

Facility and Support Services

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To: C. Ray Wierson

From: Dave Donovan, Director
Facility and Support Services

Subj: Board update information on Jail Renovation/Expansion Project

The last update on the Jail Project was in February at the Public Safety Authority meeting. Since that time additional progress has been made in Phase 1 of construction for this project. Significant activities and milestones during the past month include:

- **Contract #1 General Construction Jail Additions:** Excavation and foundation work continues. All piling and caps are complete in the Programs building. Piling and caps are in progress for the housing unit. New electrical service duct is complete to the new transformer location. Masonry on the programs building began on March 27, 2006.
- **Contract #2 Electrical Entire Project:** All on-site temporary electrical service is complete. Sleeves and conduits for elevator basement and foundation penetrations are complete. Preparatory work for the new transformer and switch gear is continuing. The relocating and rerouting of existing systems is on-going.
- **Contract #3 Mechanical/HVAC/Plumbing Entire Project:** West side sanitary and storm sewer relocations are nearing completion. Remaining work includes the installation of catch basins to divert storm water run-off north of the railroad viaduct. East side sanitary relocation and grease trap installation are completed. Preparatory work for the new gas services to the Courthouse and Jail are underway. The relocation of air conditioning units for the Courthouse is in progress.
- **Contract #4 Sprinkler System Entire Project:** No progress to report.
- **Contract #5 Electronic Security System Entire Project:** Shop drawings and wiring diagrams are in process, but are behind schedule. This could affect other contracts if not corrected.
- **Contract #6 Detention Equipment Entire Project:** An intensive two day workshop verified and corrected all detention doors, windows and glazing. Shop drawings are in progress.
- **Contract #7 General Construction Administration/Entrance Building:** The new start date for work on this portion of the project is April 17th due to ADA access issues and the relocation of gas services and air condition units in the building footprint. ADA lifts are on order for the fourth street entrance and interior stairs.
- **Significant Issues/Changes/Obstacles:**
 - ✓ The general contractor unearthed an underground storage tank in the footprint of the programs building. The excavator along with an environmental

contractor cleaned and removed the unregulated tank from the site. We instructed the contractor to over-excavate at that location as a precaution. Approximate total cost ~ \$28,000

- ✓ Redesign and configuration of the east-west sewer line due to space constraints is complete. Approximate total cost ~ \$25,000
 - ✓ Poor soil in the housing unit prompted a decision on over-excavation versus slab redesign. Based on discussion with the owner's representative and the architect, we decided to redesign the slab rather than risk further poor soils. Approximate cost ~ \$57,500
 - ✓ The mechanical contractor encountered excessive rubble in the pathway of the relocated storm and sanitary sewers. They removed the rubble and then replaced it with a combination of rock and engineered fill. Approximate cost: ~ \$8,000.
- **Other information:** Both general contractors hold progress meetings every other Tuesday morning. The next meeting date is April 11, 2006 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, both generals run the progress meetings and coordinate all work on their respective 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. Thus far the overall construction schedule still seems reasonable. A few items are off target by as much as one month, but the critical path of the project seems to be relatively unaffected so far. We will continue to monitor this situation as underground work progresses and the shell of the building begins to go up.

The construction teams are working well together and logistics are going reasonably good as the footprints of the buildings are established and the mobilization progresses toward the full limits of the construction site. Expect parking and access to continue to be inconvenient and more contractors are on site and movement into and out of the site intensify.

Attached is a financial report for the project to date. As you can see, we have begun to make initial payments to the various contracts for work to date. Expect the amount of payments each month to increase as the value and amount of the construction in progress increases. I will be available at the next Committee of the Whole meeting to discuss this report further and to answer any questions you or the Board may have.

Cc: Jail Design Team
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