



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 20-408

Board Meeting Date: 6/23/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

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

Subject: County Office Building 3 (COB3) Architectural and Engineering Services Agreement

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an agreement for architectural and engineering professional services with Skidmore, Owens, & Merrill, LLP, in an amount not to exceed \$8,852,610; and
- B) The Director of the Project Development Unit, or designee, to execute change orders to the Architectural and Engineering agreement with Skidmore, Owens, & Merrill, LLP in an aggregate amount not to exceed 10% of the agreement value.

BACKGROUND:

In March 2017, this Board considered recommendations for capital improvements contained 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and Master Plan Studies to efficiently and responsibly address: (1) the County's reliance on increasingly aged and outdated facilities and associated elevated maintenance and operational costs; (2) the County's substantial reliance on leased space subject to market-based cost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 to better serve residents.

This Board, thereafter, directed staff to pursue various projects, including the County Office Building 3 Project (COB3). The COB3 project anticipates construction of a 150,000-200,000 square foot office building for up to 612 County employees, containing multiple levels of offices, workspaces, conference rooms, and shared amenities, along with the Board of Supervisors chambers. The project will include a new public promenade to connect COB3 with existing County facilities. Consistent with County priorities, COB3 will be designed to achieve sustainability goals including certification in Leadership in Energy and Environmental Design.

Initial COB3 project site analysis and site work, including surveying, relocation of the Lathrop House, demolition of the Traffic Court, and soil remediation, abatement, and grading, have been completed, as has requisite environmental review. Initial programming, needs assessments, and a design that included a raised concrete structure and curvilinear exterior have been provided by Studio Gang Architects. Based on recent experience and learning from the COVID-19 pandemic, related financial impacts, ongoing estimating and value engineering, the County has determined that, to meet evolving project objectives, including programming, sustainability, and budget, and to ensure the building design is informed by anticipated future increase in remote work, a new design should be developed. The County therefore exercised its right to terminate for convenience its contract with Studio Gang. The accompanying resolution would authorize retention of a new architect.

DISCUSSION:

On September 12, 2017, the County issued a Request for Proposals (RFP) to nine prequalified firms for architectural and engineering services for COB3. A selection committee made up of County officials, executives, and staff reviewed qualifications and selected Studio Gang Architects and Skidmore, Owens, & Merrill, LLP (SOM) as the two highest rated proposers. On November 21, 2017, this Board adopted Resolution 075576 authorizing execution of an agreement with Studio Gang Architects, or alternatively, SOM.

Staff has reviewed the RFP materials and confirmed, based on the RFP and review of current circumstances, that SOM remains the best qualified firm to provide architectural and engineering services for the COB3 project. Staff therefore recommends that the County now retain SOM to provide architectural and engineering services for the new COB3 design. The proposed agreement with SOM incorporates cost deductions related to work that has been partially completed by previous contractors, appropriate incentives for successful project completion, and includes design scope, including evaluation for modifications for previous programming assumptions, as requested by the County.

The final form of agreement utilizes the County's architectural and engineering services standard form.

The resolution contains the County's standard provision allowing the Director of the PDU or designee to execute change orders to the Architectural and Engineering agreement with SOM up to an aggregate amount not to exceed 10% of the agreement value.

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

FISCAL IMPACT:

Funding for this agreement is included in the COB3 project budget and appropriations included in the FY 19-2021 approved budgets. There is no impact to Net County Cost.