



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 23-365

Board Meeting Date: 5/23/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Michael P. Callagy, County Executive
Sam Lin, Interim Director of the Project Development Unit
Subject: South San Francisco Wellness Center Architectural and Engineering Services

RECOMMENDATION:

Adopt a resolution authorizing the President of the Board of Supervisors to execute an amendment to the architectural and engineering services agreement with SmithGroup for the South San Francisco Wellness Project establishing a new not to exceed contract value of \$5,343,196.

BACKGROUND:

The South San Francisco (SSF) Wellness Center will be located at 1024 Mission Road, South San Francisco. The 9.7-acre property currently houses the North County Superior Court Building and the North County Probation Building, which includes a County Tax Collector satellite office. The Wellness Center Project includes demolition of the Probation Building, temporary relocation of the Probation and Tax Collector functions to modular units on site, permanent relocation of the Probation and Tax Collector functions to the North County Superior Court Building, and construction of a new Wellness Center.

The Wellness Center will provide numerous medical services including express care, primary care, specialty care, dental care, and optometry to an underserved part of the County. It will provide office space for San Mateo County Health System Aging and Adult Services, the District Attorney, and other County Departments. The three-level facility will be approximately 77,000 square feet with adequate surface parking for public and staff. The building will be constructed of cross-laminated-timber, all-electric, and designed to achieve LEED Gold or LEED Platinum certification.

SmithGroup is under contract to provide architectural and engineering services for the SSF Wellness Center Project and serves as the Architect of Record. Following a formal Request for Proposals, SmithGroup was selected to provide architectural and engineering services for the Wellness Center Project and on December 4, 2018, this Board adopted Resolution 076291 authorizing an agreement with SmithGroup, the current value of which is \$2,976,426. Since that time, additional services have included design scope changes resulting from an increase to the overall project square footage from

45,000 to 77,000 sq. ft. and a change in project location from 1050 Mission Street to 1024 Mission Street.

DISCUSSION:

The amendment will authorize design scope changes necessary to allow the project team to proceed with the next phases of the project. The authorized work includes, but is not limited to: (1) updates to the architectural, structural, mechanical, electrical, and fire suppression plans to reflect adoption of the 2022 California Building Code; (2) completion of departmental programming, schematic floor plans, and permitting for levels 2 and 3 tenant improvement spaces; (3) design of make-ready work including the information technology telecom systems relocation and the interim Probation trailer complex; (4) development of the Request for Qualifications/Request for Proposals (RFQ/RFP) for long-lead cross-laminated timber procurement; and (5) multi-year construction administration to ensure timely execution and quality of building construction. The amendment also includes the standard owner's design allowance of 10 percent which allows the project team and client the flexibility to issue necessary design change orders to address, *inter alia*, owner-initiated design changes, design scope gaps, and unforeseen conditions impacting design that may arise during this complex multi-year project. Unused owner's contingency allowance is deducted from the contract at termination and fully credited to the County.

County Attorney has reviewed and approved the resolution as to form.

EQUITY IMPACT:

The County of San Mateo is dedicated to ensuring equitable access to quality health care for all and fostering a diverse and inclusive workplace and cultivating and sustaining relationships with the community. This project provides access to service areas identified through demographic assessment as in need of improved access to care.

FISCAL IMPACT:

Funding for the amendment will be from **Measure K Reserves**, which is already included in the Major Capital Construction Budget Unit's FY 2022-23 Adopted Budget. Similar appropriations will be made for the FY 2023-24 and FY 2024-25 Recommended Budgets for the SSF Wellness Project. There are sufficient funds in the Measure K trust to cover this amendment. There is no Net County Cost increase associated with this action.