



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 23-233

Board Meeting Date: 4/11/2023

Special Notice / Hearing: None

Vote Required: 4/5ths

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Executive Officer
Sam Lin, Interim Director, Project Development Unit

Subject: **Measure K** Appropriations Transfer Request for South San Francisco Wellness Center

RECOMMENDATION:

Measure K: Approve an Appropriation Transfer Request (ATR) recognizing unanticipated revenue in the amount of \$10,000,000 from the County's **Measure K** Reserves to Major Capital Construction Budget in FY 2022-23 for the South San Francisco Wellness Center project.

BACKGROUND:

In March of 2017, this Board held a study session to consider the recommendations for capital improvements made in the Feasibility Studies and Master Plans to address County use of leased space, aging facilities, Office of State Health Planning Department compliance work, public accessibility and navigation, parking, environmental standards, and efficiency of employee workspaces. Direction was given to the County Executive Officer and the Project Development Unit (PDU) to move forward with the recommended capital improvements at the conclusion of the study session.

Among the anticipated capital projects underway is the South San Francisco (SSF) Wellness Center located at 1050 Mission Road, in South San Francisco. The 9.7-acre property currently houses the Superior Courts of California, Probation Department, and the North County revenue collection office. The Superior Courts of California will remain at the North County Campus. The new SSF Wellness Center project will provide numerous medical services such as express care, primary care, and specialty care clinics, dental, and optometry services.

The new proposed building will be approximately 77,000 square feet with adequate surface parking for public and staff. The three-story building will be constructed of cross-laminated-timber and will be designed to achieve a Leadership in LEED Gold certification.

DISCUSSION:

In November 2018, after a formal Request for Proposals, the County entered into an agreement with SmithGroup for professional architectural design of the SSF Wellness Center Project for the initial amount of \$2,540,301.

On May 9, 2019, the PDU received formal proposals from three construction general contracting firms. On May 15, 2019, a selection committee made up of various County personnel selected XL Construction Corporation as the prime contractor on the SSF Wellness center project. On October 8, 2019, the County entered into a construction agreement with XL Construction in the amount of \$2,610,058.

Approval of this appropriation transfer request will allow the project team to proceed with the next phase of the project, the information technology (IT) telecom relocation, architectural review of construction code compliance, program planning of all department stakeholders, and ordering long-lead items. Additional design and construction scope is required to address the existing IT telecom relocation as well as the updating of design specifications per current building codes and need finding verification of stakeholders.

County Attorney has reviewed the resolution to accept these funds as to form.

EQUITY IMPACT:

The Board of Supervisors has approved the construction of the South San Francisco Wellness Center. The facility, upon completion, will provide a new and inviting space for residents to obtain health, dental, and optometry services that will positively impact health outcomes. The residents served at the facility, including those for whom obstacles are the greatest, will receive the tools and resources they need to achieve health and well-being.

FISCAL IMPACT:

Approval of the Appropriation Transfer Request will recognize unanticipated revenue in the amount of \$10,000,000 from **Measure K** Reserves to the Major Capital Construction Budget Unit. There are sufficient funds in the **Measure K** trust to cover this transfer. There is no impact to the General Fund.