio Gang for Architectural and Engineering Professional Services for the COB3 Project in an amount not to exceed \$9,901,645 and change orders up to an additional ten percent of

the agreement value.

DISCUSSION:

Studio Gang has provided substantial architectural and engineering services for the COB3 Project, having completed the Conceptual and Design Development phases and a substantial portion of the Construction Documents phase. To date, the Project Development Unit (PDU) has executed agreements and amendments with Studio Gang in the amount of \$9,909,943. This amount includes change orders for, *inter alia*: (1) cost-estimating peer reviews; (2) building envelope and waterproofing improvements; (3) structural engineering reviews, (4) lighting redesign; (5) topographical surveys; and (6) landscape redesign.

In September 2019, the County initiated a program change for COB3 by incorporating the Human Services Agency (HSA) into the building as a primary occupant in place of San Mateo County Health. The swap resulted in substantial programmatic and design changes, including redesign of approximately 50% of the total occupied space, modifications to building-wide systems, structural and foundation modifications, and revisions to public and program space.

To make necessary changes to the current design for this program change and to provide an Owner's contingency to make other necessary design changes during the course of construction, PDU requests that this Board authorize amendments to the Studio Gang contact in the amount of \$1,346,985 (which includes creation of Owner's Contingency) for a new not-to-exceed amount of \$11,546,928.

The resolution contains the County's standard provisions allowing amendment of the County fiscal obligations by a maximum of an additional \$25,000 (in aggregate).

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

FISCAL IMPACT:

Appropriations for this increase have been included in the FY19-2020 budget.