



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 21-016

Board Meeting Date: 1/5/2021

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

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

Subject: Amendment to the County Office Building 3 Architectural and Engineering Services Agreement with Skidmore, Owens, & Merrill, LLP

RECOMMENDATION:

Adopt a resolution authorizing the President of the Board of Supervisors to execute an amendment to the agreement for architectural and engineering professional services with Skidmore, Owens, & Merrill, LLP, in the amount of \$43,856 for an adjusted not to exceed total contract amount of \$8,896,466.

BACKGROUND:

In March 2017, this Board considered recommendations for generational 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and Master Plan Studies to efficiently and responsibly address: (1) the County's reliance on increasingly aged and outdated facilities and associated elevated maintenance and operational costs; (2) the County's substantial reliance on approximately 400,000 square feet of leased space subject to market-based cost growth and the desire to consolidate the workforce in County owned facilities resulting in long-term savings; (3) upcoming deferred maintenance costs including for mandatory seismic compliance; (4) anticipated long-term 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 an approximately 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 (LEED) and Zero Net Energy, to accommodate future increase in hybrid/remote work, and to incorporate learning from the COVID-19 pandemic.

On April 28, 2020, this Board appointed Board President Warren Slocum and Vice President David J. Canepa to the ad hoc committee for COB3 (ad hoc committee) to receive information from the Project Development Unit (PDU) regarding the project, provide the PDU with input, and make recommendations to the Board regarding project programming and design.

On June 23, 2020, this Board adopted Resolution 077488 which authorized the President of the Board to execute an agreement with Skidmore, Owens, & Merrill, LLP (SOM) for architectural and engineering services for the revised COB3 project in an amount not to exceed \$8,852,610. The agreement authorized various owner allowances for potential additional scope of work and services, and separately authorized additional change orders not to exceed 10 percent of the agreement value. The highest value owner allowance embedded within the agreement was \$450,000 for designing a 5th floor, which would bring COB3 to the approximately 200,000 square foot size for up to 612 employees.

DISCUSSION:

On September 8, 2020, the COB3 core team, which includes the Board's *ad hoc* committee members, the County Manager, the PDU director, and assigned staff, met with SOM to consider building concepts and program parameters including material, shape, and size. To, *inter alia*, reduce the County's reliance on increasingly aged and outdated facilities and associated elevated maintenance and operational costs, optimize the County's government center property, reduce the County's reliance on lease space subject to market-based cost growth, and consolidate the County's workforce in owned facilities along transportation hubs resulting in long-term savings and flexibility, the core team recommended exercising the Board authorized owner's allowance for the 5th floor.

Amendment 1 authorizes the 5th floor addition to the COB3 design and transfers the \$450,000 owner's allowance into the architect's approved design fee amounts, which are billed monthly on a percent complete basis as the work is completed and verified by the County Project Manager within the PDU. In addition, Amendment 1 modifies the target construction cost to accommodate the 5th floor addition, clarifies the approved build program parameters including total square footage, and approves two additional services requests in total amount of \$43,856 for utility relocation requirements and storm water pollution prevention plan compliance.

Approval of this amendment will increase the SOM agreement value by \$43,856 to \$8,896,466.

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

FISCAL IMPACT:

Funding for this agreement is included in the COB3 project budget and appropriations included in the FY 2020-21 approved budget.