



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 22-1024

Board Meeting Date: 12/13/2022

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Ann M. Stillman, Director of Public Works
Subject: East Palo Alto City Hall Improvements Project
(Project No. P25J1)

RECOMMENDATION:

Adopt a resolution:

- A) Adopting plans and specifications, including conformance with prevailing wage scale requirements for the East Palo Alto City Hall Improvements Project; and
- B) Authorizing the President of the Board of Supervisors to execute an agreement with SBAY Construction, Inc., in the amount of \$8,900,000 for the East Palo Alto City Hall Improvements Project; and
- C) Authorizing the Director of Public Works to execute subsequent change orders to grant time extensions for project completion and payment up to a maximum aggregate amount not to exceed \$890,000, or 10 percent of the agreement amount.

BACKGROUND:

The County owned East Palo Alto Government Center (EPA) needs rehabilitation, primarily related to the building's mechanical systems. The immediate need is for a Heating, Ventilation, and Air Conditioning (HVAC) system replacement based on the recommendations made in the 2017 feasibility study that focused on identifying building improvements that would best serve the community for the next 30 years. Complete replacement of the HVAC system triggered further investigation into the usability of the building and how the modifications may trigger additional upgrades to the facility such as: improved security measures, ceiling replacements, indoor lighting upgrades, elevator modernization, and roof replacement.

On October 22, 2019, this Board adopted Resolution No. 077013, which authorized execution of an agreement with Swatt Miers Architects for architectural design and engineering services for the East Palo Alto Government Center Improvement Project (Project) in an amount not-to-exceed \$500,050.

Swatt Miers Architects completed the design and construction documents for the Project for bidding and construction. The proposed improvements consist of a new all electric HVAC central plant, new modern HVAC controls, LED lighting upgrade, roof replacement, drop ceiling replacements, fire alarm upgrade, security upgrades, and elevator modernization. The construction documents have been reviewed by the Planning and Building Department and the necessary permits have been approved and issued.

DISCUSSION:

On Monday, October 31, 2022, five (5) sealed bids were submitted to the Clerk of the Board of the County Executive Officer's office and opened in public by the Clerk of Board on Tuesday, November 1, 2022 in the Hall of Justice for the East Palo Alto City Hall Improvements Project. The bid of:

**SBAY Construction, Inc.
2901 Moorpark Ave Ste.220
San Jose, CA 95128**

at \$8,900,000 was the lowest responsible bid received. The summary of the bids received is attached as "Exhibit A".

The County Attorney's Office has reviewed and approved the resolution and agreement as to form.

FISCAL IMPACT:

The County appropriated \$8,362,560 for planning, design, permitting, and initial contracting in the Capital Projects FY 2021-22 Adopted Budget. An additional \$7,237,440 was appropriated in the FY 2022-23 Adopted Budget for the remainder of the Project including the construction contract, professional services, construction administration, special inspection services, and County project management (total appropriated budget is \$15,600,000).