

Facility and Support Services

600 West 4th Street
Davenport, Iowa 52801-1003
fss@scottcountyiaowa.com
(563) 326-8738 Voice (563) 328-3245 Fax



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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 two months since the last formal jail update report. Since that time, contractors and the project team have made significant progress toward the completion of Phase 2 of construction for this project. In addition, we are continuing to work toward clearing any remaining punch list items from Phase 1. Significant activities and milestones during the past period include:

- **Contract #1 General Construction Jail Additions:** Site work is largely completed. The new building addition on the east (female recreation and loading docks is in place. Temporary corridors have largely been removed. Staff and inmate movement is now accomplished via new permanent corridors with some additional security provisions to facilitate access by both the jail and contractors. New interior masonry construction on all 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. Remaining work for this contract includes some site work on the east and finishes throughout the phase two spaces.
- **Contract #2 Mechanical/HVAC/Plumbing Entire Project** Mechanical rough-in is largely complete for Phase 2. Work on replacement of large HVAC equipment continues. As spaces ready for finishes, fixtures will go in and systems activated.
- **Contract #3 Electrical Entire Project:** Electrical rough-in for Phase 2 is largely complete. As spaces ready for finishes, devices and trim will go in and systems energized. As the ceilings go in, the fire alarm devices will be installed and eventually activated to the existing new system.
- **Contract #4 Sprinkler System Entire Project:** Sprinkler work has followed the progression of Phase 2 masonry. As spaces are finished the system devices will be installed and the system charged.
- **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. This work will likely begin during June.
- **Contract #6 Detention Equipment Entire Project:** No personnel are currently on-site. We expect their crews to return to the site in the coming weeks to install the remaining phase two detention doors, windows and equipment.

- **Contract #7 General Construction Administration/Entrance Building:** This contract only has Phase One work and is complete. There are a few remaining punch list items that need to be addressed.
- **Significant Issues/Changes/Obstacles:**
 - ✓ Change orders continue to be a challenge during Phase 2. Issues involve existing hidden electrical, patching and ceiling finishes in re-used secure areas and some electrical feeds.
 - ✓ Most traffic and access to the job site is via the Ripley Street. Access to and from the new sallyport has improved as the volume of heavy traffic into the site continues to decline.
 - ✓ 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 remaining general contractor (GCI) continues to hold progress meetings on Tuesday mornings, every other week. The next meeting date is May 20, 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
Mark Kendall
Tammy Speidel