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(2006-025) Ross Palley, President*

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

June 21, 2006

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing

- Project Status – Construction
  - Overall Construction 75% ± Complete
  - Quality of construction is very good
  - New CCR & Complete / 95% cutover
  - Contract Work @ 11<sup>th</sup> Floor and New ITR Complete

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- Project Status – Construction
  - System Acceptance Testing (SAT) nearly complete for ITR & 11<sup>th</sup> Floor
  - Occupancy of Completed 11<sup>th</sup> Floor & ITR in July '06
  - Floor - By- Floor construction Scheduled to begin in July '06

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing

- **Project Status – Operations**
  - Field coordination, cooperation, and teamwork continues to be good
  - DAJD, JHS, Contractor, Subcontractor, County Successfully orchestrated major shifts in operations
    - Temporary ITR
    - Vacated 11<sup>th</sup> Floor (**650** shuffled for 99 moved)
    - CCR Cutover

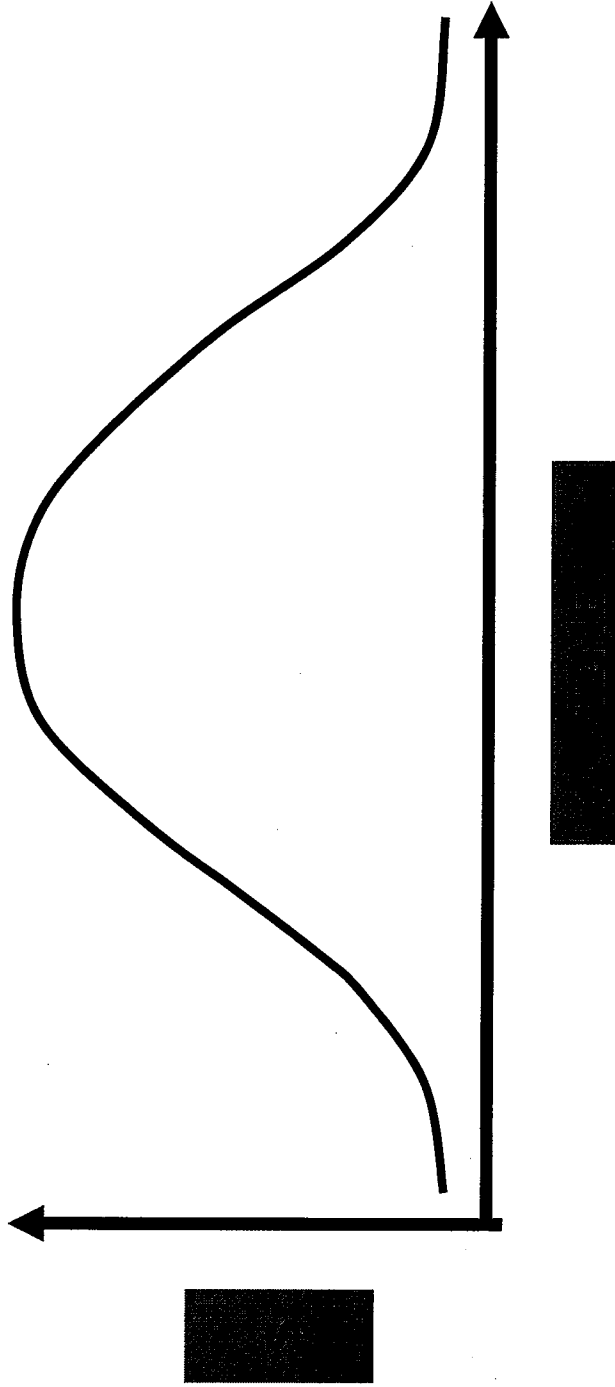
# King County Correctional Facility

## ISP & JHS Project

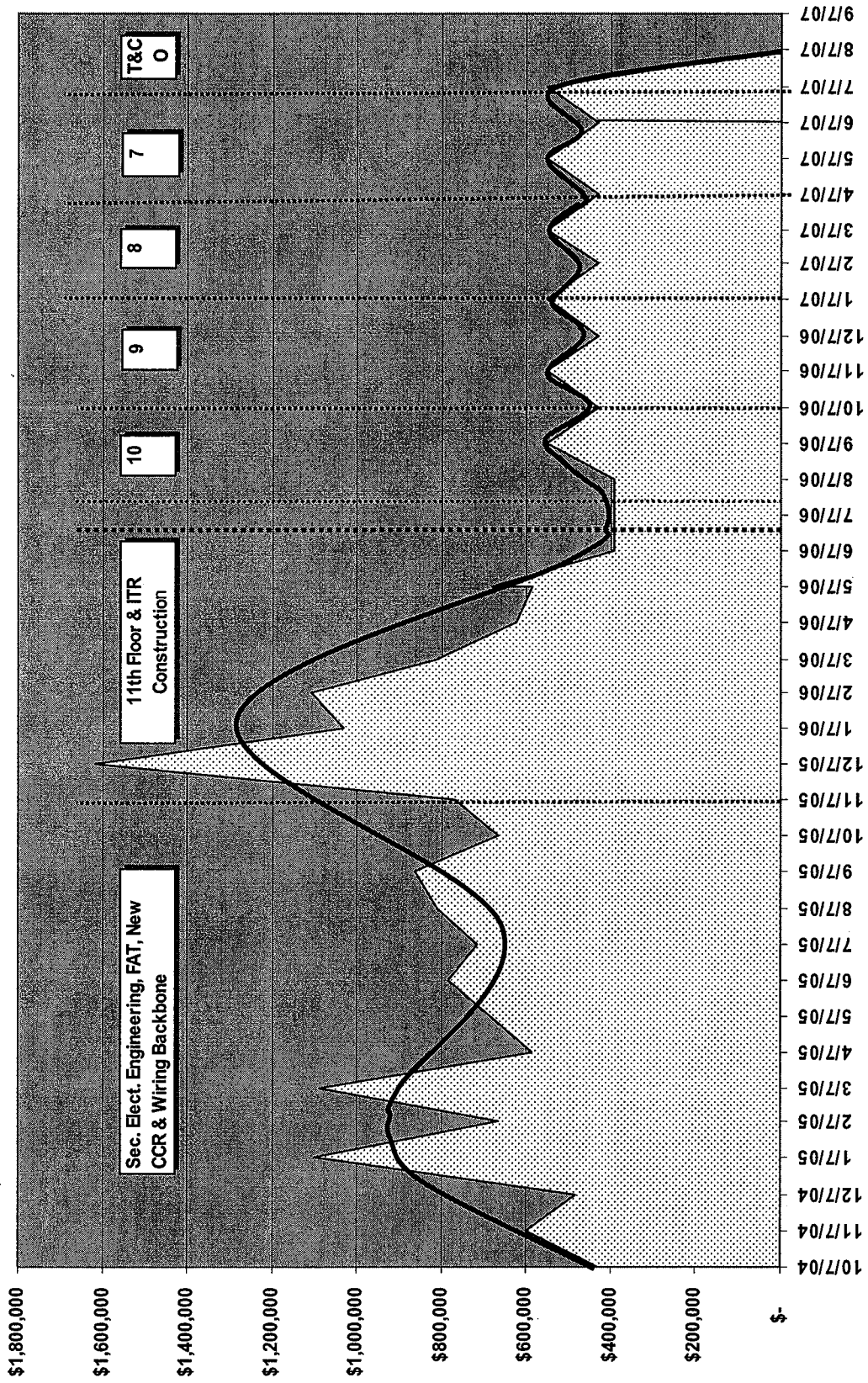
### Quarterly Briefing

- Project Status – Operations
  - July Move Scheduled to New ITR & 11<sup>th</sup> Flr.
  - DAJD Escorts Deserve highest compliment
    - 1970 Hrs. of Escort Savings from Budget
    - 1324 Subcontractors Served
    - 52,250 Tools Inventoried & Tracked
  - DAJD Completed Training 100+ Officers in New System Operation

King County Correctional Facility  
ISP & JHS Project  
"Standard" Project Cashflow "Bell Curve"



# King County Correctional Facility ISP & JHS Project Cashflow / Progress Snapshot



June 21, 2006

# King County Correctional Facility ISP & JHS Project

Milestone Activity	Original Milestone Date	Revised / Projected Milestone Date
Contract NTP	09.07.04	09.07.04
FAT 1 Testing Acceptance	03.03.05	10.27.05
CCR Acceptance	07.05.05	02.09.06
Move Inmates from 11th Floor		11.07.05
11th Floor Acceptance	07.18.05	06.16.06
Complete New ITR	10.18.05	06.23.06
Occupy New ITR		07.10.06
Floor- by-Floor Construction	07.26.06	07.17.06
Project Substantial Completion	09.07.06	07.30.07

Completed Task

Pending Approval



# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- **Schedule Impacts**
  - **VE concurrent with Engineering**
    - **Stressed Critical Path from Outset**
  - **Complexity of System Operation for Users**
    - **Thoroughly vetted via Submittal Process**
    - **Training & Activation Refined User Req'mnts.**
  - **Unforeseen Conditions challenged throughout Q1 & Q2 of 2006 (Branch Distribution)**

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- **Schedule Outlook**
  - 9-10 Mo. Overall Schedule Day anticipated
  - SAT/ Acceptance Timing has been extended
  - Team Commitment to containing slippage
    - Re-sequenced SAT Operations to mitigate even greater Schedule impact

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

Budget Item	Original Budget	Current Status	Budget Variance Over/(Under)
Design & Admin.	\$ 3,196,887	\$ 3,919,974	\$ 723,087
Construction	\$ 20,268,326	\$ 24,057,421	\$ 3,789,095
Contingency	\$ 2,019,995	\$ 0	\$ (2,019,995)
Contingency Use		\$ 2,019,995	\$ 2,019,995
Art	\$ 228,150	\$ 228,150	\$ -
<b>Subtotal</b>	<b>\$ 25,713,358</b>	<b>\$ 30,225,540</b>	<b>\$ 4,512,182</b>
Contingency Trans.		\$ (2,019,995)	\$ (2,019,995)
<b>Subtotal</b>	<b>\$ 25,713,358</b>	<b>\$ 28,205,545</b>	<b>\$ 2,492,187</b>
DAJD Ops	\$ 4,340,816	\$ 4,340,816	\$ -
JH Ops	\$ 511,862	\$ 511,862	\$ -
<b>Total</b>	<b>\$ 30,566,036</b>	<b>\$ 33,058,223</b>	<b>\$ 2,492,187</b>

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- Ongoing Budget Challenges
  - Material Price Escalation
  - Vibrant Turn-around in Construction Market
  - Protracted (unavoidable) schedule due to phasing restrictions
  - Reduced Bid Pool (other projects more attractive (risk, time, efficiency))
  - Productivity Limitations

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- Change Order Distribution    \$2,740K\*
- Scope Changes & Design    \$ 585K / 21%  
  Refinement
- Unforeseen Conditions    \$ 481K / 18%
- Other / Combination  
  of Causes    \$ 441K / 16%
- Regulatory Revisions    \$ 140K / 5%
- Time Changes    \$ 1092K / 40%

\* Includes projected Change Orders

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing

- **Current Budget Demands**
- **Replenished Contingency**
  - Now fully depleted
  - Ongoing impacts of existing facility
- **Other Project Support Costs**
  - Design & Management (extended schedule)
  - Additional Owner Construction & Support (existing condition response/interface, moves, temporary construction)

# King County Correctional Facility

## ISP & JHS Project

Additional ISP Budget Demand Forecast  
(Less Than 10% Budget Growth)

<b>Cost Item</b>	<b>Cost Forecast</b>
Current & Pending Construction Changes	\$ 740,000
Expanded IT Scope <ul style="list-style-type: none"><li>▪ Support for multiple relocations</li></ul>	\$ 300,000
County Workforce <ul style="list-style-type: none"><li>▪ Support /response to unforeseen conditions</li><li>▪ Owner fit-out materials &amp; premium labor</li></ul>	\$ 500,000
Design & Management Services <ul style="list-style-type: none"><li>▪ Increased coverage demand</li><li>▪ Extended time period</li></ul>	\$ 700,000
Project Contingency	\$ 750,000
Total	\$ 2,990,000

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

- Q3 2006 Project Outlook
  - Complete CCR Cutover
  - New ITR Complete and Occupied
    - ITR Operations change significantly for both DAJD & JHS
  - Renovated 11<sup>th</sup> Floor Complete and Occupied completion
  - Overall liability related to electronic security system significantly mitigated
  - Floor – by –Floor Construction Begins



# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing

- Jail Health Phase 2 Budget Request
  - \$8,935,198 total / \$6,537,140 construction
- Bid Price Impacts
  - Construction Market Timing
    - Inflation & Active Market combine for higher prices
  - Confined/Restricted Job Conditions
    - Lowers production rates, increases prices
  - Schedule 7/07 through 7/08
    - Demands hedge against future financial / market risk

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Numbers to Remember

- **52,250 Tools** Tracked and Verified
- **3,250+ Devices** to be controlled/monitored
- **1,697 Inmates** Remain in KCCF at all times
- **1,324 Contractor Workforce** **Escorted**
- **600 Officers** require training in Floor Control Operation
- **100 Officers** trained in system operation thus far
- Less than **10%** Cost Growth in spite of 30%+ Schedule Growth & 15% - 25% Construction Price Inflation Period
- **"0"** Margin for error in Electronic Security System Operation

# King County Correctional Facility ISP & JHS Project Quarterly Briefing

## Appendix

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Appendix

- **Project Background**
  - **Integrated Project Approach**
    - **Optimizes efficiency of working on vacated floors**
    - **Combines ancillary projects when possible**
    - **Incorporates OMP Initiatives, when practical**
    - **Facility Infrastructure Flexibility**

# King County Correctional Facility ISP & JHS Project Quarterly Briefing - Appendix

- Project Background
  - Current Project Elements (\$30.57 M)
    - Electronic Security System & Related Improvements (\$16.03 M)
    - Elevator Upgrades (\$2.7 M)
    - Jail Health Services Phase 1 (\$1.14 M)
    - DAJD/JHS Operations (\$4.34 M/ \$5.12 M)

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Appendix

- Project Background
- Current Project Elements – Cont. (\$30.57 M)
  - Expanded ITR Concept (\$4.42 M)
  - Accelerated MMRF Projects (\$.558 M)
  - Shower Replacement Project (\$.870)

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Appendix

- Project Background
  - Other Project Elements (N.I.C.)
    - Jail Health Services Phase 2
      - Supplemental Budget Request Pending
  - Structured Wiring (Building-wide IT Project)
    - Support of EMR
    - Separate Contract coordinated with ISP/JHS

# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Appendix

- Project Background – Jail Health Services
  - Phase 1 & ITR
    - Exam Room Improvements
    - EHR Support Backbone Infrastructure
    - Health Assessment Clinic
    - Mech., Elect., Security Infrastructure



# King County Correctional Facility

## ISP & JHS Project

### Quarterly Briefing - Appendix

- Project Background – Jail Health Services
  - Phase 2
    - Infirmary
    - Pharmacy
    - New Space Build-out
    - Related Infrastructure

# King County Correctional Facility ISP & JHS Project

