



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



**Date:** November 12, 2015  
**Board Meeting Date:** December 08, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Sheriff Greg Munks

**Subject:** Amendment to the agreement with Enovity Inc. for 1st Floor Build-Out of the Maple Street Correctional Center

**RECOMMENDATION:**

Adopt a resolution authorizing the Sheriff or Sheriff's designee to execute an amendment to the agreement with Enovity Inc. to provide building commissioning and consulting services, expanding the scope to include the 1st Floor Build-Out of the Maple Street Correctional Center, increasing the contract by \$90,000, for an amount not to exceed \$408,670 and extending the term one year to October 22, 2016.

**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 construction at the site of a replacement jail with a rated bed capacity of 488-522, an additional 88 non-secure transitional beds, and a first floor warm shell. In 2012, the Board approved contracts for jail design, engineering, consulting, and construction management, including a contract with Enovity Inc., for building commissioning and consulting services.

On April 28, 2015, the Board authorized the Maple Street Correctional Center (MSCC) Phase 2 – 1<sup>st</sup> Floor Build-Out. In this phase, the area initially designated as a warm shell will be equipped as part of the secure area of the jail.

Upon completion of the Maple Street Correctional Center Phase 2 – 1<sup>st</sup> Floor Build-Out, the Old Maguire Jail portion of the Maguire Correctional Facility will be decommissioned as a jail.

**DISCUSSION:**

Enovity is the firm selected through competitive process to provide commissioning and consulting services for the new jail and has been under contract since October 2012.

Enovity has used its expertise as commissioning consultant to ensure that the new jail is designed, equipped, and constructed to operate efficiently and according to County requirements. Enovity's focus has been on jail systems that have a primary impact on energy performance and indoor environmental quality.

An independent study commissioned by the San Mateo County Sheriff's Office Jail Planning Bureau (JPB) found that immediately building-out the MSCC 1<sup>st</sup> floor, as opposed to waiting two years to complete the build-out, will result in savings to the County of approximately \$25.7 million. These savings are a result of several factors including, among several others, 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 examine the possibility of an immediate build-out. Upon completion of the review, the committee felt that a decision to move forward was prudent and therefore recommended the project.

The Board of Supervisors has now authorized the build-out of the 1<sup>st</sup> floor of the MSCC. The approval of this resolution will authorize an amendment of the existing agreement with Enovity Inc. for building commissioning and consulting services, expanding the scope of the agreement to include the build-out, and extending the term of the agreement to October 22, 2016. The amount of this amendment is \$90,000 which includes a \$30,000 allowance for unforeseen conditions and the full amount is included in the approved 1<sup>st</sup> Floor Build-Out budget of \$25.6M.

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 1<sup>st</sup> Floor Build-Out budget is \$25,611,000. This amendment to the agreement with Enovity Inc. increases the amount by \$90,000 to a new not to exceed amount of \$408,670 through October 22, 2016. Funding for this amendment to the agreement is included in the Sheriff's Office FY 2015-16 Adopted Budget.