



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



Date: November 12, 2015
Board Meeting Date: December 8, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Sheriff Greg Munks

Subject: Agreement with Sundt/Layton, A Joint Venture

RECOMMENDATION:

Adopt a resolution authorizing the County Manager or his/her designee to execute an amendment to the agreement with Sundt/Layton and change orders, for an amount 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. The Board later authorized the Sheriff to construct a replacement jail – the Maple Street Correctional Facility (MSCC) – at that site.

As initially designed, the MSCC had a space on the first floor reserved for undetermined future uses. On April 28, 2015, the Board resolved that this space, the so-called warm shell, should be built out as part of the jail's secure area.

Sundt/Layton, who has managed construction of MSCC, will manage the warm shell build-out. This resolution authorizes amendment of the agreement with Sundt/Layton to include this additional phase of the project.

DISCUSSION:

In 2011, the Board approved construction of the MSCC. The following year, the Board approved an agreement with Sundt/Layton to manage construction of the facility. The agreement, which was amended as the design took shape, initially called for retention of a 1st floor warm shell.

In 2014, the Jail Planning Bureau commissioned a study of the timing of a possible warm shell build-out. The study found that delaying the build-out two years would cost the County approximately \$25.7 million due to the loss of a grandfather clause.

impacting building code requirements and the costs of re-selecting, re-retaining, and re-ramping up a contractor and subcontractors. Following the study, an ad-hoc committee, consisting of representatives from the Board of Supervisors, County Manager's Office, and Sheriff's Office, examined and then recommended the immediate build-out of the warm shell. On April 28, 2015, the Board authorized this project and approved an appropriation of \$25,611,000 from excess ERAF funds.

Approval of this resolution authorizes the County Manager or designee to amend the agreement with Sundt/Layton to include the warm shell build-out, increasing the agreement amount by \$21,500,000 to a new not to exceed amount of \$164,146,178. Approval of the resolution also provides the County Manager or designee aggregate change order authority not to exceed 3% (\$4,924,385) of the agreement amount.

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:

This amendment four to the agreement with Sundt/Layton increases the amount by \$23,500,000 for a new not to exceed amount of \$164,146,178. Funding for construction of MSCC and accompanying change order authority is within the budget for construction of MSCC, as augmented for the warm shell build-out.