



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: June 5, 2006
BOARD MEETING DATE: June 20, 2006
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: Paul Scannell, Assistant County Manager
SUBJECT: Receiving Home Design

RECOMMENDATION:

Adopt a Resolution authorizing the President of the Board to execute an agreement with KMD Architects and Planners for architectural services in the amount of \$278,300 for the design and construction administration of a new Receiving Home to be located on the County's property on Tower Road.

VISION ALIGNMENT:

Commitment: Ensure basic health and safety for all.

Goal 8: Help vulnerable people—the aged, disabled, mentally ill, at-risk youth and others—achieve a better quality of life.

This project contributes to the commitment and goal by constructing a new state-of-the-art facility to benefit youth, families, staff, and community.

Performance Measure(s):

Measure	FY 2004-05 Actual	FY 2005-06 Projected
On Schedule	100%	100%
Within Revised Budget	100%	100%

BACKGROUND:

The Board of Supervisors has approved the construction of the new San Mateo County Youth Services Center. A component of the project is the Receiving Home,

which is operated by the Human Services Agency. The new Receiving Home will replace the current facility, which was built in 1952 in San Mateo at Hacienda and 37th Avenue.

The Receiving Home originally was to be constructed with modular building units under the Turner Construction Company agreement that includes the entire Youth Services Center project. It has now been determined that conventional construction methods are more appropriate for this project. Subsequently, a request for proposal was solicited for an architect to prepare contract documents for public bidding.

DISCUSSION:

The County advertised for proposals in November and December 2005, including outreach to local architectural firms. Five proposals were received (see Attachment A matrix). KMD Architects and Planners was determined to best meet County criteria. The services to be provided include verification of the program and preliminary schematic design as envisioned by the Receiving Home and HSA administration, design development, construction documents, LEED certification to comply with the County's Sustainable Building policy, assistance in bidding, construction administration, and project closeout.

The Receiving Home design and construction will be overseen by the Building Project Management Section of the Department of Public Works. Project completion is estimated to be October 2007.

The agreement signed by KMD Architects and Planners is presented to the Board for approval. All exhibits to the agreement are available for review at the Capital Projects Division.

FISCAL IMPACT:

The total negotiated professional consulting fee shall be \$278,300. The estimated construction cost limit shall be \$2,400,000. This component of the project is funded by the sale of lease revenue bonds.

Exhibit A
Receiving Home Architect RFP Matrix

1.	General Description of RFP	Receiving Home design and construction administration
2.	List key evaluation criteria	Qualifications to perform work; experience; ability to meet schedule; price
3.	Where advertised	San Mateo County Times
4.	In addition to any advertisement, list others to whom RFP was sent	AIA San Mateo County Chapter; Wayne E. Gehrke, AIA; William J. Van Housen, AIA; Jerry Wings, AIA; Carter J. Warr, AIA; Susan M. Eschweiler, AIA, DES Architects + Engineers; Dase Design; Stantec; Sugimura & Associates Architects; The Design Partnership; Lowney Associates; Del Campo & Maru Architects; ARC Design; INDIGO/Hammon & Playle Architects, LLP; MWDL Architects; Van Housen Architecture; Beverly Prior Architects; ZFA Structural Engineers; BCA Architects; KFJ Architects; SKW Architects; BFGC Architects; Anderson Brule Architects; Paulette Taggart Architects; DLR Group; Harris & Associates.
5.	Total number sent to prospective proposers	26
6.	Number of proposals received	5
7.	Who evaluated the proposals	James Sowerbrower, Capital Projects Manager Jerry Okada, Public Works Project Manager
8.	In alphabetical order, names of proposers (or finalists, if applicable) and location	King Jones Fouad, San Francisco, CA KMD Architects and Planners, P.C., Portland, OR The Design Partnership, San Francisco, CA Richard Dart Architect, Livermore, CA Van Housen Architecture, San Mateo, CA