



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



Date: February 24, 2016
Board Meeting Date: April 12, 2016
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Sheriff Greg Munks

Subject: Conversion of the Old Maguire Correctional Facility into the Sheriff's Office Headquarters

RECOMMENDATION:

Adopt a resolution authorizing the Sheriff to proceed with the conversion of the Old Maguire Correctional Facility into the Sheriff's Office Headquarters.

BACKGROUND:

In October 2016, upon completion of the Maple Street Correctional Center Phase Two - Ground Floor Build-Out, the Old Maguire section of the Maguire Correctional Facility will be decommissioned from use as a jail. In April of 2015, your Board approved a contract with AECOM Technical Services, Inc. to study the possible repurpose options for Old Maguire. Currently, there is a tremendous lack of space in the Hall of Justice, making it difficult to meet the expansion needs of other County departments including the County Manager/Board of Supervisors Offices and the District Attorney's Office. AECOM explored the feasibility of moving the bulk of the Sheriff's Office functions currently housed in the Hall of Justice into Old Maguire, making it the Sheriff's Office Headquarters building. After a detailed study was completed and conceptual estimating was done, AECOM concluded that this move is both technically and economically feasible.

DISCUSSION:

The Old Maguire Correctional Facility was completed and opened in 1988. There are currently 280 beds in that facility which will be taken offline in October 2016 when the building is decommissioned from use as a jail. Old Maguire is a steel frame structure with concrete panels and walls which provide a secure perimeter. If this resolution is approved, the Sheriff will develop and implement remodel plans to include:

1. The demolition of all interior construction including vertical core and shafts, and replacement of the exterior skin;
2. The addition of a fifth floor;

3. An improvement in building efficiency and optimization of interior space, the construction of new staircases, elevator shafts, and new mechanical, electrical, and plumbing systems; and
4. The seismic upgrade and reinforcement of the foundation and structural columns

The secure transportation bridge which leads from New Maguire through Old Maguire over to the Hall of Justice will remain intact.

The Sheriff's Office currently occupies approximately 42,500 square feet of space between the 1st and 3rd floors of the Hall of Justice. The bureaus of the Sheriff's Office that will move to the Sheriff's Office Headquarters building will include Sheriff's Administration, Fiscal Division, Professional Standards Bureau, Civil Bureau, Technical Services, Records, Payroll, Property, Patrol, Investigations and the locker rooms. The Transportation Bureau will remain in its small office located on the 4th floor of the Hall of Justice.

Included on the ground floor of the new Sheriff's Office Headquarters building will be a 1350 square foot "community room" which will be a new County asset. This room will have a separate public entrance with restrooms and can be used for a wide variety of events and meetings.

The end result of this plan will provide a 60,000 square foot Sheriff's Office Headquarters building which will consolidate Sheriff's Office functions. Additionally, it would free up approximately 42,500 feet of space in the Hall Of Justice to help meet the needs of and improve the overall workflow for other County departments.

The budget forecast for this conversion is \$39.4 million.

FISCAL IMPACT:

The seed funding for the Sheriff's Office Headquarters will be \$2.5 million, and is part of the overall budget forecast of \$39.4 million. These funds will be used to prepare Bridging Documents, Site Geotechnical Report, CEQA/EIR study, Environmental report, Construction Management support, and miscellaneous expenses. There are appropriations of \$300,000 in this year's budget and \$8 million in the FY 2016-17 Tentatively Adopted Budget for this project.