

YAVAPAI COUNTY CRIMINAL JUSTICE CENTER – MONTHLY REPORT

AUGUST 1 – AUGUST 31

DLR Group – Architect
HDR – Commissioning Agent
Hensel Phelps – Construction Manager At-Risk (CMAR)
Kimley Horn – Civil Engineer
Kitchell CEM – Owner’s Rep
Speedie and Associates – Geotechnical Engineer

PROJECT SCOPE

The facility which is approximately 105,000 Gross Square Feet includes but is not limited to the construction of the following:

- **On-Site Infrastructure** – Site improvements for approximately 14 acres of land used to provide access and utility service to the buildings
- **Jail** - 152 Beds, Intake, Booking, Administration, Food Service, Laundry, and Medical-Infirmiry
- **Courts** - Initial Appearance Court, Early Disposition Court, Judicial Chambers, and Supporting Stakeholders which include Clerk of Courts, County Attorney, Public Defender and Probation
- **Co-Located Mental Health Facility** – Non-Custodial Title 36 Mental Health Screening and Social Services also known as the Connections Facility

DESIGN

Both Civil Infrastructure (Kimley Horn) and vertical construction (DLR) designs have been permitted by the two Authorities having Jurisdiction (AHJ), Yavapai County Development Services and the City of Prescott.



FIGURE 1 – VAPOR BARRIER BEING PLACED IN AREA B PRIOR TO SLAB ON GRADE PLACEMENT

DLR has issued Architect's Supplemental Instructions (ASI) 015 and 016 have been distributed this month which primarily updated architectural details.



FIGURE 2 – CRANE HAS BEEN DELIVERED TO THE SITE. IT WILL BE USED FOR THE INSTALLATION OF STRUCTURAL STEEL.

CONSTRUCTION BUYOUT AND PROCUREMENT

Guaranteed Maximum Price Contract 1 (GMP1) which primarily included site mass grading is substantially complete. Hensel Phelps’ CMAR contract was extended to include GMP2 by the Board of Supervisors on December 16, 2020. GMP2 covers the remainder of construction activities required to build out the project, including site infrastructure, paving, and buildings. The basis of GMP2 was developed using DLR’s 100% CD’s.

Hensel Phelps is the in the process of reconciling the most recent set of construction documents, including ASI’s 001-016, against the design documents that were used to finalize GMP2 in December 2020. They have written contracts with all their selected trade partners and scope adjustments are being issued to bring all contractors up to date.

CONSTRUCTION

Berg Electric is continuing with the installation of site and building conduits. Midstate Mechanical is continuing with installation and trenching of underground plumbing.

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FIGURE 3– STRUCTURAL STEEL PLACEMENT IN THE FUTURE COURTS.

Baker Concrete has completed the construction of stem wall foundations on the project and has continued with the pouring of slab on grade concrete in Area D and C. Stone Cold Masonry is followed closed behind and completed masonry stem walls on the project. The masons continue to construct their lifts vertically in Areas D, and E. Construction team has started the installation of commercial and detention door frames in Areas C and D. Bell Steel and their second-tier subcontractor, Magnum Co. have started erecting structural steel in area D. Anticipated construction activities in September include:

- Continuation of Slab on Grade activities
- Continued installation of masonry walls
- Continued installation of branch plumbing and electrical conduits
- Continued installation of door frames
- Continued installation of structural steel

CONNECTIONS FACILITY

County and Sheriff's Office representatives have issued a Request for Qualifications to local Title 36 mental health providers and have received three responses. The responses are currently being evaluated by the County and Sheriff's Office representatives. Interviews are expected to be held in September and a provider will be selected shortly thereafter. The provider that is selected will occupy the Connections Facility in Building E alongside the Sherriff's Office when construction is complete.

CONSTRUCTION BUDGET & TIMELINE

The Construction Budget for the project is \$62,846,027 and substantial completion is scheduled for August 17, 2022. Not unlike July, August also saw precipitation levels that were higher than average. This as well as some quality control issues with the concrete scope of work has contributed to some slow downs in production rates on site.

A constructability issue related to structural steel in area C, was identified in Request for Information (RFI) 144, which may impact the timeline to complete connected scopes of work. The entire project team is working to mitigate its impact. Construction progress is approximately 29% complete by contract value and 39% complete by duration.



FIGURE 4 – VIEW OF THE PROGRESS OF INSTALLATION OF STRUCTURAL STEEL AND MASONRY IN AREA D FROM AREA C, WHICH WILL BE THE FUTURE HOUSING UNIT.

SAFETY

There have been no safety incidences to note this month. There are many overhead hazards this month, as both masonry and steel scopes continue to move vertically. Visitors to the site have been asked to stay out of Area D, which has been caution taped, in an effort to mitigate the potential for safety hazards.

There have been 55,400 safe manhours worked on the site so far.



FIGURE 5 – UNDERGROUND PLUMBING INSTALLATION IN INFIRMARY.