



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Sheriff's Office



**Date:** March 2, 2015  
**Board Meeting Date:** April 28, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** 4/5

**To:** Honorable Board of Supervisors

**From:** Sheriff Greg Munks

**Subject:** Maple Street Correctional Center Shell Build-Out Project.

**RECOMMENDATION:**

- A) Resolution authorizing the Sheriff to build-out the 1<sup>st</sup> floor shell of the Maple Street Correctional Center as an inmate housing wing (MSCC Shell Build-Out).
- B) Resolution authorizing an appropriation transfer request transferring \$25,611,000 from Accumulated Capital Outlay Fund Reserves to Fixed Assets-Structures/Improvements in the Capital Projects Budget Unit.

**BACKGROUND:**

In December 2010, the County acquired a 4.85 acre parcel of land located on Maple Street in Redwood City. In October 2011, the Board approved a jail project at the site and authorized the Sheriff to proceed with a replacement jail with a rated bed capacity of 488-552, an additional 88 non-secure transitional beds, and a first floor warm shell. In May 2012, the Board approved contracts for jail design, engineering, and construction management. Following the demolition of existing buildings and site preparation, the Board approved various additional contracts related to the jail construction and eventual operation.

**DISCUSSION:**

The current construction of Maple Street Correctional Center (MSCC) calls for the 1st floor of the inmate housing wing to exist as a "warm shell" with no interior finishes or utilities in place, with infrastructure provided in anticipation of future construction. As a "warm shell" the 1st floor would be little more than an empty place holder for the future.

An independent study commissioned by the San Mateo County Sheriff's Office Jail Planning Bureau (JPB) found that immediately building-out the MSCC 1st floor, as opposed to waiting two years to complete the build-out, will result in savings to the

County of approximately \$25.7million. These savings are a result of several factors including without limitation the time value of money, the cost and time involved in selecting, retaining, and ramping up a general contractor and a multitude of subcontractors, the cost to mobilize and undertake the complicated logistic management of working within an fully functional jail, as well as the future, likely continued, price escalation of materials and labor in the dynamic Bay Area market. Perhaps even more importantly, if build-out is pushed into the future as a new construction project, the newly adopted and more stringent California Building Code and Title 24 standards for local detention facilities will be applicable to the construction, further increasing the costs considerably.

Subsequent to the independent study, an Ad-Hoc committee consisting of members of the Board of Supervisors, County Manager's Office, and Sheriff's Office was formed in February, 2015 to look at the idea of building out the ground floor (1<sup>st</sup> floor) of MSCC as a jail. Upon completion of their review, the committee felt that a decision to move forward was prudent and thereby recommended the build-out.

Upon approval of the new project budget of \$25.6M, the 1<sup>st</sup> floor of MSCC will be completed as additional housing units.

County Counsel has reviewed and approved the Resolution as to form.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Collaborative Community by ensuring a safe and cost effective MSCC facility.

**FISCAL IMPACT:**

The amount of the new Maple Street Correctional Center Shell Build-Out budget is \$25,611,000. Approval of this Appropriation Transfer Request will result in the one-time transfer of \$25,611,000 from Accumulated Capital Outlay Fund Reserves (proceeds from the sale of Circle Star Plaza) to the Capital Projects Fund. In May, the County Manager will bring a non-binding resolution to this Board to retain the option of reimbursing these project expenditures in a future bond financing if it is determined at a later date to be in the best financial interests of the County to do so.