

Facility and Support Services

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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

The last update on the Jail Project was at the end of March. 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 area and more than half of the Housing area. Foundations are in place in these areas as well. Excavation and piling in the booking and sallyport area (east side) are underway. Masons are back on site and continuing to erect walls on the programs building.
- **Contract #2 Electrical Entire Project:** Preparatory work for the new transformer and switch gear is complete. The utility should energize this new service in the next several weeks. Underground work continues in the programs and housing areas. Electrical relocations for existing HVAC equipment is largely completed. The existing electrical service into the jail will be maintained longer than anticipated due to logistics concerning the new electrical service into the new building.
- **Contract #3 Mechanical/HVAC/Plumbing Entire Project:** West and east side sanitary and storm sewer relocations are completed. Preparatory work for the new gas services to the Courthouse and Jail are complete and the new services are fully operational. The relocation of air conditioning units for the Courthouse is nearing completion. Underground work for the housing and program areas continues. Discussion of the coordination in the plumbing chases has begun.
- **Contract #4 Sprinkler System Entire Project:** No progress to report.
- **Contract #5 Electronic Security System Entire Project:** Shop drawings and wiring diagrams are completed. This contractor should make a site visit during May to facilitate the electrical prep work and to coordinate schedule.
- **Contract #6 Detention Equipment Entire Project:** Shop drawings are completed. Coordination with security electronics and electrical is in progress. The initial shipment of detention door frames arrived near the end of April.
- **Contract #7 General Construction Administration/Entrance Building:** ADA lifts are installed. Excavation work has begun in this area. Soil conditions necessitated over-excavation near the existing courthouse. Pile driving should begin around May 10th.
- **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.
- ✓ The general contractor for the Administrative Building encountered significant rubble and other poor fill around the Courthouse. Over-excavation was authorized. Approximate Cost – unknown at this time.
- ✓ Existing electrical and gas services became obstacles and required protection during work in the booking area.
- **Other information:** Both general contractors hold progress meetings every other Tuesday morning. The next meeting date is May 9, 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 and owner's representative.

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 six weeks, 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 continue 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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