

**RESOLUTION NO. 009-2026**

**ADOPTION OF A RESOLUTION SELECTING SWINERTON BUILDERS, WITH A BASE BID OF \$3,714,000 AND ADD ALTERNATE OF \$985,055, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE BURLINGAME CITY HALL TENANT IMPROVEMENT PROJECT AT 1440 CHAPIN AVENUE**

**WHEREAS**, on February 18, 2025, the City Council adopted Resolution No. 015-2025, authorizing the City Manager to negotiate and execute a Lease Agreement, Purchase and Sale Agreement, and Tenant Improvement Agreement with 1440 Chapin Owner LLC for 1440 Chapin Avenue; and

**WHEREAS**, on February 24, 2025, the City Manager executed all of the aforementioned agreements; and

**WHEREAS**, in March 2025, the City retained Group 4 Architecture, Research + Planning, Inc. (Group 4) to complete schematic designs, construction documents, and wayfinding signage for the Burlingame City Hall Tenant Improvement Project (the Project); and

**WHEREAS**, in November 2025, Group 4 completed the construction documents, which the City and the building owners subsequently approved; and

**WHEREAS**, the Project includes a base scope of work including all construction on the third floor of 1440 Chapin Avenue, as well as an add alternate scope of work that includes construction in one suite on the second floor; and

**WHEREAS**, the building owners advertised the Project for bid on December 9, 2025; and

**WHEREAS**, the building owners opened the bids on January 23, 2026; and

**WHEREAS**, the Tenant Improvement Agreement, Section 4.1, requires the City and building owners to mutually select the lowest responsive and responsible bidder for the Project; and

**WHEREAS**, Swinerton Builders is the lowest responsive and responsible bidder, with a base bid of \$3,714,000 and an add alternate bid of \$985,055.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURLINGAME RESOLVES AS FOLLOWS:**

1. Pursuant to the Tenant Improvement Agreement, the City Council selects Swinerton Builders as the lowest responsive and responsible bidder, with a base bid of \$3,714,000 and an add alternate bid of \$985,055.

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Michael Brownrigg, Mayor

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing Resolution was introduced at a regular meeting of the City Council held on the 2nd day of February, 2026, and was adopted thereafter by the following vote:

AYES: COUNCILMEMBERS: Brownrigg, Colson, Pappajohn, Stevenson, Thayer

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

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Meaghan Hassel-Shearer, City Clerk