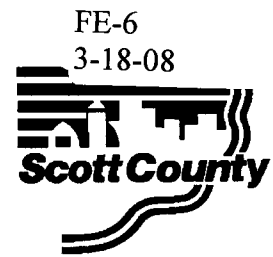


# Facility and Support Services

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March 12, 2008

To: C. Ray Wierson

From: Dave Donovan, Director  
Facility and Support Services

Subj: Board and PSA update information on Jail Renovation/Expansion Project

It has been several months since the last formal jail update report. Since that time, contractors and the project team have completed Phase 1 of construction for this project except for some punch list items that still require attention. In addition, activities in Phase 2 are well underway. Significant activities and milestones during the past period include:

- **Contract #1 General Construction Jail Additions:** Site work is largely completed. Demolition for Phase 2 is complete and the new building addition on the east (female recreation and loading docks) is in place. Temporary corridors linking new construction on both sides of the old jail are in place, but have been troublesome. New interior masonry construction in the lower level and first floors of the old jail is largely complete. The existing kitchen operation continues to be shut down until Phase 2 work is completed in the basement.
- **Contract #2 Mechanical/HVAC/Plumbing Entire Project:** Mechanical demolition for Phase 2 is largely complete. Rough in work for Phase 2 continues throughout, following the progression of masonry work. Work on re-connecting roof drains and water supply to the upper floors of the old jail continues. Work on replacement of large HVAC equipment continues.
- **Contract #3 Electrical Entire Project:** Electrical demolition for Phase 2 is largely complete. Rough in work for Phase 2 continues throughout, following the progression of masonry work. Work on re-feeding electrical power to the upper floors of the old jail continues.
- **Contract #4 Sprinkler System Entire Project:** Sprinkler re-work in the old jail is beginning.
- **Contract #5 Electronic Security System Entire Project:** No Phase 2 work is underway. However, programming for Phase 2 was delivered when Phase 1 was installed. Most work under this contract will involve testing and trouble shooting near the conclusion of Phase 2.
- **Contract #6 Detention Equipment Entire Project:** Personnel for this contract were on site for the past three weeks. They completed some punch list items for Phase 1 and installed Phase 2 doors in the lower level. They have since left the site and should return in approximately 4 weeks.

- **Contract #7 General Construction Administration/Entrance Building:** This contract only has Phase One work and is complete. There are remaining punch list items that need to be addressed.
- **Significant Issues/Changes/Obstacles:**
  - ✓ Change orders continue to be a challenge during Phase 2. During demolition in the lower level, several sewer lines were rotted and required replacement. Additionally, some drain lines that we intend to leave in place on upper floors require reconnection work not originally included in the design drawings.
  - ✓ One significant change item that will come for approval is for female dorm changes. After discussions with the State Jail inspector, making these changes will increase our housing capacity in that location by 16. This change will pay for itself as our population increases.
  - ✓ Most traffic and access to the job site is via the Ripley Street. Access to and from the new sallyport for jail operations is problematic at times.
  - ✓ Logistical issues with the existing jail operation are requiring some creative solutions as we attempt to minimize impact, especially in terms of access and security.
  - ✓ All contingency funds are depleted. Additional monies from interest earnings were committed to fund change orders and other project expenses. The County Administrator and FSS Director have prepared a revised project budget plan for the March Public Safety Authority meeting to show expenditures to date and estimates for remaining work and expenditures.

The remaining general contractor (GCI) continues to hold progress meetings on Tuesday mornings, every other week. The next meeting date is March 18, 2008 at 10:00 a.m. All information exchange (change order requests, requests for information, shop drawings, etc) flow through the respective general contractor for control schedule and coordination. Likewise, the general contractor runs the progress meetings and coordinates all work on the project sites. All information requiring owner action or decision flows through the general contractor to the architect before reaching the owner.

As you can see, significant progress is occurring. The current schedule calls for the completion of Phase 2 during the summer of 2008.

The construction teams are working well together and logistics are going reasonably well as the mobilization has progressed. Contractor presence on the site is now much smaller and the majority of the parking is once again available for county use. This has greatly reduced the confusion and inconvenience for the public and county employees.

Cc: Jail Design Team  
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Tammy Speidel