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King County Correctional Facility Integrated Security Project Quarterly Briefing

September 14, 2005

King County Correctional Facility Integrated Security Project Quarterly Briefing

- **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

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- **Project Background**
- Current Project Elements (\$30.49 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/ \$512 M)

*Assumes Restoration of \$1.8M

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- **Project Background**
- Current Project Elements – Cont. (\$30.49 M)*
 - Expanded ITR Concept (\$4.42 M)
 - Accelerated MMRF Projects (\$.558 M)
 - Shower Replacement Project (\$.786M)

*Assumes Restoration of \$1.8M

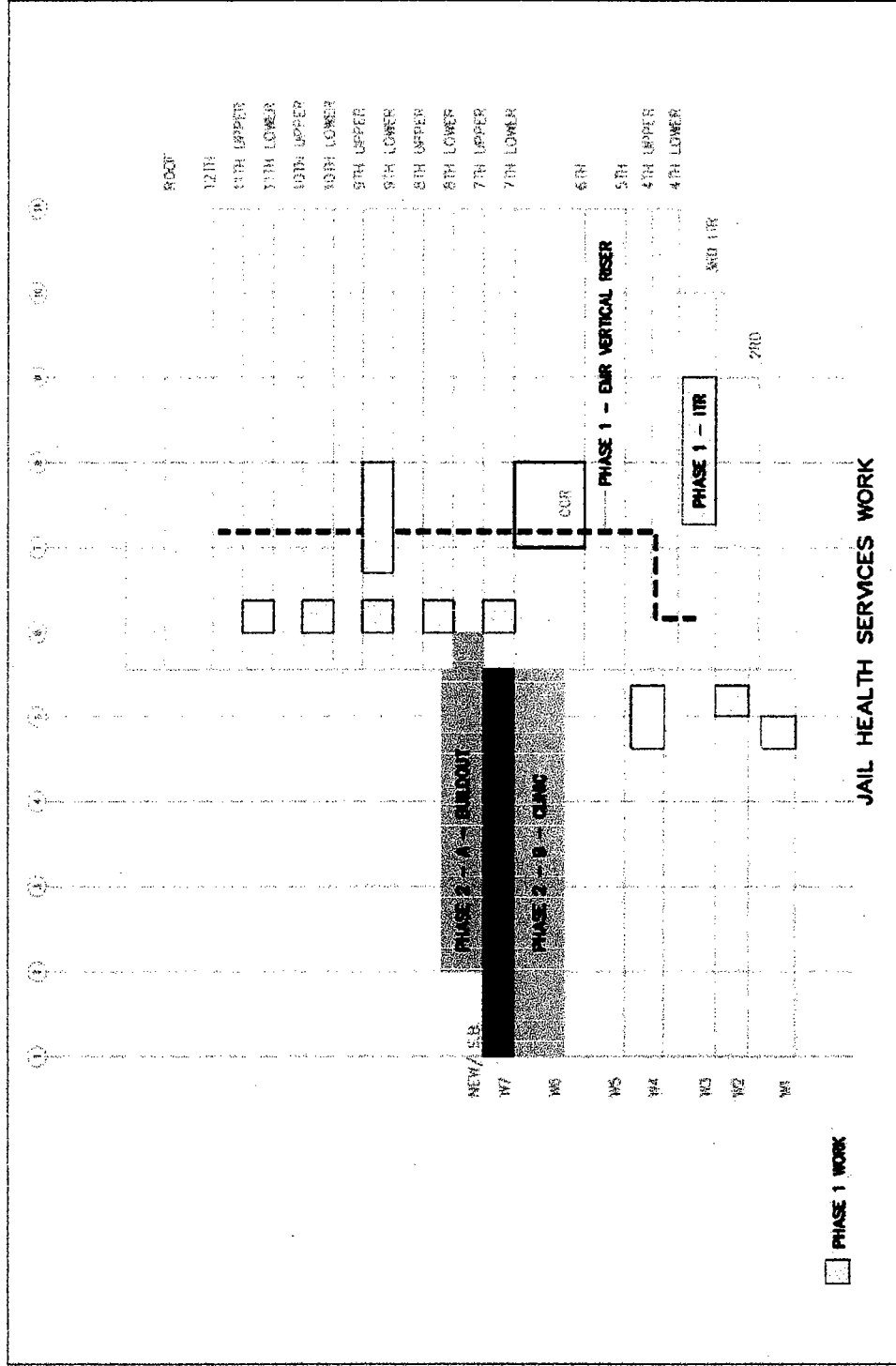
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- **Project Background**
- Pending Project Elements (Currently N.I.C.)
 - Projects w/ Budget "In Process"
 - Jail Health Services Phase 2
 - IT Project in Support of EMR

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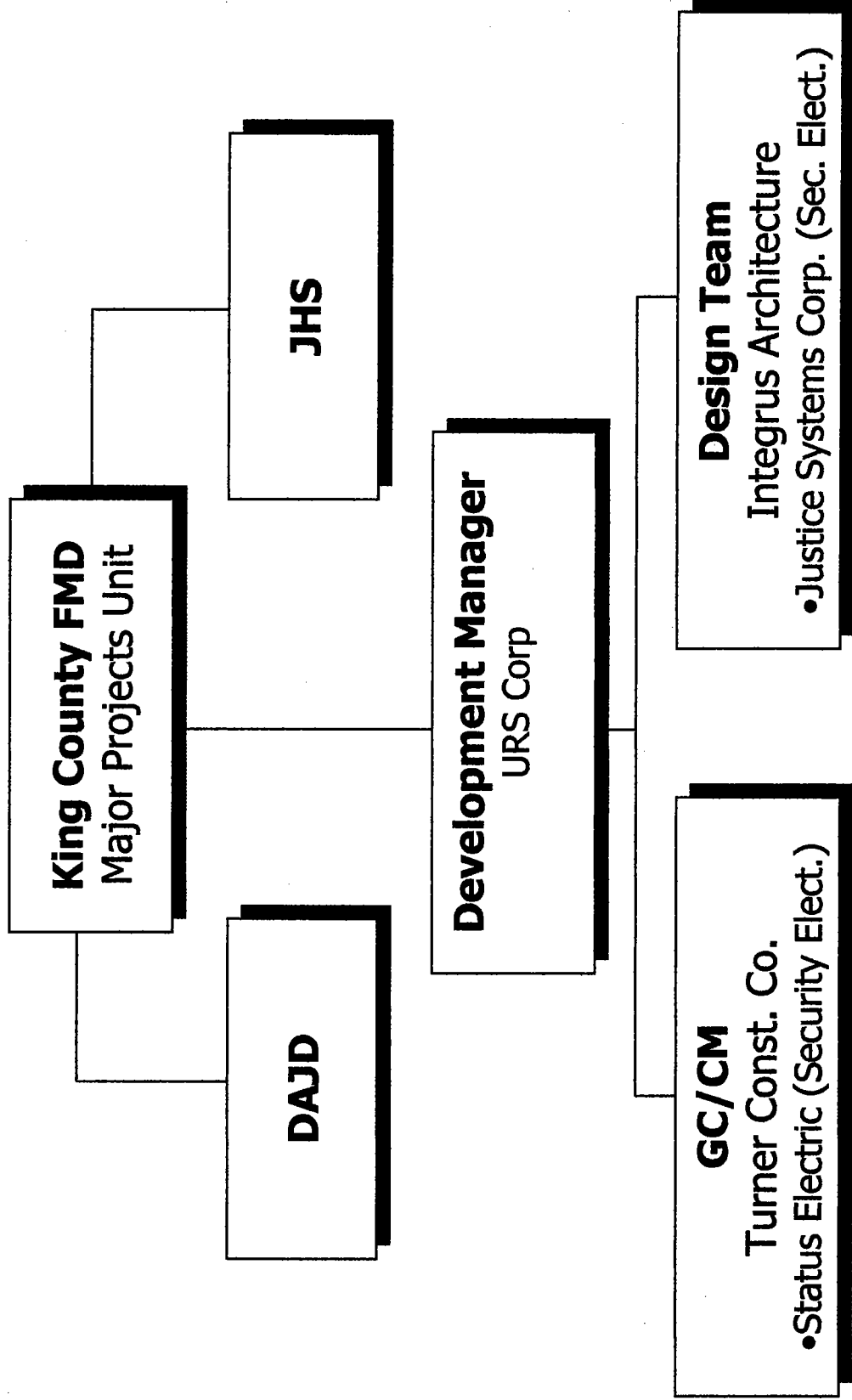
- **Project Background – Jail Health Services**
 - Phase 1
 - Exam Room Improvements
 - EHR Support Backbone Infrastructure
 - Health Assessment Clinic
 - Mech., Elect., Security Infrastructure
 - Phase 2
 - Infirmary
 - New Space Build-out
 - Related Infrastructure

King County Correctional Facility Integrated Security Project



King County Correctional Facility

Project Team



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- **Project Implementation**
- Phased Pre-qualification & Subcontractor Bidding Process
 - First Contract Bid Package Released March 2004
 - Full GCC Negotiation Complete September 2004

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- **Project Implementation**
- Expanded ITR Concept Approved by Council, July 2004
 - Timing coincided with mid-cycle GCC negotiation
 - Integrated into Construction Contract via Change Order, March 2005

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- **Project Status - General**
- Field coordination, cooperation, and teamwork has been exceptional
 - DAJD/ Escorts Deserve highest compliment
 - Disruption has been minimal
 - Approx. 275 hours below Escort Budget to date (Savings to Project)

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- **Project Status – General**
- Quality of construction is very good
 - New CCR complete (Excluding Sec. Elect.)
 - Jail Staff/Operations have Occupied Phase I & Temp ITR on August 1, 2005
 - New Vertical Risers are Complete & Wire Installation is progressing
 - West Wing Sec. Electronics work in process

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- **Project Status – Schedule**
- Pre-Engineering NTP for Security Electronics, April 2004
- Full Construction NTP provided September 9, 2004
 - 24 Month Duration
 - Intermediate Contract CCR Cut-over Milestone
- ITR Change Order Signed March 16, 2005

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- **Project Status – Schedule Challenges**
 - Contract negotiation
 - Impacted by project complexity
 - Impacted by shift in construction economy
 - Required significant bidder recruitment effort from
Turner

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- **Project Status – Schedule Challenges**
- Forecast Schedule Extension approximately 7 Months to date.
 - Thoroughly vetting security system operation
 - Close coordination between end users and contractor
 - No direct impact anticipated to Escort Costs

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| Milestone Activity | Original Milestone Date | Negotiated/ Revised Milestone Date | Requested Revisions (Under Consideration) |
|--|--------------------------------|---|--|
| Contract NTP | 09.07.04 | 09.07.04 | 09.07.04 |
| FAT 1 Testing Acceptance | 03.03.05 | 09.08.05 | 10.27.05 |
| FAT 2 Testing Acceptance | 05.24.05 | 11.07.05 | 02.23.06 |
| CCR Acceptance | 07.05.05 | 12.20.05 | 02.09.06 |
| Move Inmates from 11 th Floor | | 10.17.05 | 10.31.05 |
| 11 th Floor Acceptance | 07.18.05 | 01.04.06 | 02.21.06 |
| Complete New ITR | 10.18.05 | 01.26.06 | 03.09.06 |
| Floor- by-Floor Construction | 07.26.06 | 01.11.07 | 03.28.07 |
| Project Substantial Completion | 09.07.06 | 02.26.07 | 04.16.07 |

King County Correctional Facility Integrated Security Project

| Budget Item | Original Budget | Current Budget | Budget Variance Over/(Under) |
|---------------------------|----------------------|----------------------|---------------------------------|
| Design & Admin. | \$ 3,196,887 | \$ 3,194,974 | \$ (1,931) |
| Construction | \$ 20,199,143 | \$ 21,782,994 | \$ 1,583,851 |
| Contingency | \$ 2,019,995 | \$ 438,185 | \$ (1,581,810) |
| Contingency Utilization | -- | \$ 1,581,810 | \$ 1,581,810 |
| Art | \$ 228,150 | \$ 228,150 | \$ - |
| Subtotal | \$ 25,644,175 | \$ 27,226,113 | \$ 1,581,938 |
| Contingency Trans/Reserve | | \$ (1,581,810) | \$ (1,581,810) |
| Subtotal | \$ 25,644,175 | \$ 25,644,303 | \$ 128 |
| JHS Phase II | \$ (1,823,323) | - | - |
| Subtotal | \$ 23,820,852 | \$ 25,644,303 | \$ (1,823,451) |
| DAJD Ops | \$ 4,340,816 | \$ 4,340,816 | \$ - |
| JH Ops | \$ 511,862 | \$ 511,862 | \$ - |
| Total | \$ 28,673,530 | \$ 30,496,981 | \$ 1,823,451 |

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- **Project Status – Budget Challenges**
 - \$1.8 M Budgeting & Accounting Error
 - Significant Material Price Escalation
 - Vibrant Turn-around in Construction Market
 - Protracted (unavoidable) schedule due to phasing restrictions
 - Many projects more attractive (risk, time, efficiency)

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- Contingency Utilization \$1,581K
 - Scope Changes \$ 278K / 18%
 - Design Refinement \$ 357K / 22%
 - Unforeseen Conditions \$ 167K / 11%
 - Other / Combination
of Causes \$ 262K / 16%
 - Time Changes \$ 517K / 33%

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- **Future Budget Requests**
 - Correction of \$1.8 M Error
 - Phase 2 of JHS
 - Negotiated Project Extension Cost
 - Any Scope/Design Refinements
 - Added Contingency

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- Project Outlook
 - The quality of work continues to be high
 - Coordination with Jail Operations has been excellent (Warren Cook Report)
 - End Users have thoroughly vetted the system
 - Major step toward addressing Emergency Status will be attained by Q1 / 2006 (CCR Cut-over)