



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 21-144

Board Meeting Date: 2/23/2021

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 Truebeck Construction, Inc. Contract for Lathrop House Relocation;
Ratification of Amendments

RECOMMENDATION:

Adopt a resolution authorizing the:

A) President of the Board of Supervisors to amend the agreement with Truebeck Construction, Inc., increasing the agreement by an amount not-to-exceed \$240,420, for final costs associated with the Lathrop House Relocation Project establishing a Guaranteed Maximum Price of \$1,512,092; and

B) Ratification of Amendment 2 to the Agreement with Truebeck Construction, Inc.

BACKGROUND:

In 2017, this Board held a study session to consider capital projects recommended in feasibility and master plan studies to address: (1) aging and deteriorating facilities (2) overuse of lease space; (3) seismic compliance; (4) public accessibility and navigation; (5) rising environmental standards; (6) projected staff growth; and (7) a need to modernize public and employee spaces. This Board directed staff to pursue projects, including County Office Building 3 (COB3), Parking Structure 2 (PS2) and Lathrop House Relocation project.

In June 2018, this Board approved Resolution 075918 authorizing an agreement with Truebeck Construction, Inc. (Truebeck) for construction management of COB3 and PS2 for a total amount of \$19,349,663, with change order authority not exceed an additional \$1,934,966.

In June 2018, the County received and rejected overbudget bids for a stand-alone Lathrop House Relocation project. To promote construction, management, and schedule efficiencies, the County solicited a bid from Truebeck to incorporate the Lathrop House Relocation project into the COB3 and PS2 Projects. Following competitive and public subcontractor bidding, the Lathrop House Relocation project scope was incorporated into the COB3 and PS2 projects and an amendment to the

agreement with Truebeck was executed in the amount of \$1,271,672 (Amendment 2).

In October 2018, this Board approved Resolution 076212 establishing a not to exceed amount of \$171,000,000 for the Truebeck agreement, with change order authority not to exceed an additional ten percent. The awarded agreement establishes that following completion of competitive and public trade bidding and award of trade subcontracts, the County and Truebeck will complete change orders to incorporate project scope and (at the discretion of the County) establish a Guaranteed Maximum Price (GMP).

In May 2019, the Lathrop House was successfully lifted from its footings at the Government Center and moved across the street to its new location at the rear of the historic courthouse. The home completed the journey intact and, following touch ups, was lowered onto its new foundation. Repairs to the interior walls and ceiling were completed. The home's registration on the National Register of Historic Places has been maintained and a Notice of Completion has been filed.

This resolution authorizes Amendment 17 which establishes a final Guaranteed Maximum Price (GMP) for the Lathrop House Relocation Project component of the construction agreement with Truebeck and ratifies all previous change orders related to the Lathrop House Relocation Project.

DISCUSSION

The Lathrop House Relocation Project was incorporated into the Agreement under Amendment 2. In order to meet the various requirements for permitting approvals and to preserve historical status, additional scope items including, but not limited to, modification of existing electrical systems, foundation improvements, soil off haul, structural changes due to utility coordination, upgrade to pressure treated plywood, and the associated time allotments were required to be added to the agreement, leading to a proposed increase in the Lathrop House Relocation Project cost of \$240,420, establishing a final Guaranteed Maximum Price (GMP) for the Lathrop Project of \$1,512,092, adjusting the completion date to September 16, 2019, and adjusting the total contract value as per Amendment 17.

The Project Development Unit (PDU) has worked diligently with Truebeck throughout the project to minimize additional costs and develop timely solutions for the challenges that arose on the project. PDU recommends that this Board authorize the requested GMP for construction of the Lathrop Project.

The final GMP costs for the Lathrop House Relocation Project are within the Board Authorized contract limit set in Resolution 076212 on October 23, 2018 and are within the total adjusted Lathrop House Relocation Project budget of \$2,100,000 approved by this Board as part of the September 2020 Budget Revisions.

The Amendment has been reviewed and approved by the assigned project manager and the Director and Assistant Director of the Project Development Unit.

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

FISCAL IMPACT:

The amount of \$240,420 has been provided in the FY 2020-21 Adopted Budget.