



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: September 1, 2015
Board Meeting Date: November 3, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: Skylonda Fire Station No. 58 Replacement Project—Agreement with T.B. Penick & Sons, Inc. for Design-Build

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an agreement with T.B. Penick & Sons, Inc. for the design-build of the Skylonda Fire Station No. 58 Replacement Project in the amount of \$6,249,999; and
- B) The Director of Public Works, and/or his designee to issue and execute on behalf of the County of San Mateo reimbursements and change orders up to 10% (a maximum aggregate amount of \$624,999) of the agreement.

BACKGROUND:

The Skylonda Fire Station No. 58 is located on Skyline Boulevard (State Route 35), adjacent to Alice's Restaurant, and consists of one office and one cabin-style barracks building constructed in 1939. Fire engines are housed in a separate pre-fabricated steel framed apparatus building erected around 1950. The office and barracks buildings are inadequate in size and greatly deteriorated. The barracks' structure is so compromised that the exterior wall is detaching from the building.

During the FY2013-14 budget process, your Board approved initial funding for the replacement of the Skylonda Fire Station office and barracks buildings. Following a detailed investigation, staff reported to your Board on April 22, 2014 that modifications for site access and remediating the sewage disposal system to conform with the current environmental health regulations will be necessary. On August 27, 2014, at the request of your Board, staff validated an \$8.1M project cost.

DISCUSSION:

Staff issued Request for Qualifications in accordance with Public Contract Code Section 22160 et seq., followed by a Request for Proposals, to solicit the best value and shortest implementation schedule for the design-build delivery of the Skylonda Fire Station No. 58 Replacement Project.

Since that time, the following events occurred:

April 14, 2015 - Request for Qualifications issued to prospective DBEs

June 18, 2015 - Statements of Qualifications received from eight (8) DBEs

July 08, 2015 – Three (3) highest ranked DBEs received the Request for Proposals

On September 16, 2015, proposals were received from the following DBEs:

- 1) T.B. Penick & Sons, Inc. in the amount of \$6,249,999 for construction of an Office/Barracks building, a drive through Apparatus Building, and a back-in Vehicle Storage Building.
- 2) Clark/Sullivan in the amount of \$6,107,785 for construction of an Office/Barracks building.
- 3) Gonsalves & Stronk in the amount of \$6,248,000 for construction of an Office/Barracks building.

A not-to-exceed design-build fixed fee of \$6,250,000 was required in order to be responsive to the RFP. Staff evaluated proposals based upon several factors including technical expertise, proposed design and design approach, project pricing, project management, schedule, life cycle costs, skilled labor force availability, and safety record. All three proposals met the minimum requirements.

The proposals from Clark/Sullivan and Gonsalves & Stronk provided for a new Office/Barracks Buildings in addition to an improved driveway and updated septic system; however, the proposal from T.B. Penick & Sons provided for the same improvements in addition to incorporating a drive-through Apparatus Building and a separate vehicle storage building.

Staff recommends an agreement with T.B. Penick & Sons, Inc. in the amount of \$6,249,999 based upon best value and shortest implementation schedule. Once the agreement is executed, the planning and design may proceed; however, construction of the project will not commence until CEQA review is complete. Based on the preliminary schedule, we expect to begin construction in February/March 2016, with substantial completion anticipated in April 2017.

County Counsel has reviewed and approved the resolution and agreement as to form.

Approval of these actions will contribute to the Shared Vision 2025 outcome of a Collaborative Community by advancing projects that provide regional benefits to San Mateo County residents.

FISCAL IMPACT:

The Skylonda Fire Station is included in the County's Five Year Facilities Capital Plan with \$4M in Measure A funds and \$4.1M in bond proceeds. The total project cost is budgeted for \$8.1M.

There is no impact to the General Fund.