



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



**DATE:** April 23, 2012  
**BOARD MEETING DATE:** May 8, 2012  
**SPECIAL NOTICE/HEARING:** None  
**VOTE REQUIRED:** 4/5 vote

**TO:** Honorable Board of Supervisors

**FROM:** Sheriff Greg Munks

**SUBJECT:** **Executive Summary:** Construction Management Services and Project Delivery Method for the Replacement Jail Project

**RECOMMENDATION:**

1. Adopt a Resolution authorizing the County Manager or his/her designee to execute:
  - A. An Agreement for Construction Management Services with Sundt Layton, A Joint Venture, for managing the construction of the San Mateo County Replacement Jail on Chemical Way in Redwood City, in the amount of \$7,387,929; and
  - B. Contract amendments which increase the County's maximum fiscal obligation by no more than \$100,000 in aggregate, and/or modify the contract term and/or services so long as the modified term or services do not cause the total cost of the construction of the Replacement Jail to exceed the current or revised fiscal provisions.
2. Approve a project allowance account established in the FY 2012-13 budget of \$3 million in Capital Projects to be used as needed for items that are to be paid by the County over the course of the Project.
3. Approve an Appropriation Transfer Request in the amount of \$960,100 from Non-Departmental ERAF Reserves to Capital Project for construction management service for FY 2011-12. Costs for FY 2012-13 are estimated to be \$40 million.
4. Approve the use of the design-build delivery method, as permitted by Public Contracts Code § 20133, with certain trade contractors performing work on the Replacement Jail Project.

**BACKGROUND:**

In December, 2010, the Board of Supervisors acquired 4.85 acres of land in Redwood City for the express purpose of constructing a Replacement Jail (the Project) and approved a mitigated negative declaration. On October 4, 2011, the Board approved the

scope and size of the Project, clearing way for the Project to enter the design phase.

## **DISCUSSION:**

### **Selection of the Construction Manager**

On December 21, 2011, the San Mateo County Sheriff's Office issued a Request for Statements of Qualifications (RFSOQ) seeking qualified construction management firms. RFSOQ advertising and outreach included ads placed in local newspapers, posting on the Sheriff's Office Jail Planning website, and postings on the Jail Planning Facebook and Twitter pages. Nine firms responded to the RFSOQ. Representatives from the Sheriff's Office Jail Planning Unit (the JPU), along with a Deputy County Counsel and a representative of the County Manager's Office, carefully reviewed all RFSOQ submittals. The group then recommended that the top three ranked firms be moved into the Request for Proposal (RFP) stage of the process. The recommended firms were: Sundt Layton, A Joint Venture, Hensel Phelps Construction Company and McCarthy Building Companies, Inc. On February 6, 2012, the Sheriff's Office issued an RFP to the top three firms. On February 28, 2012, a selection panel conducted interviews with the top three firms.

After receiving input from the selection panel, the Sheriff recommends that the County Manager enter into an agreement with Sundt Layton to serve as construction manager for the Project.

### **Design-Build Delivery Method**

The option of utilizing the design-build delivery method for some of the sub-trade contractors affords the County the benefit of bringing trades on early to assist with cost control and value engineering. Use of this method is permitted by Public Contracts Code § 20133 upon approval of the Board.

Approval of this contract for Construction Management Services and Project Delivery Method contributes to the Shared Vision 2025 outcome of a Collaborative Community by ensuring a safe and cost effective Replacement Jail Facility.

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

## **FISCAL IMPACT:**

The cost of this construction management services contract is \$7,387,929. This not-to-exceed contract amount is based on \$250,000 for pre-construction services, \$3,842,478 million for general conditions (to be paid based on actual auditable costs), and \$3,295,451 million based on a contract fee of 3.29% of the anticipated \$100,000,000 hard construction costs. The 3.29% includes the construction manager's overhead, profit (fee), bond and contractor controlled insurance plan. The project allowance account of \$3 million will be kept in Capital Projects and established in the FY 2012-13 budget. It is anticipated that \$960,100 in costs will be incurred during FY 2011-12 and \$40 million in FY 2012-13, not including the \$1.1 million of remaining unspent funds from site acquisition. The above costs will be funded from Non-Departmental ERAF Reserves. Future Project costs will be included in future fiscal year budgets and funded by either Non-Departmental ERAF Reserves or bond proceeds for the Replacement Jail Construction Project.