



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



Date: May 18, 2015
Board Meeting Date: August 4, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Sheriff Greg Munks

Subject: Amendment to the Agreement with Hellmuth, Obata + Kassabaum, Inc. for the Maple Street Correctional Center Phase 2 - 1st Floor Build-Out.

RECOMMENDATION:

Adopt a Resolution authorizing the County Manager or his/her designee to execute an amendment to the Agreement with Hellmuth, Obata + Kassabaum, Inc. (HOK) to include pre-construction architectural and engineering services for the Maple Street Correctional Center (MSCC) Phase 2 - 1st Floor Build-Out, increasing the contract amount by \$300,000, for an amount not to exceed \$9,549,255.

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 of Supervisors approved a jail project at the site and authorized the Sheriff to proceed with a replacement jail facility with a rated bed capacity of 488-522, 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. One of those contracts was with HOK to provide architectural and engineering services. Following the demolition of existing buildings and site preparation, the Board approved additional contracts and amendments related to the jail construction and eventual operation.

In January 2015, the Board approved Amendment One (Resolution No. 073627) to the contract with HOK to include a schedule extension and additional services.

On April 28, 2015, the Board approved the MSCC Phase 2 – 1st Floor Build-Out (Build-Out). In this phase, the area initially designated as a warm shell will be constructed and equipped as part of the secure area of the jail.

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DISCUSSION:

HOK is the architectural firm selected for the MSCC project and has been under contract since May 2012. HOK has utilized its expertise to design a state-of-the-art correctional center that will blend in well with the surrounding community, be environmentally responsible and functionally efficient, and serve the County for decades.

An independent study commissioned by the Jail Planning Bureau found that immediate build-out of the 1st floor will save the County approximately \$25.7 million. These savings are a result of several factors including the maintenance of a grandfather clause impacting building code requirements as well as the cost and time involved in selecting, retaining, and ramping up a general contractor and a multitude of subcontractors.

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 to look at the idea of an immediate build-out. Upon completion of their review, the committee felt that a decision to move forward was prudent and therefore recommended the project. On April 28, 2015, the Board authorized the Build-Out.

Amendment Two to the contract with HOK will include Build-Out related pre-construction architectural and engineering services. It is anticipated that a final amendment to cover the full cost of HOK's architectural and engineering Build-Out services will be brought to the Board in October 2015.

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:

Amendment Two will increase the contract by \$300,000, for an amount not to exceed \$9,549,255. The Maple Street Correctional Center Phase 2 - 1st Floor Build-Out budget is \$25,611,000 and was funded from Capital Reserves upon approval of the project. This increased amount of \$300,000 has been included in the Sheriff's Office FY 2015-16 Tentatively Adopted Budget.