



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



Date: June 30, 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 Construction Management Service Agreement with Sundt-Layton for the Maple Street Correctional Center Phase 2 - 1st Floor Build-Out

RECOMMENDATION:

Resolution authorizing the County Manager or his/her designee to:

- (1) Execute amendment to the Construction Management Service Agreement with Sundt Layton to include pre-construction management services, sub-contractor pre-construction design services, and long lead item procurement for the MSCC Phase 2 - 1st Floor Build-Out, increasing the amount by \$2,000,000 to an amount not to exceed \$138,549,687; and
- (2) Execute change orders not to exceed 3% of the agreement amount.

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 approved contracts was with Sundt Layton to provide construction management 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.

An independent study commissioned by the Jail Planning Bureau found that immediate build-out of the first floor warm shell 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 new 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 of the warm shell. 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 approved the Maple Street Correctional Center (MSCC) Phase 2 – 1st Floor Build-out (Build-Out). In this phase, the area initially designated as the warm shell will be constructed and equipped as part of the secure area of the jail. Sundt Layton will provide continued and additional construction management to complete this project.

DISCUSSION:

Sundt Layton is the construction management firm competitively selected for the MSCC project and has been under contract since May 2012. Sundt Layton has used its expertise to manage the construction of a state-of-the-art correctional center that will serve the County for decades. Sundt Layton's contract, as previously amended, anticipated construction of the MSCC 1st floor as a warm shell without interior finishes or utilities.

The amendment to the agreement with Sundt Layton will provide for Build-Out related pre-construction management services, sub-contractor pre-construction design services, and long lead item procurement. The amendment will increase the contract amount by \$2,000,000 for an amount not to exceed \$138,549,687. It is anticipated that a final amendment to cover the full cost of Sundt Layton's construction management and sub-contractor Build-Out services will be brought to the Board for approval 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:

The amendment to the agreement with Sundt Layton will increase the amount by \$2,000,000 for an amount not to exceed \$138,549,687. This increase has been included in the approved MSCC Phase 2 - 1st floor Build-Out budget of \$25,611,000, which is funded from Non-Departmental ERAF Reserves. The \$2,000,000 increase and change order authority is within the aggregate project budget