

**FINAL MINUTES
OF REGULAR MEETING OF GOVERNING BOARD OF
SAN MATEO COUNTY JOINT POWERS FINANCING AUTHORITY**

*****BY VIDEOCONFERENCE ONLY*****

Time: 11:00 a.m.

Date: Wednesday, July 27, 2022

Place: Zoom Videoconference Link: <https://smcgov.zoom.us/j/99509030461>

Or via Dial-in: (669) 900-6833

Meeting ID: 995 0903 0461

The meeting began at 11:00 AM

1. Roll Call

Members Present: 4 – John Gemello; Donna Vaillancourt; Paul Okada; and Paul Scannell, President.

Members Absent: 0

Staff Present: Roberto Manchia, JPFA Secretary
Daniel McCloskey, Deputy County Attorney
Sherry Golestan, Deputy Clerk of the Board

2. Public Comment

- **There were no public comments.**

3. Adopt a resolution finding that, as a result of the continuing COVID-19 pandemic, meeting in person for meetings of the Joint Powers Financing Authority would present imminent risks to the health or safety of attendees.

Motion: Gemello

Second: Okada

Ayes: 4 – Vaillancourt, Okada, Gemello, Scannell

Noes: 0

Members Absent: 0

RESOLUTION NO. 2022-001

4. Welcome and introductions

- New member Paul Okada

5. Approve the minutes of the meeting of October 27, 2021

Minutes amended to update wording on Item No. 6 at sentence 4, removing the first instance of the words “use of” therein; and Item No. 8, changing the date “January 2021” to January 2022.

Motion: Vaillancourt
Second: Gemello
Ayes: 3 – Vaillancourt, Gemello, Scannell
Noes: 0
Abstain: 1 - Okada
Members Absent: 0

6. Adopt a resolution approving the reallocation of proceeds in the approximate amount of \$45,000,000 from the 2018 Lease Revenue Bonds, Series A, from the County Office Building 3 (COB3) Project to the San Mateo Medical Center Project

- Robert Manchia explained that in 2021, \$50M in bond proceeds was reallocated from the COB3 project to the San Mateo Medical Center (SMMC) project because the SMMC building can re-coup some costs, and is part of the master lease. SMMC project expenses may total approximately \$217M. This action will move the last \$45M in bond proceeds to the SMMC project which gives the County a possibility to recoup more costs while allowing consideration of other buildings for the master lease. SMMC will be responsible for debt service.
 - Dan McCloskey: This is an efficient way to utilize the bond proceeds. We consulted with Orrick and SMMC leadership for support for this move. Subject to approval of this Board, we will take this item to the Board of Supervisors for approval of the reallocation.

Motion: Gemello
Second: Vaillancourt
Ayes: 4 – Vaillancourt, Okada, Gemello, Scannell
Noes: 0
Members Absent: 0

RESOLUTION NO. 2022-002

7. Update on current capital projects

- Adam Ely, Director of the Project Development Unit, introduced Paul Hundal, Capital Projects Manager, who provided an update on the Health Campus project. The update included a presentation of the campus administration building, estimated to be completed by or before March 2023. He shared comparisons of the existing site plan and new site plan. Essential Services Relocation has been completed as of May 2022, consisting of five projects. The HSB Building demolition is scheduled to happen from March 2023 through June 2023; and the 1954 building demolition is scheduled to take place from March 2023 through April 2024. The final phase is Link Building and Site work, scheduled from September 2023 through December 2024. There is significant underground utility work necessary during this piece of the project.

Adam shared more information about schedule and cost challenges, such as inflation, material escalation, supply chain issues, unforeseen site conditions, unanticipated operational challenges due to the pandemic,

and contractor-related delays due to the substandard concrete pour on the administration building, which have been overcome with no impact to safety of the building. The County is targeting GMP finalization by October 2022.

Adam Ely confirmed in response to a question by Paul Scannell that Truebeck Construction will be the contractor through the end of the project, noting that their new team is significantly better in performance.

Roberto added that Truebeck Construction is on other County capital projects, such as the COB3 Project, Parking Structure and SMMC.

Adam shared updates related to COB3 and Cordilleras, including a rendering of the COB3 building and Board Chambers. Final selections of furniture and technology are currently being made. He anticipates that the COB3 project will be completed near the end of 2023. Adam shared that the Cordilleras project is moving along well, with final completion expected in late 2023.

As to the Health Campus project, Adam expects to get the guaranteed maximum price by September, and all but \$15M of the final bid-out to be completed by the end of this year. Paul Hundal added that the contractor is taking on all of the risk related to the GMP.

Adam confirmed in response to a question from Paul Okada that the contractor for Cordilleras is Skanska.

Paul Scannell asked the total cost of the SMMC project, which Robert confirmed are now at \$217M, from initial projections of \$117 M. Cordilleras and COB3 projected costs have doubled.

8. Other Business (*Discussion only*)

- Discuss date of next meeting:
- Roberto Manchia mentioned that we will have another meeting in 2022.
- Roberto Manchia shared that this will be John Gemello's last meeting at his request, and to kindly send suggestions for new members to him, Sherry Golestan, and Daniel McCloskey.

9. Adjournment

The meeting adjourned at 11:48 AM.