



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 21-184

Board Meeting Date: 3/9/2021

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

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

Subject: Change Order to Truebeck Construction Agreement for the County Government Center Parking Structure 2 for Parking Guidance System

RECOMMENDATION:

Adopt a resolution authorizing the President of the Board of Supervisors to execute a change order to the Construction Manager at Risk agreement with Truebeck Construction to provide a parking guidance system and adding \$753,462 to establish an adjusted guaranteed maximum price of \$48,093,320 for the Government Center Parking Structure 2 Project.

BACKGROUND:

The County's Parking Structure 2 (PS2), which is slated for completion in July 2021, will provide parking for County agencies and employees in support of the County Government Center campus. The new seven-level structure will provide 1,022 parking spaces. At opening, it will include 124 electric vehicle charging spaces, with substantial capacity to expand that number as demand increases. Powered by a rooftop solar photovoltaic system, consistent with the County's Green Building Policy, PS2 will generate energy that will be allocated to support Zero Net Energy (ZNE) design at County Office Building 3.

The agreement with Truebeck includes the construction of the PS2 project in addition to COB3 and the Lathrop House Relocation Project. The portion of the contract amount assigned to the PS2 project is currently valued at \$47,339,858.

As each level to PS2 is accessed by a single spiral speed ramp, a parking guidance system, indicating the number and location of available spaces on each level, is required for efficient operations. A guidance system was included in the initial project scope and budget, but selection was deferred to ensure the County could obtain a modern system at the best price.

This resolution would authorize an amendment to Truebeck's agreement incorporating a Parking Guidance System to their PS2 scope of work within the contract's fiscal limits and in accordance with the approved final project budget.

DISCUSSION

The approved Guaranteed Maximum Price (GMP) of \$47,339,858 confirmed in Amendment 16 and authorized by Resolution No. 077274 was based on the award of trade subcontracts and other known costs, and included approved value engineering changes, alternate additional costs for additional scope of work intended for the project, and other Owner allowances.

One additional scope of work approved is a Parking Guidance System to monitor the use of parking spaces and direct users to available spaces in real-time. This Amendment 18 includes the primary costs for this Parking Guidance system. Additional costs may be submitted, including costs for an extended service plan, once the design is complete and the system is coordinated with other trades and will be incorporated by change orders approved by the PDU.

This resolution would authorize Amendment 18 to the construction agreement with Truebeck increasing the contract amount by \$753,462, after utilization of \$158,705 from a previously approved budget alternate related to the parking guidance system, resulting in an adjusted Guaranteed Maximum Price of \$48,093,320.

The change order adds no costs or commitments to the County Office Building 3 (COB3) or Lathrop House Projects.

The change order 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 costs of this amendment are carried within the final project budget of \$58,000,000.